

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 07, 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 recognized Mayor Stage for some presentations.

Mayor Stage recognized Clara Dressel from the Southwestern City School District and the Education Association and asked her to explain the Reach Out and Read Program and its benefits. Ms. Dressel explained that this is their twenty-fourth year of the program which they are very proud of and the fact that they were also able to do it the past two difficult years as well. They have raised over 9,000 books last year. She said they just started the drive last week and one school she has spoken to has already collected 2,000 books already for youth at Nationwide Children's Hospital. She said they are very excited to continue it and hopefully will have even more success this year. Mayor Stage thanked Ms. Dressel and proclaimed the last two weeks as Reach out and Read.

2. Mr. Berry also welcomed Mr. Ed Merritt, Hilliard Dir. of Parks & Rec. Mr. Berry explained that Mr. Merritt was there because Council and Administration have been researching different ideas on a recreational center. As part of their due diligence, they have been asking other communities to inform them on their processes.

Mr. Merritt thanked Council and stated that he and the Hilliard Parks and Rec. Department is excited for this opportunity. He explained that on November 2, 2021 Hilliard passed a 0.5% income tax increase that is dedicated to the Hilliard Parks and Rec. Department and with that they plan to develop a community center along with a wellness component. He explained that this all started when Hilliard had switched their form of government from a strong Mayor to a strong City Manager. During one of the first Council Retreats in 2020 a community center was one of the first topics that came up. He shared a flyer with Council that was used to educate the public. He said their initiative passed and they are now designing and constructing a Community Center for the citizens of Hilliard.

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-09-22 (Authorize the City Administrator to take any and all necessary actions to convey certain Real Property to Chris A. Wiand as part of a Real Estate Exchange) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is part of the Demorest Road improvement. Mr. Wiand has property along the front of his property that is needed for those improvements. There is a piece in the back of his property that he has been maintaining for many years that he thought was his, but actually belongs to the City. While the City offered to purchase the property in the front, the property owner suggested a land swap in lieu of payment.

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

2. Ordinance C-10-22 (Accept the Plat of Pinnacle Quarry, Section 3 located at the Southwest Corner of White Road and State Route 104) was given its second reading and public hearing and there being no questions or comments, Mr. Schottke moved it be approved; seconded by Ms. Houk.

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

3. Ordinance C-12-22 (Approve a Special Use Permit for an Auto Related Repair Shop for Columbus Powersports located at 2713 Home Rd) was given its second reading and public hearing.

Ms. Kim Shields, Dev. Dept., provided an overview of the project. She said all the service would take place inside the building. It would generate no noise and at no time would they store any carts/mowers/etc. outside the structure.

Mr. Patrick Meldon, applicant, was present to answer any questions. Mayor Stage stated that the City may need some right-of-way from Mr. Meldon to extend landscaping for our entrance feature. Mr. Meldon said they are very open to working with the City and making it look better.

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

4. Resolution CR-08-22 (Set forth, as required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be furnished to 6.024+ acres located at 1189 White Road in Jackson Township upon its annexation to the City of Grove City, Ohio.) was given its reading and public hearing and Mr. Schottke moved it be approved; seconded by Mr. Sigrist.

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

5. Resolution CR-09-22 (Set forth, as required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be furnished to 96.69+ acres located at 2088 and 2134 London Groveport Road in Jackson Township upon its annexation to the City of Grove City, Ohio) was given its reading and public hearing.

Mayor Stage stated that they are working with the developer to extend Hawthorne Parkway to S.R. 665 and eliminate the intersection at Borror and S.R. 665. This could have a significant improvement along that roadway.

Mr. Berry pointed out that there is no development plan for this property at this time. Mr. Schottke stated that this is just the required legislation to indicate the services that can be offered upon annexation.

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

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

6. Resolution CR-10-22 (Approve the development plan for Columbus Powersports located at 2713 Home Road) was given its reading and public hearing.

Ms. Kim Shields, Dev. Dept., explained that this was reviewed by Planning Commission on Feb. 8, where many concerns were shared with the applicant. A special meeting of Planning Commission was called to review a revised plan, which was recommended for approval and is before Council tonight. She said there were changes to the architecture and Planning Commission recommended four (4) stipulations as part of their approval.

Mr. Patrick Meldon, applicant, was present to answer any questions. Mr. Schottke asked if he accepted the stipulations set by Planning Commission and Mr. Meldon said yes. Mr. Berry confirmed that the rear of the building will not be visible. Mr. Meldon said that was correct.

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

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 first reading. Second reading and public hearing will be held on 03/21/22.

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

1. Ordinance C-14-22 (Appropriate \$700,000.00 from the Pinnacle Tax Increment Financing Fund for the Current Expense of Improvements to Buckeye Parkway) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is an opportunity to use Pinnacle TIF funds to benefit the TIF area. He said this is a specific purpose for a specific process.

Mr. Bob Ruth, resident, stated that by approving this ordinance and another one two weeks ago, the city is saying that they do not have the money to pay for this project. So, they are going to syphon off money from Franklin County and other agencies that was approved by the voters for certain purposes, in order to widen roads to benefit real estate developments. He said Council should level with the voters and tell them it is unconscionable to take money from cash strapped social services to pay for projects that should be financed by the City. He said this would require difficult decisions to pay for these projects. He said it would take political courage to do so, but he believes they could, as they are good and decent people. He asked them to listen to their better angels and do the right thing.

Mayor Stage said he appreciated Mr. Ruth's comments, to a point. He said the City took an incredible risk to work with the developer to give Grove City a brand new look on the east side of the city. It included leveraging some of the city's taxing authority; the developer of pledging a letter of credit; a series of financial partnerships. He said the TIF was established and the monies cannot be used for cutting grass. It has to be used for Capital work – expenses directly related to benefit the Pinnacle area. He said they made a commitment 16 years ago to maintain that area of Grove City. He said this TIF is not directly affecting what is being paid today by those residents. It is not a tax abatement.

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

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

2. 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 first reading. Second reading and public hearing will be held on 03/21/22.
3. 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 first reading. Second reading and public hearing will be held on 03/21/22.

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 submitted the Mayor's Court Monthly Report and Mr. Berry moved to accept same; seconded by Mr. Schottke.

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

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

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

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

In closing, the Mayor reported that the Museum will be closed during the roof repairs; he and Mr. Rauch will be attending the Fr. Co. Commissioner's meeting for the annexation north of the Solid Waste Authority of Central Ohio. He said they want to be there to answer any questions. He also stated that our hearts are with the Ukraine and all the sovereign nations for what they are going through.

Mr. Schottke ask the Mayor to mention all the trash down I-71 while he is at the County. Mayor Stage stated that they are meeting with ODOT on March 23. He said ODOT is aware of all the trash, but he has not heard back from the County and he will follow-up with them.

3. Closing comments from Council and Administrative staff members were given.

President Berry announced that the next regular meeting will start at 5:00 p.m. to continue the roundtable discussion with the Administration. He asked that the Township Trustees and the School District be invited to attend.

4. Mr. Berry moved to enter into executive session for the purpose of discussing personnel issues; seconded by Ms. Houk.

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

5. Ms. Houk moved to reconvene the regular session; seconded by Mr. Holt.

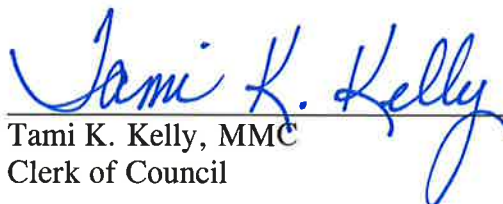
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes

6. Mr. Berry moved to terminate the administrative leave of absence effective March 9 at 8:00 a.m.; seconded by Ms. Houk.

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

6. A motion to adjourn was approved by unanimous consent.

Adjourned at 8:50 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President of Council

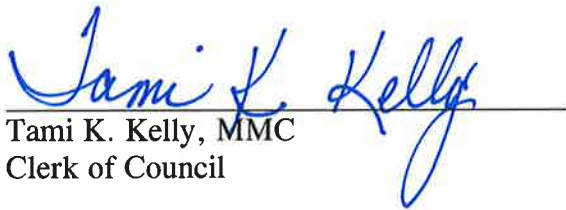
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

March 07, 2022

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, MMC
Clerk of Council


Ted A. Berry
President