CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

March 20, 2023 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:

Mark Sigrist *Ted Berry* *Christine Houk*

1. Mr. Berry moved to excuse Mr. Schottke and Mr. Holt; seconded by Ms. Houk.

Mr. Sigrist	Yes
Mr. Berry	Yes
Ms. Houk	Yes

2. Ms. Houk moved to approve the Minutes from the previous meeting and approve as written; seconded by Mr. Berry.

Mr. Berry	Yes
Ms. Houk	Yes
Mr. Sigrist	Yes

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

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

1. Resolution CR-13-23 (Waive certain provisions of Section 1101.07(b) of the Codified Ordinances for Autumn Grove Addition as adopted by Res. CR-24-22) was given its reading and public hearing.

Mr. Craig Moncrief, attorney for petitioner, explained that due to the economic issues and inflation, development has slowed in this subdivision more than expected. He requested a one year extension to their latest development plan.

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

Ms. Houk	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes

2. Resolution CR-14-23 (Set Forth, as required by Section 709.023 of the Ohio Revised Code the Municipal Services that can be furnished to 98.7+ acres located North and South of Rensch Road in Jackson Township upon its Annexation to the City of Grove City) was given its reading and public hearing.

Mr. Jesse Shamp, associate of Dir. of Law, explained that this is a required resolution under Ohio law that must be approved and sent to the County Commissioners to declare what services the city could provide if the acreage is annexed to the city.

Ms. Lynne Ehrlich, Rensch Rd., share her concerns over the potential annexation of this property.

Ms. Christi McClellan, Rensch Rd., said she understands that this is very preliminary but it feels very important to the residents around this parcel. She said many of the surrounding neighbors received letters asking if they wanted to annex and have the potential of commercial/flexible zoning. She shared her concerns and asked that Council consider these concerns.

Mr. Kyle Rauch, Dir. of Dev., provided a summary of the discussion his department has had with a proposed developer and the property owner. He said the inquiry has been for a 250,000 sq. ft. Data Center, not warehouses. He said they have discussed a 950 foot setback from Rensch Rd.

Mr. Brian Weaver, Beechgrove Dr., asked how long the city has known about the Data Center and if there is any flooding in the area. Mr. Rauch responded that the Dev. Dept. gets many inquiries for all types of development that never come to fruition. This one seems to be taking shape. He said any flooding that may exist would be reviewed and addressed when a development plan is submitted.

Mr. Rob McCarty, Rensch Rd., asked why a data center would be picked and placed in the middle of nowhere when there is already a development off of S.R. 665 that it could go. He asked if this is a primo place for a data center. He feels it belongs across from the Dump. Mayor Stage said that the City is not doing this. The property owners have the right to sell it and have it annexed. Whatever the law allows, can be developed on the site. Mr. McCarty said the annexation can be controlled and the city can guide development.

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

Mr. Sigrist	Yes
Mr. Berry	Yes
Ms. Houk	Yes

3. Resolution CR-15-23 (Approve the Development Plan for Signage for Phantom Fireworks located at 1700 Buckeye Place) was given its reading and public hearing and Mr. Sigrist moved it be approved; seconded by Mr. Berry.

Ms. Houk noted that the petitioner has asked that this item be withdrawn as they intend to meet the signage Code requirements.

There being no additional questions or comments, the vote was called on the motion to approve.

Mr. Berry	No
Ms. Houk	No
Mr. Sigrist	No

4. Resolution CR-16-23 (Approve a Certificate of Appropriateness for Exterior Modifications for Tobacco King located at 3586 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Teaford, Dir. of Safety, announced that they have been working on legislation to address the sales of tobacco and vaping devices due to the health and safety concerns.

Mr. Rauch, Dir. of Dev., provided an overview of the exterior improvements to this property. He stated that the parking lot will also be brought into compliance.

Ms. Houk asked about the stipulation to change the curb cut on Broadway to a right in/right out. Ms. Fitzpatrick, Dir. of Service, explained that this is currently a full access curb cut. When a curb cut is so close to a busy intersection a right in/right out can provide safety improvements. Mr. Berry commented that he feels this curb cut should be completely closed.

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

Ms. Houk	Yes
Mr. Sigrist	Yes
Mr. Berry	No

The Chair recognized Ms. Houk, in the absence of Mr. Holt, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-08-23 (Make amendments to 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. Boso, City Admin., explained that each year this Section is reviewed and adjust the employee classifications. These changes match what was approved in the budget. He said all changes are under civil service except for the executive assistant to the Chief of Police.

Mr. Brian Weaver – stated that he feels other Chapter 161 changes should be looked at before making changes in this section.

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

Mr. Sigrist	Yes
Mr. Berry	Yes
Ms. Houk	Yes

2. Ordinance C-09-23 (Appropriate $8,450,000.00 from the Pinnacle Tax Increment Financing Fund for the Current Expense of Improvements to Holton Road) was given its second reading and public hearing.

Ms. Houk explained that she authored this ordinance. She said this item was removed from the Mayor's budget during the Finance Committee meeting when review same. She said there were questions about if this project was necessary and a priority, as well as if we had taken advantage of any OPWC funding opportunities, at that time. She said Council has seen this project move through the pipeline since 2019 and it has been on the Capital Improvement Project list, and it was anticipated that the funding mechanism would be the budget. She said this road services schools, a new park and pedestrian movement. She feels it is an important project to the area and would like to see it funded. She asked Ms. Fitzpatrick, Dir. of Service, to provide an overview of this project.

Ms. Fitzpatrick shared a couple of slides to show the improvements to be constructed: the road would be widened with a center turn lane, curb and gutter, sidewalk on one side and bike path on the other, street lighting and a traffic signal at Meadow Grove & Pinnacle Park Dr. This will help move traffic and pedestrians more safely.

Mr. Berry asked if any of the utility lines will be buried. Ms. Fitzpatrick said no, as utility work was done in 2019. Mr. Berry asked if it could be added for those crossing the road. Ms. Fitzpatrick said anything can be done if there is enough money. She said there are not very many in this corridor crossing the roadway.

Mr. John Emmerich, Merrybell Ln., said when he first heard of this project, he was not particularly pleased because it impacts his yard. However, this is about the infrastructure for the City and he has seen the traffic increase due to the hospital and the schools. He said the road is not wide enough for certain vehicles to pass without hugging the edges of the road. He said he is happy to see it back in the mix and wants to see it done so he can get in and out of his drive easier.

Mr. James Daniels, Seneca Ct., voiced support and said as a bicyclist, he appreciates any efforts the city is making to increase bicycle safety.

Mr. Dean Hafey, Paul Talbott Cir., thanked the city for better bicycle safety and said this is the least safe road that he rides his bicycle on. He said cars cannot safely pass bikers and as a bicyclist, he appreciates what the city is doing with this stretch of road.

Mr. Richie Cohen-Smith, provided a cyclers perspective. He said the easiest way to access North Meadows Drive is from Holton Road and he uses it at his own peril. He said there is no shoulder and not enough room for two cars and a cyclist. He said this road isn't one inch wider than it was 50 years ago. He said for the safety of all, this should be passed and Holton Road should be brought into the 21st century.

Mayor Stage said he is pleased that we are keeping this project alive. However, this was voted down by three (3) members of Council. He said he has spoken with two of them since then and as a compromise, agreed to fund this project with half the monies coming from the Pinnacle Tiff and half from the General Fund. Out of respect, he recommended this be withdrawn and a new ordinances drawn up as an emergency with the funding being split.

Mr. Berry said he doesn't believe anyone is against this project. He feels the issue was a source of funding. He said he would like to wait to have all the members present and asked if Ms. Houk would work with the Mayor to reintroduce this.

Mr. Sigrist stated that he could talk all day about a community center and the comprehensive study being conducted on a comprehensive level. He said he was shocked during budget discussions to see this project cut in order to fund a community center. He said this is an "engineer ready" project and feels if we took the pulse of the schools, Fire Dept., and citizens of the area, it would not have been removed. He said he does not support delaying this any further.

Ms. Houk said the announcement to take dollars from elsewhere was mentioned for the first time in Caucus tonight. She said splitting the dollars is semantics. Funding a community center out of the Pinnacle TIF is choosing to leave dollars in a savings account, as if we are going to use them to pay cash for a community center, rather than putting them to work for the community that is clamoring for infrastructure improvements.

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

Mr. Berry	No
Ms. Houk	Yes
Mr. Sigrist	Yes

3. Ordinance C-10-23 (Authorize the City Administrator to enter into an Agreement with Adopt-A-Highway Litter Removal Service of America, Inc.) was given its first reading. Second reading and public hearing will be held on April 3, 2023.

4. Resolution CR-17-23 (Waive the provisions of Section 139.05 of the Codified Ordinances for the construction of the Town Center Amphitheater) was given its reading and public hearing.

Mr. Boso, City Admin., explained that the city purchased an amphitheater with State Funds. Three (3) proposals were obtained to construct and install it. He said they are asking to waive the formal bidding process due to the difficulty in obtaining them for this type of project.

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

Ms. Houk	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes

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

1. Mr. Brian Weaver – shared information on cyber security issues he believes occurred with the City View software the city utilizes.

2. Mr. Glen Dugger, attorney for annexation petition for Trapp et al., stated that they intend to engage the residents in this process. He said the intention of the property owner is to develop a Data Center and will commit to that. There will not be warehouses or semi-truck traffic. They will be reaching out and have some community meetings.

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

1. Mayor Stage reported on American Nitrile; the Bishop Ready Boys Basketball team; a Central Crossing student; Emergency Preparedness Week; the resignation of Chief Fambro and the appointment of Eric Scott as the new Chief of Police.

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

Adjourned at 8:33 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

March 20, 2023

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

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