CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 05, 2016 | Regular Meeting

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

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Laura Lanese *Steve Bennett* *Jeff Davis* *Ted Berry*

1. Mr. Berry moved to excuse Mr. Schottke; seconded by Ms. Lanese.

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Davis	Yes
Mr. Berry	Yes

2. Ms. Kelly opened the floor for nominations for a Temporary Chair.

Mr. Bennett moved to appoint Mr. Berry as Temporary Chair for the meeting; seconded by Mr. Davis.

Mr. Bennett	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

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

Mr. Davis	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Berry	Yes

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

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

1. Ordinance C-94-16 (Authorize the City Administrator to enter into a Grant Agreement with the Ohio Department of Natural Resources and Appropriate $500,000.00 from the General Fund for the Design and Construction of a Playground) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that we received a Grant through the Ohio Department of Natural Resources. This appropriates the grant monies and is a reimbursement from ODNR.

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

Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Davis	Yes

2. Ordinance C-102-16 (Reduce the Appropriation Amount for Various Funds and to declare an emergency) was given its first reading.

Mr. Turner, Dir. of Finance, explained that this keeps us in line with our budgetary certificate of estimates resources. In certain funds, we didn't receive the estimated amounts. He said if we do not reduce the amounts, in theory we could spend more money than we have. He said we have done this for several years in a row. Mr. Boso said this needs approved by the end of the year. If Council wishes to wait until the next meeting, they can.

There being no additional questions or comments, Mr. Davis moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Ms. Lanese.

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Davis	Yes
Mr. Berry	Yes

Mr. Davis moved it be approved as an emergency; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

3. Ordinance C-103-16 (Appropriate $7,500.00 from the Senior Nutrition Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on Dec. 19, 2016.

The Chair recognized Ms. Lanese, Chairman of Safety, for discussion and voting under said Committee.

1. Ordinance C-95-16 (Enact Section 720.10 of the Codified Ordinances titled Do-Not-Knock Registry) was given its second reading and public hearing.

Mr. Davis explained that is was born out of a request from a constituent. He said we tried to be as simple as possible to create an on-line registry for residents who do not want to be disturbed by vendors at their door. He said we want to work with vendors but have them abide by the wishes of our residents.

Mr. Bennett said he understands the need for this legislation but wondered why there isn't a warning for a first offence. Ms. Lanese concurred.

Mr. Berry asked how this works for non-profit or political purposes. Mr. Smith, Dir. of Law, said this does not affect those groups nor does it affect religious organizations. It will only affect pure commercial vendors. The Court's have said that the only one who can regulate who knocks on a door is the resident, by posting something on their door or property.

Mr. Davis moved to make amendments as follows:

(c) The "Do-Not-Knock" registry is voluntary. To opt into the registry, residents must notify the City's Safety Director by submitting an official Registration Form~~. A Registration Form shall be available at City Hall during normal business hours and~~ located on the City's official webpage. ~~A resident opting into the registry shall have authority to sign for all occupants of the residential home or dwelling unit identified.~~

(f) A copy of the "Do-Not-Knock" list can be obtained on the City's website. ~~in person at City Hall or via electronic or regular mail after sending a request to the City's Safety Director. Under no circumstances, may the City require an individual to identify himself or herself when requesting a current copy of the list.~~

(g) Whoever violates division (b) of this section shall be given a written warning on the first offence; have their license revoked as provided in Section 720.09(a) on a second offence; on any subsequent offense, within ninety days of the previous offense, whoever violates division (b) is guilty of a misdemeanor of the second degree as provided in Section 720.09(b).

Seconded by Mr. Berry.

Mr. Davis	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Berry	Yes

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

Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Davis	Yes

2. Ordinance C-104-16 (Authorize the City Administrator to enter into an Agreement for Dispatching and Communication Services with Jackson Township) was given its first reading. Second reading and public hearing will be held on Dec. 19, 2016.

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

1. Ordinance C-96-16 (Amend Section 1145.15 of the Codified Ordinances titled Portable Signs) was given its second reading and public hearing.

Mr. Ed Fleming, business owner, asked that Council consider changing this to allow for a business to have signs per face of a commercial building. Council discussed this request. Mr. Berry voiced favor for allowing this. Mr. Smith cautioned that a building face, by zoning code definition, would not include the promenade. Mr. Berry suggested postponing this so they could get the language correct.

Mr. Bennett said he also has an issue with Section (g). He feels the material for the frame should remain wood or metal. He commented that the original intent of these uniquely permitted signs for the Town Center was to keep with the theme of the area. He also believes that the reference to the Town Center Right of Way Agreement should be stricken. He doesn't believe the Code should refer you to a different document to determine what applies and what does not.

There being no additional questions or comments, Mr. Bennett moved it be postponed to 1/3/17; seconded by Mr. Berry.

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Davis	Yes
Mr. Berry	Yes

2. Ordinance C-97-16 (Approve a Special Use Permit for Automotive Services for JC Automotive located at 3184 Southwest Blvd.) was given its second reading and public hearing.

Mr. Kyle Rauch, Dir. of Dev., explained that this is for the right side of the building. He said all the work is to be contained within the structure. There is no outdoor storage or sales associated with this application. He did mention that the Building Division is concerned with this use having an oil separator as required.

Since the Petitioner or a representative isn't present, Mr. Berry moved it be postponed to 1/03/17; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

3. Ordinance C-98-16 (Approve a Special Use Permit for Outdoor Seating for Mona's Eats-N-Treats located at 4362 Broadway) was given its second reading and public hearing.

Mr. Bashkim Bega, owner, was present to answer any questions. Mayor Stage said he noticed he is building something in the back. Mr. Bega said it is a gazebo. Mayor Stage said he would almost suggest adding the gazebo to the Special Use approval.

Mr. Berry moved to amend Section 1 to include an allowance for a Gazebo in the rear; seconded by Ms. Lanese.

Mr. Davis	Yes
Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes

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

Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Davis	Yes

4. Ordinance C-99-16 (Approve a Special Use Permit for Outdoor Sales, Storage, Display for Home Depot located at 1680 Stringtown Road) was given its second reading and public hearing.

Mr. Todd Waldo, representing Home Depot, asked for the ability to have temporary staging of rental vehicles on the property. He said they have been working with staff and have amended their original request to place all the rental trucks behind the building. He said they would like Council to amend their request to place all the Penske trucks behind the building. They would like to keep a Load & Go Home Depot Truck out front and one sport trailer out front. He said they have proposed screening to screen them from adjacent property owners. He explained that these trucks are ordered in advance and are brought to the site no more than 24 hours in advance. He asked for their approval with these amendments.

Mr. Berry said there is still a segment of the population that does not shop on-line and is afraid that people would not know they have the trucks. Mr. Waldo said the trucks are only there once they have been ordered. There is advertisement inside the store. Mr. Berry asked if he would like to have one up front. Mr. Waldo said the program is not open to walk-up rentals. It is strictly based on customer demand by orders.

Mr. Davis said it seems that he has had extensive discussions with the Administration and this is an agreed upon amendment, coming from those discussions. Mr. Waldo said yes.

Mr. Berry moved that Section 1 be amended to add ". . . except for Stipulation #1 and with the following stipulations: One load & go truck, one sport trailer and one Penske truck shall be permitted in the area shown on the submitted site plan". There being no second to the motion, the motion died.

Mayor Stage said he appreciates Home Depot be a good corporate citizen. He said when the text for this area was written, they were very careful to guard against outside sales and items in the parking lots. We have infringed upon this with sheds. He said with the trend of other businesses wanting rental trucks, we need to be guarded and they should be placed in the rear of the building.

Mr. Bennett asked why we are allowing trucks to be only 10 feet away from a fire hydrant. Mr. Rauch said that is what the Fire Dept. requested and Mr. Smith said 10 feet is what the Code stipulates.

Mr. Bennett moved to amend Section 1 to add ". . . except for Stipulation #1 and with the following stipulation: All Penske trucks shall be parked in the rear of the site, in the area shown on the submitted site plan". There being no second to the motion, the motion died.

Mr. Berry moved that Section 1 be amended to add ". . . except for Stipulation #1 and with the following stipulations: All Rental Trucks shall be parked in the rear of the site, in the area shown on the submitted site plan; One load & go truck and one sport trailer shall be permitted in the area shown on the submitted site plan"; seconded by Mr. Bennett.

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Davis	Yes
Mr. Berry	Yes

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

Mr. Bennett	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

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

1. Ms. Lora Baker Giese, owner of the Read It Again Book Store on Broadway, commented on the rumor that all events are going to be taken off Broadway and moved to a parking lot behind the Broadway businesses. She adamantly opposes this. She said they desperately need for those events to occur. She said if this happens, they will not make it and other businesses will be gone as well. She said she lost 35% when Boo on Broadway was moved. She said foot traffic is essential. She cited advertising fees which are over $200.00 per ad. She listed businesses that have already closed in the Town Center. Mayor Stage said no decisions have been made about this yet. He said they are evaluating some events and even thinking of moving Eco-fest to downtown. He said they didn't put in a parking lot behind the businesses to run off business. That isn't the intent at all.

   Council Members commented that they concur with Ms. Giese. They too, believe they should remain on Broadway.

   Mr. Boso stated that if Grant Street closes and with Columbus Street not being finished, the rerouting of traffic would need to be changed and would be very difficult to get traffic around.

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

1. Mayor Stage reported on events and congratulated the Parks & Rec. Dept. on being recertified. He also stated that there are no appeals for any liquor renewals this year.

2 Mr. Davis announced that Council will meet in Special Session on 12/12 at 6:00 p.m. to review the 2017 Budget. If needed, Council will finish the review on 12/14 at 6:00 p.m.

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

Council adjourned at 8:17 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
Temporary Chair

CITY OF GROVE CITY, OHIO

COUNCIL MEETING

December 05, 2016 Special Meeting

Mr. Davis called the Special Budget meeting to order at 6:07 p.m. in the Council Chambers, City Hall, 4035 Broadway, with the following members present: Ms. Lanese, Mr. Bennett, Mr. Davis and Mr. Berry (arriving at 6:12).

Council Members discussed the Revenue Estimates and list of Capital Projects for 2017, as part of the first step in the budget process.

Mr. Davis, Finance Chairman, asked the Mayor for a Presentation.

Mayor Stage said he wanted to start out on a high level overview. He said it is the primary legal document that benchmarks the expenses for the year. He said it is the only Ordinance the Mayor cannot veto. He explained that they have boosted the revenue by $1 million, due to Mt. Carmel construction. He said we lost $2 million from the Estate Sales Tax and the Local Government Fund cuts by the State. He said we are doing fine even with those cuts. As for the expenses, he said they are downsizing the reserve limit to three months of operating expenses rather than six. This is what GFOA recommends and we have had more revenue than recommended by GFOA in years past. He said he is sure Council wants to know where all the money is going and he explained that the City is paying Mt. Carmel $6 million instead of bonding it. He said the things they are not funding are the Town Center Plaza, Stringtown Improvements for Ohio Health, and shared a list of other projects. He said they know they need to do the Plaza but there are ways to finance it and until they have a plan, they don't want to ask Council to set aside any funds now.

Mr. Boso, City Admin., explained the discussions that they are in with Ohio Health for Stringtown Road improvements. One option is a non-school TIF. Mayor Stage said this will require more discussion and didn't feel it was ready for an appropriation in this Budget.

Mr. Davis said it seems we are spending more than we are taking in. Mayor Stage said we are not. Operating expenses do not exceed what we are taking in. The Capital Improvements which are funded by our surplus General Fund balance is the reason for the decrease in fund balance. Mr. Davis said it looks like we will be running out of cash soon. He asked when we will need to do things differently. Mayor Stage said saving six months of operating expenses is A-typical. He said we need to leverage other options available to municipalities to pay for Capital projects.

Mr. Bennett asked about reductions of total revenue on page 4. He sees the $6.8 million for Mt. Carmel. He asked if the revenues from the increased income tax from Mt. Cannel is also included. Mr. Boso said yes they are.

Mayor Stage said there are no new taxes. We are using what we currently have in a conservative manner.

Mr. Berry said asked if we have done a proforma for Mt. Carmel, Ohio Health, Beulah Park and anticipated the economic benefit. Mr. Turner said this outlook only adds what we know is real - that being the estimated employment of Mt. Carmel only. There is flexibility in this. He said they cannot project unknowns.

Mr. Boso commented that this reflects the current property tax rate. He said the General Fund only gets $750,000.00 from Property Tax. He said we live and die by Income Tax, as most communities do.

Mr. Berry asked if we can succeed in accomplishing everything on the Capital Improvement list for next year. Mayor Stage said it will depend on how they are financed. Mr. Berry asked what percentage he would give us in completing the items. Mayor Stage said 85-90%. He said a big expense is street repairs. He said it becomes a tolerance level on how well you want the streets maintained as to how much we budget for.

Mr. Davis said he feels there seems to be a need for caution or we are going to be faced with some serious decisions. Mayor Stage said we are always cautious but feels the numbers play in our favor. Mr. Davis said with all the things our community has come to expect, we need to find other ways to fund them. Mayor Stage said that's correct, but we are in good shape for the next ten years. Mr. Davis said since his involvement on Council we have gone from a $12 million surplus to a $6 million surplus. That may not return. He said he believes we are entering into a different kind of a decision making process, if we want to keep the ratios we are used to.

After additional comments over the budget estimates, Mr. Davis said we will have another Budget meeting on Dec. 12 and another tentatively scheduled on Dec. 14 @ 6:00 pm.

Council adjourned at 6:50 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Jeffrey M. Davis
Finance Chairman