CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 01, 2010 Regular Meeting

The regular meeting of Council was called to order by President Berry 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:

Greg Grinch Maria Klemack-McGraw Ted Berry Steve Bennett Melissa Albright

1. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the previous two meetings and approve as written; seconded by Mr. Grinch.

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

President Berry recognized Mayor Stage who noted that he will present a Proclamation at Richard Avenue Elementary School tomorrow for Read Across America Week.

3. President Berry recognized Mr. Jim Hale, Director of the Grove City Visitor's and Convention Bureau and Mr. Steve Bowshier, President of the VCB for a presentation on this year's goals and objectives. Mr. Bowshier said they are attempting to make Grove City a destination for small and mid-size business meetings and events. Three new hotels are planned, with one already approved by Council. They look forward to working with the City in this 2010/'11 year.

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

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

1. Ordinance C-03-10 (Amend Exhibit "A" of Ordinance C-43-01, an ordinance to Approve a Town Center Commercial Revitalization Grant Program) was given its second reading and public hearing.

Mr. Bennett moved to replace Exhibit A with Exhibit A-Revised; seconded by Mr. Berry.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

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

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes

2. Ordinance C-04-10 (Authorize the City Administrator to enter into a Contract with ODOT and Appropriate $604,610.00 from the General Fund for the Current Expense of I-71/White Road Improvements) was given its second reading and public hearing.

Mr. Honsey, City Admin., explained that this is a cooperative effort with ODOT to install a retention wall and bike path along White Road, under the I-71 Bridge. He said many people are walking and riding their bikes along this narrow road and this will improve the safety for those residents. He asked for everyone to bear with the City for the next two summers. It will be a great improvement when done.

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

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

Ordinance C-05-10 (Appropriate $75,000.00 from the General Fund for the Current Expense of Implementing and Operating a Local Main Street Network Program through Grove City Town Center Inc.) was given its second reading and public hearing.

Ms. Joyce Barrett, Ex. Dir. for Heritage Ohio, gave a PowerPoint presentation explaining what Main Street is; the four-point approach to make it successful; the elements of Main Street; the three levels of membership; and how to get started. She noted that you must have all four points to make the program work. The elements of the program are based on grassroots partnerships with the entire community, not just the downtown area. She said it is not government run; it requires staff, work planning, on-going training, and statistical reporting. As a privately funded organization, Heritage Ohio would assist in the work planning, provide training, consultation, annual reviews of the program, and provide program templates. *Mr. Bennett* asked if the fee was due annually. Ms. Barrett said yes. *Mayor Stage* stated that a program was tried in 2003 an asked why it didn't work. Ms. Barrett said she didn't want to fault anyone, but said they were underdeveloped in training and reporting. She said it takes a lot of work and all points must be done simultaneously or it will fail.

Ms. Karen Dover, representing Town Center Inc., introduced other member of Town Center, Inc. who were present. She gave a PowerPoint presentation explaining their Mission, membership, accomplishments, and their desire to begin a Grove City Main Street Network Program. She explained their first steps for new business development; the talents and experience that their members bring to the table; and their strategy. She said they would like to begin with the Network program and by taking this first step they can take advantage of training before taking on the full Main Street Program, like in 2005. She said they plain to hire someone to manage the Plan. She said they aren't waiting on the money from the Ordinance to get started. They are out now making contacts and have identified five (5) prospects. *Mr. Berry* asked if the Agreement proposed by the Administration was agreeable to them or if they would like to postpone the legislation. Ms. Dover said they have a few concerns. They received a version on Friday and were not able to meet before the meeting tonight. She said they need to know the money is immediately available, as the bulk would be used for an employee's salary and they don't want to hire anyone without having a cash flow. *Mr. Honsey* commented on the Agreement. *Mayor Stage* stated that there seems to be some easy fixes to the Agreement that can be worked out. *Ms. Albright* asked who should make up the Main Street Board. Ms. Barrett said that they start with business owner in the area and grow outside the area as it becomes stronger. She said the genesis grows differently, but all evolve into a community wide program. *Mr. Grinch* noted that the old program with the City had a contingency of matching funds and this one does not. If he understands it correctly, this money would be used to hire a person to promote the program. Ms. Dover said it's not for promotion, but to hire a business developer who would solicit people; bring them down here; work to get them to locate here. She said a person with this expertise would typically cost $100,000.00 or more. She said this program didn't work before because they had to fundraise, hire and manage a person without funds, all while running their own businesses. Ms. Barrett pointed out that Grove City was part of the Emerging Program before and they have completely restructured their program and that has helped it work better. *Mayor Stage* commented that it would be nice to have a budget. He asked if they have asked any other organization for funding or applied for any grants. Ms. Dover stated that once they grow and advance the program, they would apply for grants. She said the long-term goal is to have 1/3rd come from membership dues, 1/3rd from grants and donations, and 1/3rd from the City. *Mr. Bennett* asked Mr. Honsey if he was involved in the Program in Groveport. Mr. Honsey said yes. He said programs die if they are solely dependent on City funds. He said he agreed with Ms. Barrett in that they must have diversified funding and volunteers from all over the community. *Ms. Albright* asked why people outside would care about downtown. Ms. Barrett said all new businesses look to the core of a community. If the downtown is in disrepair, they won't locate in that city. The core must be strong for everyone's benefit.

There being no additional questions or comments, Mr. Bennett moved it be postponed to 3/15/10; seconded by Mr. Grinch.

Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

4. Ordinance C-09-10 (Appropriate $31,788.16 from the Drug Law Enforcement Fund for the Current Expense of Police Services and Equipment) was given its first reading. Second reading and public hearing will be held on March 15, 2010.

5. Ordinance C-10-10 (Appropriate $1,180.00 from the Law Enforcement Assistance Fund for the Current Expense of Continuing Professional Training Programs) was given its first reading. Second reading and public hearing will be held on March 15, 2010.

6. Resolution CR-13-10 (Authorize the City Administrator to enter into a Contract with the Ohio Department of Transportation for the Purchase of Sodium Chloride for the 2010-2011 Winter Season) was given its reading and public hearing.

   Mr. Honsey explained that this allows us to piggyback on the State to get the best price for road salt.

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

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

The Chair recognized Mr. Grinch, Chairman of Service, for discussion and voting under said Committee.

1. Resolution CR-12-10 (Supporting the "Green Frame" Plan as outlined in the 2008 Grove City Town Center Plan and requesting a Suggested Priority List) was given its reading and public hearing.

Mr. Keller, Consulting Engineer, presented a PowerPoint presentation to update Council on what has been done with the "Green Framework" plan. He said they looked at the core components with streetscaping, parking and parks. They tried to identify the infrastructure projects and funding sources. He shared a list of streets to be improved and some potentially new parking spaces, as well as projected costs.

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

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

The Chair recognized Ms. Klemack-McGraw, Chairman of Lands & Zoning, for discussion and voting under said Committee.

1. Ordinance C-06-10 (Approve a Special Use Permit for a Daycare Facility for Dogs Rule, LLC located at 4095 Hoover Road) was given its second reading and public hearing.

Mr. Dennis Eaddy, owner, was present to answer any questions. Chief Wise noted that there have been no calls to the Police Div. for this business.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Mr. Grinch.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes

2. Ordinance C-07-10 (Approve a Plat for The Pinnacle Club, Section 2, Phase 4) was given its second reading and public hearing.

Mr. Jason Francis, M/I Homes, was present to answer any questions about this and the next ordinance.

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

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

3. Ordinance C-08-10 (Approve a Plat for The Pinnacle Club, Section 2, Phase 5) was given its second reading and public hearing and Ms. Klemack-McGraw moved it be approved; seconded by Ms. Albright.

Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

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

1. Mr. Bill Diehl, Ex. Dir. of Chamber, presented a Resolution, adopted by the Board, to support the continued efforts of the City to bring a Center of College Learning to the city - preferably in the Town Center.

Mr. Bennett shared his support for higher educational opportunities in and out of the Town Center, but also shared the need for further review to find the best location. He asked if anyone knew what the tax revenue is on the two colleges we currently have in the City. No one could answer.

Mayor Stage thanked Mr. Diehl and announced that on March 11 at Noon there would be a meeting with Town Center property owners to update them on this topic.

2. Mr. Andy Furr, resident, thanked the Service Dept. for the excellent work during the recent snow storms, with streets being cleared in a very timely manner. He then questioned the history of the GC Area CIC. He said he has make public records requests and done research on several websites. He contends that the CIC is to be a pass-thru entity for real estate deals of property owned by the City. As he understands the requirements, all money generated from the sale of property that was owned by the City was to be returned to the General Fund, minus a 5% retainage for expenses. He said he has found this to be true in most cases, but in two cases this does not hold true. One deposit on July 10, 2000 in the amount of $13,500.00 and another on March 16, 2007 in the amount of $30,000.00 were never returned to the City, minus the 5%. He stated that without those City dollars, from the two unreturned deposits, the CIC would not have been able to pay the sum of $25,000.00 to the Citizens for Southwestern City Schools, a pro levy campaign. He also believes that after discussion with the IRS, and reading 4221-PC, that the CIC is in violation of the rules and regulations governing the 501(c)3 status that it currently holds. He said that in August, 2009 the CIC was given $50,000.00 from the Bed Tax revenues. He asked what the purpose of that money is to be used for and if there is any contract with the City as to how or what the money is to be used for. If there is no eminent need for the money, wouldn't it be better to leave it under the control of the City? He asked that the following be explained to him in writing: What was the deposit for $13,500.00 from; what was the deposit for $30,000.00 from; why was this money not returned to the City, minus the 5%. He said he sees an agreement that discusses the process of how money is to be paid and the CIC's role on one

deal, however, the original legislation notes that all proceeds less 5% should be returned. He asked Mr. Bennett & Ms. Klemack-McGraw what their understanding was on this, since they were on Council at that time. He asked why the CIC was given $50,000.00 in 2009 and what the purpose and use of the money is for and if there is a contract to that extent.

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

1. Mayor Stage commented that he attended the National Association of Regional Council's Meeting last week partially for the City and partially for MORPC. He noted that the Lion's Club will be celebrating their 70th anniversary this month. He announced a mini-State of the City address on 4/19. It will be a breakfast at Pinnacle. He also announced a prospective tenant for the old Sound Communications building.

2. Mr. Grinch recognized Boy Scout Troop 275 who was in the audience for Merit Badge credit.

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

Council adjourned at 9:44 p.m.

Tami K. Kelly
Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
President