

**CITY OF GROVE CITY, OHIO
COUNCIL MINUTES**

March 04, 1996

Regular Meeting

The regular meeting of Council was called to order by President Milovich at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

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

Todd Hurley Steve Bennett Mike Milovich Jeff Warner Bruce Faris

1. President Milovich recognized Mayor Grossman for many presentations. Mayor Grossman, first, administered the Oath of Office to Mr. Dave Bright who will serve on the Planning Commission. He will fill Arlen Miller's term who resigned due to retirement. She then read a Proclamation for the volunteers at the Gardens at Gantz commending them and congratulating them for being finalists in the Columbus Dispatch Community Service Awards. Ms. Barbara Williams and many of the volunteers were present to accept the Proclamation. Also being recognized were the many individuals who assist Aimee Bosepflug, Juvenile Diversion Coordinator, with the Saturday Family Workshop. Those receiving plaques were: Harvey Nesser, Joe Barnes, Pam Landis, Barb Deffenbaugh, Kenny Weinhart, Judy Mead, Ron Vogue & Kathy Sprag, Gary Booker, Asst. Chief Peitsmeyer, Wess Denny. Finally, Mayor Grossman recognized Cub Scout Troop 275, who were present for a citizenship badge. Mayor Grossman presented each with a Grove City patch & pin.
2. Mr. Warner moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Bennett.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes

The Chair recognized Mr. Hurley, Chairman of the Lands & Zoning Committee for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-13-96 (Accept the Plat of Capital Park South, westerly terminus of Justus Road) was given its first reading. Second reading and public hearing will be held on March 18, 1996.

Mr. Brian Marsh, Security Capital, was present to answer any questions.

2. Ordinance C-14-96 (Accept the Plat of Seeds-665 Subdivision, located on the southeast corner of Seeds Road and State Route 665) was given its first reading. Second reading and public hearing will be held on March 18, 1996.

Mr. R. L. (Lum) Edwards, engineer representing Neil Griesenaur, stated that this is one step in the process to relocate Seeds Road. He offered to answer any questions.

3. Ordinance C-15-96 (Accept the Plat of Meadow Grove South, Section 1, located between Meadow Grove and Quail Creek Subdivisions) was given its first reading. Second reading and public hearing will be held on March 18, 1996.

Mr. "Lum" Edwards, representing Rockford Homes, explained that this is the first of two plats for an area approved by a development plan approximately one year ago.

4. Ordinance C-16-96 (Accept the Plat of Indian Trails, Section 9, located north of State Route 665 and adjacent to Indian Trails 6, 7 & 8) was given its first reading. Second reading and public hearing will be held on March 18, 1996.

Mr. "Lum" Edwards, representing White Oak Communities, explained that this is a plat for one section of the Development Plan under CR-10-96.

5. Ordinance C-17-96 (Accept the annexation of 232.2 acres filed by Roger Spillman, et al., located east of State Route 62 and north & south of Order Road) was given its first reading. Second reading and public hearing will be held on March 18, 1996.

Mr. Hurley explained that 110± acres of this annexation will be zoned SD-3, Recreational, which is the location of Fryer Park.

6. Resolution CR-9-96 (Final Development Plan for Tooltex Inc., located on Seeds Road in the Grove City Industrial Park) was given its reading and public hearing.

Mr. Robert Johnson, representing Tooltex, presented a rendering and offered to answer any questions. Mr. Faris asked where the dumpster will be located. It was indicated that it would be on a concrete pad, located at the rear of the building. Mr. Faris voiced concern over the visual impact this building will have on those coming off I-71 at 665. He asked if they could landscape the south side of the metal building to enhance this. Mr. Johnson agreed to add additional landscaping along this area.

Mr. Faris moved to amend CR-9-96 to include Stipulation #2 - "Eight (8), six foot evergreen trees be placed on the south side of the building with the approval of Mr. Lathrop"; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

Mr. Hurley reviewed the stipulation set forth by Planning Commission (ditch to be enclosed along Seeds Rd.). Mr. Johnson stated that after working closely with Mr. Kohman, City's Consulting Engineer, this is no longer necessary. Mr. Boso, City Administrator, stated that he did not have the report back yet, but, feels this is correct.

President Milovich moved to amend Stipulation #1 to include: "as directed by the City's Consulting Engineer"; seconded Mr. Bennett.

Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

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

Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

7. Resolution CR-10-96 (Final Development Plan for Indian Trails, Section 9, 10 & 11, north of State Route 665 and adjacent to Indian Trails 6, 7 & 8) was given its reading and public hearing.

Mr. "Lum" Edwards, representing White Oak Communities, explained that he thought some years ago a development plan had been approved for this tract, however, they have made some modifications and are requesting approval for this new Development Plan.

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

Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes

The Chair recognized Mr. Warner, Chairman of Finance, for discussion and voting of items under said committee.

1. Ordinance C-18-96 (Appropriate \$20,000 from the General Fund for the Current Expense of sidewalk improvements on Grove City Road) was given its first reading. Second reading and public hearing will be held on March 18, 1996.

Mr. Warner explained that this is following a move by the Jackson Township Trustees to jointly fund a sidewalk along this road. Mr. Hurley commented that approximately a year and one-half ago, he and his wife approached the City and Township about the project. With the Township's commitment, it can now move forward and requested a favorable decision on the 18th.

2. Ordinance C-19-96 (Establish the Grove City Road Sidewalk Project Fund and appropriate \$25,000 from said Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on March 18, 1996.
3. Ordinance C-20-96 (Establish the Central Ohio Health Care Consortium Fund and appropriate \$160,951.48 for Current Expenses and declare an emergency) was given its first reading and Mr. Warner moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Milovich.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes

Mr. Behlen, Director of Finance, explained that our joint insurance program, which includes 12 other communities, reviewed the claims submitted against the premiums collected, over a three year period, and has given a prorated refund to those communities eligible. Grove City has decided to refund that portion of the premiums to eligible employees. The City does not wish to hold this refund and is requesting an emergency so it can be released to each recipient.

Mr. Warner moved it be approved as an emergency measure; seconded by Mr. Faris.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

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

1. Mr. Thomas Nicolini, Franklin St., addressed Council regarding the vote taken last month on eminent domain of property owned by the Grove City Lumber Company. He said he doesn't feel Council understands the long-term implication of their vote. The Lumber Company does have plans for possible future development. He feels that by obtaining this property, the City may hurt Town Center Merchants by forcing the land-locked Lumber Company to eventually relocate. An expanded Lumber Company would attract more business to the Town Center than any future commercial building on the old Sohio lot. He doesn't understand why the City doesn't consider making the Sohio lot the expanded parking rather than taking property from the Grove City Lumber Company. He also doesn't see a critical need for parking in the downtown area, especially when his business and residence are there. He also questioned how much taxpayer money should be spent to provide public parking for those businesses who don't provide their own. He feels the Lumber Company is the heart of the Town Center and any move on the City's part to obtain property owned by them could impair the growth of that business. He doesn't see the need to move forward with an eminent domain procedure against the G.C. Lumber Company.

Mr. Hurley commented that what happened last month was to declare the intent of eminent domain and affirm the Administration's position that they are serious about obtaining this property. Negotiations have been going on for several months. The Lumber Company's attorney stated that this piece is a key part of their growth and Mr. Hurley questions why they sold the piece of property directly adjacent to their business, which he believes would be more of a key piece for their growth than the piece under discussion. Additionally, they stated that some of their employees park in the City Hall lot, so they currently have a need for additional parking. With regard to Mr. Nicolini's comment about businesses not paying for their own parking, Mr. Hurley commented that when this area was originally built, there was no need for parking. People used horses or walked. When the Town Center went through the revitalization in 1987, the reports addressed parking and he feels that is one reason the City has taken an active role in securing additional parking where possible. One was the lot next to the library and another was behind the McDonald Building. With respect to the Sohio lot, he feel it is just as key as any other lot to attracting further growth to the Town Center and would support the development of that lot. He firmly believes that additional parking is needed and reiterated that last months decision was to support the position of the Administration. He also noted that when

the actual eminent domain procedure takes place, an ordinance to appropriate the money for it will need to be voted on. He disagreed with Mr. Nicolini's comment that Council is not properly informed. Research is done by Council and no vote is taken lightly.

Mr. Nicolini stated that the problem is whether there is such a critical need for parking that the City must engage in a process to literally confiscate property. He doesn't feel there is and doesn't feel they would get much support from the Town Center Merchants.

Mr. Bennett disagreed, stating that one thing Mr. Nicolini is not taking into account are the number of vehicles that drive right by the store fronts because they don't see ready parking, so they keep on going and no one has a figure for that. That perception must change and parking provided to assist in the growth/vitality of the Town Center.

Mr. Warner commented that he shares Mr. Nicolini's position. He said he believes that our free enterprise system allows for someone to ask for an exorbitant amount for something and it is the City's responsibility to say it is out of our reach. He feels eminent domain should be an issue of safety or one that will affect a vast majority of people (i.e. highway). He agrees that there are times when there is a need for increased parking. He said he would like to see the negotiation process continue with not only this site, but, others as well. He also feel the City has a responsibility to encourage downtown growth and doesn't want to see a reoccurrence of it dying out. Stringtown Road is nice, but, it is getting congested and we need to encourage the Downtown area. He feels the City will spend money for additional parking. He agrees that the Lumber Company should have the opportunity to grow, as should any business in the City. Mr. Nicolini said the long-term point is, businesses come and go. If the Grove City Lumber Company is put in a position where they cannot grow, they just move out and if this happens, so will everyone else in the Town Center. Mr. Warner said, from what has seen in the media, the Town Center Merchants are also desirous of more parking and encouraged any of those merchants to come and speak to Council before a vote is taken on the appropriation.

President Milovich recognized members of Administration and Council for closing comments.

1. Mayor Grossman submitted the Monthly Mayor's Report and requested it be accepted. Mr. Warner moved to accept the Mayor's Report; seconded by Mr. Hurley.

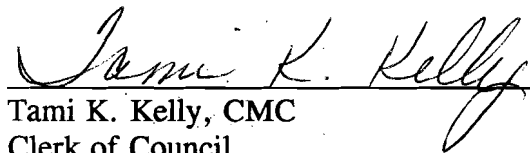
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

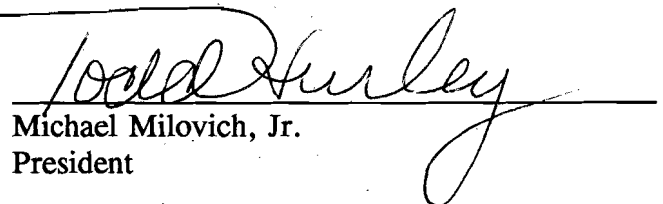
In closing, Mayor Grossman congratulated Mr. Behlen, Director of Finance, for receiving the Certificate of Achievement for Excellence in Financial Reporting, for the sixth year in a row. This is the highest form of recognition that can be received by State and Local governments. She also announced that the Olympic Torch will be going through Grove City and interestingly enough, when speaking to the coordinator, she was told that after driving the route and seeing our Town Center they were very excited and said they must stop and recognize this typical small town community in the United States, which she feels is a great compliment to the City. She also expressed gratitude to Safety Director, Mr. Kulp and Detective Edwards on the Gang

Seminar that was held last week. She announced the Sell-a-bration, put on by the Chamber of Commerce, which will be held March 8 & 9, 1996. She thanked Mr. Hurley on his efforts with the Web Site. To date, we have had 937 visits. She also acknowledged the Art Show by the Sixth Grade Advanced Math Class at Park Street Middle School. They were instructed to design their dream home and the floor plans on display reflect their efforts.

2. Mr. Faris commented on the Gang Seminar. He said it was very informative and it is very nice to see our Police Department taking a proactive approach. He also thanked Chief McKean for taking the time to show him the operation and talk about the long-term goals of the department.
3. Mr. Warner commented that many of us use the phrase "Quality of Life" and feels this is the reason so many people are attracted to our City. He said it is a growth area, but, we are approaching it in a very conservative manner. When you hear developers being asked for a little bit more, it is because the Quality of Life is of the utmost concern to everyone in the City. The Gang Seminar is an ongoing event and he encouraged the media to pick up on those types of things and promote them, as well as encouraged residents to participate and give feedback, which is the communities responsibility - council and administration. Lastly, he thanked the Service Department for installing the street lights on Columbus Street and applauded them on their ongoing efforts in this department.
4. Mr. Bennett welcomed Mr. Bright to the Planning Commission. He also commented that in his travels, he always compares where he is to where he lives and he is always proud of Grove City.
5. President Milovich congratulated Barbara Williams and the Volunteers at Gantz Gardens, Aimee Bosepflug and the Cub Scout Troop. He commented on Mayor Grossman's statement on the Olympic Torch Committee response to our City, stating that we are a typical small town community, but, different enough to stand out.
6. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:05 p.m.


Tami K. Kelly, CMC
Clerk of Council


Michael Milovich, Jr.
President