

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

February 22, 2022

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: President Berry

Roll Call: Clerk of Council

Approval of Minutes – 2/7 & 2/12

Welcome & Reading of Agenda: Pres. Berry

Presentation: APWA Accreditation/Chief Butsko

LANDS: Mr. Schottke

Ordinance C-07-22 Authorize the City Administrator to enter into a Community Reinvestment Area Agreement/New Community Authority Agreement with Solid Waste Authority of Central Ohio. Second reading and public hearing.

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. First reading.

Ordinance C-10-22 Accept the Plat of Pinnacle Quarry, Section 3 located at the Southwest Corner of White Road and State Route 104. First reading.

Ordinance C-11-22 Accept the Plat of Farmstead, Phase 5 located west of S.R. 104 & north of S.R. 665. First reading

Ordinance C-12-22 Approve a Special Use Permit for an Auto Related Repair Shop for Columbus Powersports located at 2713 Home Rd. First reading.

SAFETY: Mr. Sigrist

Ordinance C-13-22 Amend Section 161.15 of the Codified Ordinances titled Discrimination and Harassment Prohibited. First reading.

Resolution CR-06-22 Form the Grove City Community Diversity Advisory Task Force.

FINANCE: Mr. Holt

Ordinance C-08-22 Appropriate \$2,550,000.00 from the Pinnacle Tax Increment Financing Fund for the Current Expense of Improvements to White Road, State Route 104 and Park Improvements. Second reading and public hearing.

Ordinance C-14-22 Appropriate \$700,000.00 from the Pinnacle Tax Increment Financing Fund for the Current Expense of Improvements to Buckeye Parkway. First reading.

Resolution CR-07-22 Waive the provisions of Section 139.05 of the Codified Ordinances for Emergency Roof Repairs to the Grove City Welcome Center & Museum.

Call for New Business: Little Theater Off Broadway

Call for Dept. Reports & Closing Comments; Adjourn

ON FILE: Minutes of: 02/07 & 02/12/2022 Council; 02/08/22 Planning Commission

Date: 02/01/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: XX 30 Days:
Current Expense:

No.: C-07-22
1st Reading: 02/07/22
Public Notice: 02/08/22
2nd Reading: 02/22/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-07-22

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT/NEW COMMUNITY AUTHORITY AGREEMENT WITH SOLID WASTE AUTHORITY OF CENTRAL OHIO

WHEREAS, the City of Grove City has historically encouraged the development of commercial and industrial structures within its boundaries, which development has resulted in the creation and retention of employment opportunities in the City; and

WHEREAS, to encourage such economic development, Council adopted Ordinance No. C-18-83 on April 18, 1983, designating the area specified in the Ordinance as the Community Reinvestment Area #1 pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 as those sections provided prior to July 1, 1994 (the "Pre-1994 CRA Act") and authorized a real property tax exemption for the construction of new structures and the remodeling of existing structures within the boundaries of the Community Reinvestment Area #1 in accordance with the Pre-1994 CRA Act; and

WHEREAS, the City can make one final expansion to the Community Reinvestment Area #1 by adding additional acreage to this incentive district under the Pre-1994 CRA designation; and

WHEREAS, the City believes, that due to the real and perceived impacts on properties located in proximity to the landfill, it is necessary to provide economic incentives in order to encourage clean and desirable development in this geographical area of the City; and

WHEREAS, Solid Waste Authority of Central Ohio, the owner of the properties located on London Groveport Road and described on Exhibit A attached hereto, and the City desire to execute a Community Reinvestment Area/New Community Authority Agreement (the "CRA Agreement" substantially in the form attached hereto as Exhibit B and incorporated herein by reference); and

WHEREAS, Solid Waste Authority of Central Ohio and the City desire to execute the CRA Agreement, contingent upon approval of the SWACO Board, to provide for the successful future development of the Property, which development will create and preserve employment opportunities in the City and will benefit the citizens of the City of Grove City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. City Council hereby authorizes the City Administrator to enter into a Community Reinvestment Area Agreement/New Community Authority Agreement with Solid Waste Authority of Central Ohio, substantially in the form attached as Exhibit B, for the purpose of including the Property into the Community Reinvestment Area #1.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any decision making bodies of the City that resulted in such formal actions were in meetings open to the public and in compliance with all legal requirements.

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-07-22
Exhibit A
**COMMUNITY REINVESTMENT AREA/
NEW COMMUNITY AUTHORITY AGREEMENT**

This Community Reinvestment Area/New Community Authority Agreement (the "Agreement") is made and entered into the ___ day of January, 2022 (the "Effective Date") by and between the City of Grove City, Ohio (the "City") and the Solid Waste Authority of Central Ohio (the "Property Owner").

I. Background

- A. Property Owner is the owner of the following properties: 040-015053-00, 040-015051-00, 040-015052-00, 040-016737-00, 040-016738-00, 040-010369-00, 040-015060-00 and 040-015058-00 consisting of approximately one hundred and thirty-four (134) acres of land located in the City of Grove City, the depiction of which is attached hereto as **Exhibit "1"** (the "Property"). A legal description of the Property will be provided prior to closing.
- B. The Property Owner desires that the City expand the boundary of the existing pre-1994 Community Reinvestment Area # 1 (the "CRA") to include the Property in order for the Property to be eligible for a property tax exemption as set forth in the Terms and Conditions portion of this Agreement.
- C. The City desires to expand the boundaries of the CRA to include the Property, subject to the Terms and Conditions set forth herein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and promises herein contained, the sufficiency of which are acknowledged by the parties hereto, the City and Property Owner agree as follows:

II. Terms and Conditions

- A. Background. The above Background is incorporated into the Terms and Conditions as if fully written herein.
- B. CRA Expansion. Upon Property Owner's execution of this Agreement, the City shall proceed with the expansion of the CRA to include the Property. Property Owner acknowledges that the expansion of the CRA includes multiple parcels of property, including parcels that will have, to be annexed into the City. For that reason, the expansion of the CRA may take up to one (1) year or longer to complete.
- C. New Community Authority. In consideration of, and as a contingency to, the City's expansion of the CRA to include the Property, Property Owner agrees to work with the City in preparing and filing a petition, after the successful expansion of the CRA, along with other property owners, for the establishment of a New Community Authority under Chapter 349 of the Ohio Revised Code (the "NCA") for the purpose of causing the property owners within the expanded CRA area to pay a community development charge (the "NCA Charge") equal to the following percentages of the real estate taxes that would have been due but for the tax abatement created by the CRA: (i) for industrial uses, property owner shall pay an NCA charge of fifteen percent (15%); (ii) for office uses, property owners

shall pay an NCA charge of fifty percent (50%); and (iii) for all other uses, property owner shall pay an NCA of one hundred percent (100%), unless otherwise agreed to by the City. The proceeds of the NCA Charge will be paid to the NCA that will use the funds for future public infrastructure benefiting the CRA expanded area. The net affect of the NCA Charge is that the properties within the CRA expanded area, including the Property, will receive a, effective eighty-five percent (85%) for industrial uses and fifty percent (50%) for office uses, real property tax abatement on the increased valuation of the Property attributable to new construction. If Property Owner fails to sign the NCA petition, if necessary, or any related documents to the creation of the NCA, including but not limited to a declaration of covenants, restrictions and agreements or like document on the Property subjecting the Property to NCA Charge, the Property will be removed from the expanded CRA.

- D. Board of Trustees. Property Owner and the City agree that Property Owner shall be represented on the Board of Trustees of the NCA as one of the City's designated citizen members on the NCA's board of trustees pursuant to Ohio Revised Code Section 349.04 as a designee appointed by the Property Owner's Board of Trustees.
- E. Termination. Unless otherwise extended by the City, this Agreement shall terminate two (2) years after the Effective Date if the CRA has not been expanded to include the Property.
- F. Condition Precedent. Property Owner and the City acknowledge and agree that this Agreement is not effective until authorized to be executed by formal action of the City Council and shall take effect upon such approval and execution. Property Owner and the City also acknowledge that any action on the expansion of the CRA must be approved by the City Council.
- G. Miscellaneous.
 - 1. Intent of Parties. This Agreement shall be binding upon the parties hereto and their respective successors and/or assigns, and by execution hereof, all parties represent that they are duly authorized to sign the Agreement.
 - 2. Cancellation. This Agreement may be cancelled or otherwise terminated by mutual written agreement of the Property Owner and City or pursuant to the terms of this Agreement as to conflict in law, impractically, and/or acts of God.
 - 3. Remedies. Except as otherwise limited by ORC Chapter 2744 as to action for or against the City, the parties hereto shall be afforded and do possess the right to seek every remedy available at law or in equity provided for under the laws of the State of Ohio as pertains to the terms and conditions, duties, obligations, privileges, and rights of this Agreement and the enforcement thereof.
 - 4. Assignment of Agreement. The parties agree that Property Owner may transfer all or any portion of the Property and assign this Agreement (as it relates to that portion of the Property) to any individual, corporation, limited liability company, partnership, limited partnership, trust or any other person without the consent of the City.

5. Addresses for Notices. Notice to the parties as required or provided for herein shall be in writing and shall be deemed if given or sent by national courier service or certified/registered U.S. Mail, to all parties of this Agreement, or such other method as mutually agreeable:

If to Property Owner: Solid Waste Authority of Central Ohio
4239 London Groveport Road
Grove City, Ohio 43123
Attn: _____

If to City: City of Grove City
4035 Broadway
Grove City, Ohio 43123
Attn: City Administrator

6. Relative Rights. The rights and obligations of the parties hereunder shall be subject to the terms and conditions hereof, and will inure to the benefit of, and be binding on, the respective successors and assigns.
7. Entire Agreement Merger Clause: Statement of Incorporation. It is agreed that the Agreement merges all of the oral negotiations, representations, discussions and understandings between the parties, their legal counsel, agents and representatives. This Agreement contains the entire Agreement of the parties with respect to its subject matter. All documents related to this Agreement and/or attached hereto as exhibits or addendums shall be incorporated into this Agreement by reference as if fully set out at length herein.
8. Modifications or Amendment of Agreement. No modifications, amendments, alterations, or additions shall be made to this Agreement except in a writing signed by Property Owner and City.
9. Executed Counterparts. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement. It shall not be necessary in proving this Agreement to produce or account for more than one of those counterparts.
10. Captions. The captions and headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provisions or sections of this Agreement.
11. Survival of Representations and Warranties. All representations and warranties of the parties in this Agreement shall survive the execution and delivery of this Agreement.
12. Time. Time shall be of the essence in doing and performing all things to be done under the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives on the dates set forth below. This Agreement shall be effective on the date last executed.

Property Owner

City of Grove City

By: _____

By: _____

Date: _____

Date: _____

Approved as to Form:

per authority granted by

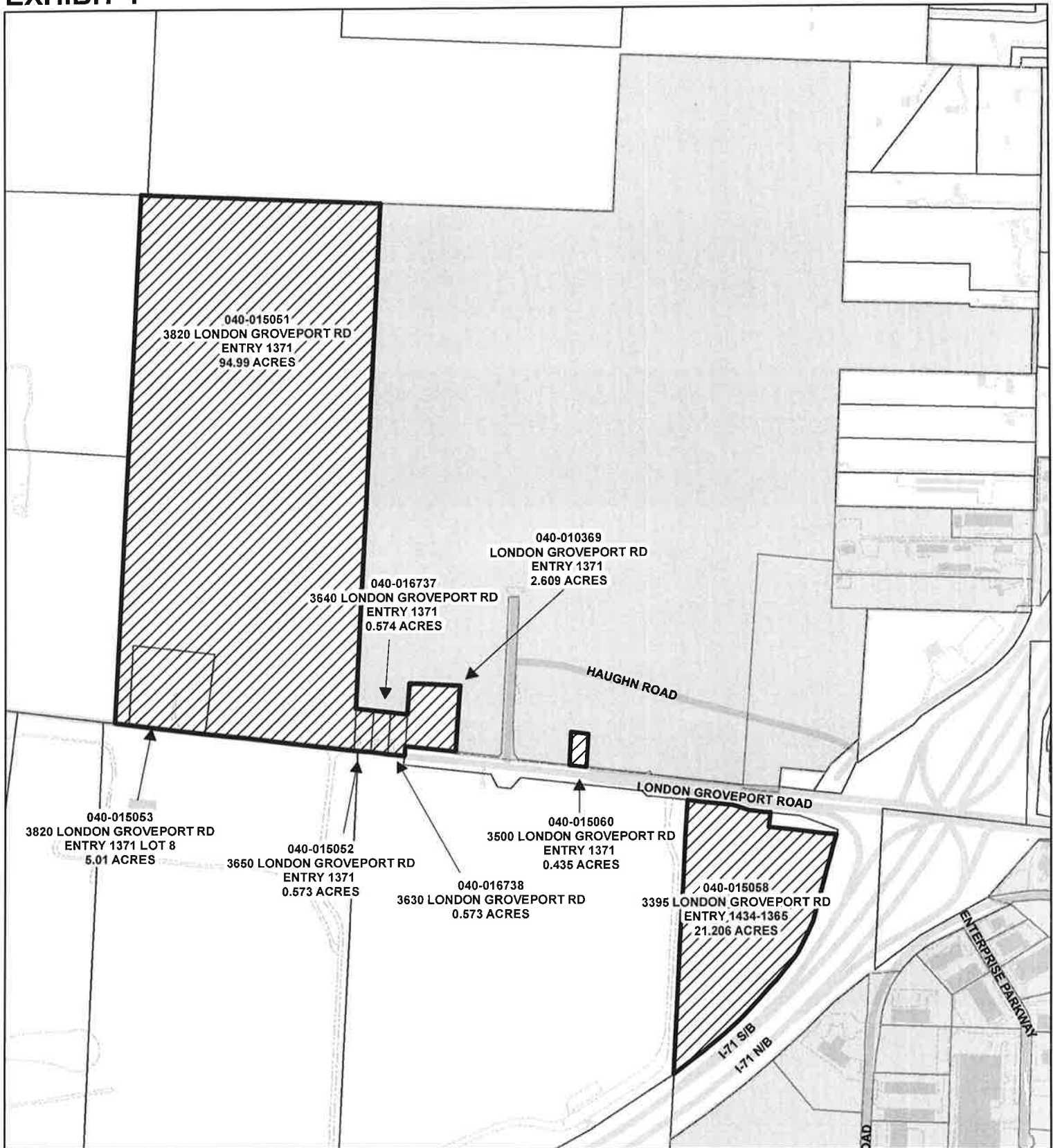
Stephen J. Smith, Law Director

Ordinance No.:

Passed _____, 2022

Exhibit 1

EXHIBIT 1



SOLID WASTE AUTHORITY OF CENTRAL OHIO

Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

 Proposed CRA Addition
 Existing CRA Boundary

1 inch = 750 feet

0 375 750 1,500 Feet

Date: 2/14/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense: _____

No.: C-09-22
1st Reading: 02/22/22
Public Notice: 02/23/22
2nd Reading: 03/07/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-09-22

AN ORDINANCE TO 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

WHEREAS, Mr. Wiand lives at 3019 Demorest Road and his parcel abuts City land; and

WHEREAS, Mr. Wiand currently maintains a 0.120± acre portion of City property at the rear of his parcel; and

WHEREAS, as part of the Demorest Road Project, the City needs to acquire property from Mr. Wiand along the front of his parcel; and

WHEREAS, in lieu of payment, Mr. Wiand has proposed a land exchange; and

WHEREAS, the 0.120± acres of City property is not needed for any municipal purpose; and

WHEREAS, Council is satisfied that there is good cause to transfer said portions of the City property and that it will not be detrimental to the general interest of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Council hereby authorizes the City Administrator to take all necessary actions to convey the 0.120± acre parcel more fully described in Exhibit A, in fee simple, to Chris Wiand to finalize a land exchange for the portion of his property necessary for the Demorest Road project.

SECTION 2. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed:

Effective:

Attest:

I certify that this ordinance is correct as to form.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

C-09-22
Exhibit A
0.120 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that tract conveyed as Tract Two to The City of Grove City by deed of record in Instrument Number 200005160096280 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in PVC encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence South $03^{\circ} 10' 25''$ West, with the centerline of said Demorest Road, a distance of 634.98 feet to the southeasterly corner of that 5.998 acre tract conveyed as Tract No. 1 to The City of Grove City by deed of record in Instrument Number 200103190054836 and the northeasterly corner of that 0.551 acre tract conveyed to Chris A. Wiand by deed of record in Instrument Number 200808040118751;

Thence North $87^{\circ} 19' 22''$ West, with the line common to said 5.998 and 0.551 acre tracts, (passing a $\frac{3}{4}$ inch iron pipe found at a distance of 29.77 feet) a total distance of 240.00 feet to a $\frac{3}{4}$ inch iron pipe found at the northeasterly corner of the remainder of said Tract Two and the northwesterly corner of said 0.551 acre tract, being the TRUE POINT OF BEGINNING;

Thence South $03^{\circ} 10' 25''$ West, with the line common to the remainder of said Tract Two and said 0.551 acre tract, a distance of 100.23 feet to a $\frac{3}{4}$ inch iron pipe found in the northerly line of that 1.261 acre tract conveyed to Donna V. Lupton and Larry E. Lupton by deed of record in Instrument Number 200612120246734;

Thence North $87^{\circ} 19' 22''$ West, with the line common to said Tract Two and said 1.261 acre tract, a distance of 52.00 feet to a $\frac{3}{4}$ inch iron pipe found at the northwesterly corner of said 1.261 acre tract and the northeasterly corner of that tract conveyed as Tract One to The City of Grove City by deed of record in Instrument Number 200005160096280;

Thence North $03^{\circ} 10' 25''$ East, across said Tract Two, a distance of 100.23 feet to an iron pin set in the line common to said Tract Two and 5.998 acre tract (witnessed by a $\frac{3}{4}$ inch iron pipe capped "PS 6065" found North $2^{\circ} 40' 38''$ East at a distance of 0.71 feet);

Thence South $87^{\circ} 19' 22''$ East, with said common line, a distance of 52.00 feet to the TRUE POINT OF BEGINNING, containing 0.120 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($\frac{13}{16}$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North $03^{\circ} 10' 25''$ East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, and March, April, and September 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Oct. 7, 2021

Date

C-09-22



Evans, Mechwart, Hambleton & Thore, Inc.
Engineers • Surveyors • Planners • Scientists
5000 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.773.3648
emht.com

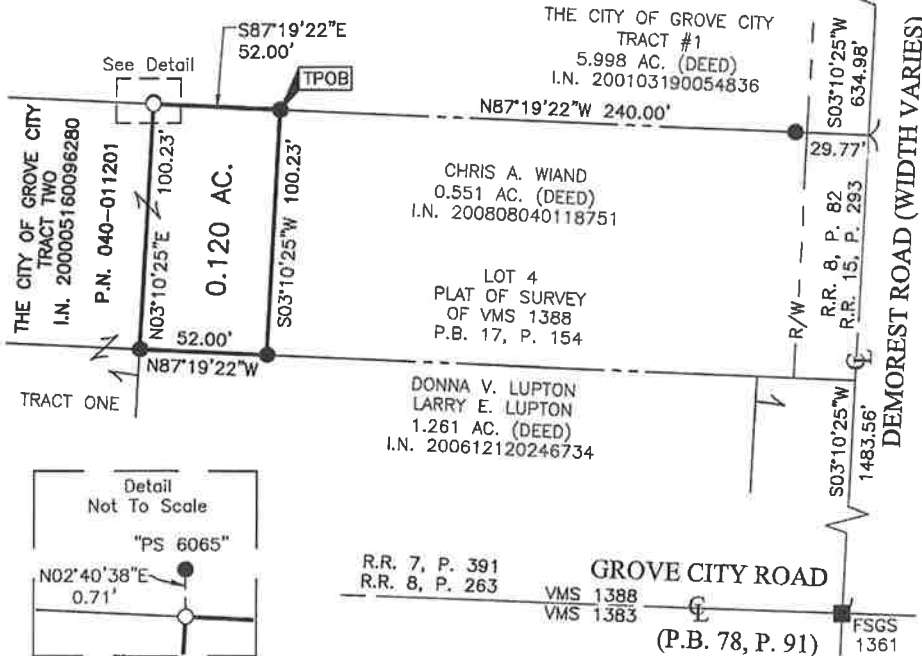
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: October 7, 2021 Scale: 1" = 60' Job No: 2020-1288 Sheet No: 1 of 1

- = I.P. Set
- = 3/4" Iron Pipe Found
- = FCGS Monument Found
- I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

10-7-2021

Date

J:\20201288\DWG\DWG\ASSETS\BOUNDARY\20201288-YS-BNDY-01.DWG plotted by KING, BRANDON on 10/8/2021 11:03:19 AM last saved by TWEGB on 10/7/2021 2:00:16 PM

Date: 02/14/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-10-22
1st Reading: 02/22/22
Public Notice: 2/23/22
2nd Reading: 03/07/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-10-22

AN ORDINANCE TO ACCEPT THE PLAT OF PINNACLE QUARRY, SECTION 3

WHEREAS, Pinnacle Quarry, Section 3, a subdivision containing lots 65 – 90 and 142- 153 and areas designated as Reserve “E, G, L, M, and N”, inclusive has been submitted to Council for their consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Plat of Pinnacle Quarry, Section 3, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 469, containing 27.049 acres of land, more or less. Said 27.049 acres being all of a 14.144 acre tract and part of a 12.758 acre tract of land conveyed to M/I Homes of Central Ohio, LLC, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 02/15/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-11-22
1st Reading: 02/22/22
Public Notice: 2/23/22
2nd Reading: 03/07/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-11-22

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD, PHASE 5

WHEREAS, Farmstead, Phase 5, a subdivision containing lots 212 – 261 inclusive, and areas designated as Reserve “L” & “M” has been submitted to Council for their consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Plat of Farmstead, Phase 5, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, containing 30.310 acres of land, more or less. Said 30.310 acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Bery, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 02/15/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-12-22
1st Reading: 02/22/22
Public Notice: 2/23/22
2nd Reading: 03/07/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-12-22

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AN AUTO RELATED REPAIR SHOP FOR COLUMBUS POWERSPORTS LOCATED AT 2713 HOME ROAD

WHEREAS, Columbus Powersports, applicant, has submitted a request for a Special Use Permit for an automotive repair shop located at 2713 Home Road; and

WHEREAS, on February 08, 2022, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1f is hereby issued to Columbus Powersports located at 2713 Home Road, as submitted.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 02/15/22
Introduced By: Mr. Sigrist
Committee: Safety
Originated By: Plan. Comm.
Sponsor: Ms. Houk
Emergency: 30 Days:
Current Expense:

No.: C-13-22
1st Reading: 02/22/22
Public Notice: 02/23/22
2nd Reading: 03/07/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-13-22

AN ORDINANCE TO AMEND SECTION 161.15 OF THE CODIFIED ORDINANCES OF GROVE CITY TITLED DISCRIMINATION AND HARASSMENT PROHIBITED

WHEREAS, the City of Grove City is a community comprised of a diverse population of individuals; and

WHEREAS, recognition and appreciation of that diversity is vital to our community's growth and success; and

WHEREAS, equal opportunity and respect for all persons is critical to the health of the workplace; and

WHEREAS, there is currently no Federal or Ohio Law providing express protections based on sexual orientation, gender identity or gender expression.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, AND STATE OF OHIO, THAT:

SECTION 1. Section 161.15 is hereby amended, in part, as follows:

- (a) Discrimination and Harassment Prohibited. The city expressly prohibits any form of unlawful discrimination or harassment based on race, color, religion, sex, national origin, age disability, **sexual orientation, gender identity or expression**, military status, status as a veteran or special disabled veteran, ancestry, or any other characteristic protected by applicable federal, state, or local laws.
- (b) Policy. In compliance with Title VII of the Civil Rights Act of 1964 as amended, and Ohio Revised Code 4112.01 et seq., it is the policy of the City:
 - (1) To provide equality of opportunity in employment with the City for all persons.
 - (2) To carry out all programs and activities in such a manner that no person shall, on the grounds of race, color, religion, sex, national origin, age, disability, **sexual orientation, gender identity or expression**, military status, status as a veteran or special disabled veteran, ancestry, be excluded from participation in, be denied the benefits of, or be subjected to discrimination or harassment with respect to such programs or activities.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Date: 02/15/22
Introduced By: Mr. Sigrist
Committee: Safety
Originated By: Ms. Houk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-06-22
1st Reading: 02/22/22
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-06-22

A RESOLUTION TO FORM THE GROVE CITY COMMUNITY DIVERSITY ADVISORY TASK FORCE

WHEREAS, the City of Grove City is a vibrant community, comprised of a diverse population of residents and businesses; and

WHEREAS, the City prides itself in its work to nurture a welcoming and inclusive environment for all; and

WHEREAS, the Mayor and Council desire that all individuals who live, work, visit or conduct business in the City of Grove City should feel welcome, and each individual is afforded the same respect and opportunity; and

WHEREAS, the growth of the City has inspired a desire to formalize the City's commitment to actively engaging its citizens to ensure that the needs of all demographics are being met and all residents and businesses feel that their interests are represented; and

WHEREAS, the Mayor and Council feel that programming and policymaking tied to this commitment should be shaped by citizens and business representatives from within Grove City; and

WHEREAS, the Mayor and Council wish to encourage a community dialogue with regard to all aspects of diversity, including but not limited to race, color, religion, sex, national origin, age, disability, status as a veteran or special disabled veteran, sexual orientation, gender identity, or gender expression.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Grove City Community Diversity Advisory Task Force is hereby established, as follows:

Grove City Community Diversity Advisory Task Force

- A. Composition – The Task Force will be comprised of twelve members, six (6) members selected from applicants, one (1) member appointed by the Chamber of Commerce, one (1) member appointed by Heart of Grove City, one (1) member appointed by Visit Grove City, one (1) senior member appointed by the Parks and Recreation staff, and two (2) youth members appointed by the Parks and Recreation staff, as well as one (1) ex officio member, which shall be the originator – Ms. Houk.
- B. Method of selection – The City will advertise for candidate applications within 14 days of the approval of this resolution via the City's website, "From the Grove" newsletter, and all social media sites. Interested applicants will be required to submit both a letter of interest and a short resume or biography to the Clerk of Council. All applications will be distributed to the Mayor

and Council Members for ranking. All rankings will be submitted to the Clerk of Council, who will notify the six candidates of their selection, within one week of receiving the rankings.

- C. Leadership – The Task Force will elect from its members a Chair, Vice Chair, and Recording Secretary.
- D. Meetings – The Task Force will determine its own meeting schedule.
- E. Duties – The Task Force will:
 - a. Explore opportunities to spur community conversations related to understanding different viewpoints and experiences in order to build on our strong community spirit.
 - b. Invite and engage with a wide array of community members and community partners to enrich their understanding of issues and concerns which may be present.
 - c. Evaluate relevant City policies, procedures, and practices relative to their support of the City's commitment to cultivating diversity, inclusion, and equity in all aspects of City administration and services.
 - d. Identify key areas requiring further exploration and a larger community discussion.
 - e. Suggest areas where educational and informational programming would be beneficial for Task Force Members, elected officials, City staff, or the community at-large.
 - f. Recommend long-term community goals, as well as strategies and required resources for meeting those goals.
- F. Reporting – The Recording Secretary will forward a copy of each set of approved minutes to the Clerk of Council. For the first year, commencing on the first Task Force meeting date, the Task Force will provide Council with a semiannual written update on its progress, findings, and recommendations. After twelve months (1 year), the Task Force will prepare and make a presentation to Council, and this reporting timetable will be reassessed.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 02/01/22
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Sponsor: Mr. Holt
Emergency: 30 Days: X
Current Expense:

No.: C-08-22
1st Reading: 02/07/22
Public Notice: 02/08/22
2nd Reading: 02/22/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-08-22

AN ORDINANCE TO APPROPRIATE \$2,550,000 FROM THE PINNACLE TAX INCREMENT FINANCING FUND FOR THE CURRENT EXPENSE OF IMPROVEMENTS TO WHITE ROAD, STATE ROUTE 104, AND PARK IMPROVEMENTS

WHEREAS, on July 20, 2020, City Council adopted Ordinance No. C-27-20, approving a Pre-Annexation and Development Agreement for 76+ acres of land abutting the Pinnacle Golf Club Community;

WHEREAS, as part of the Agreement, the city committed to funding certain public infrastructure improvements to White Road, State Route 104, and park improvements;

WHEREAS, in furtherance of the Economic Development Plan, and pursuant to Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 and Ordinance No. C-86-04, adopted by Council on September 20, 2004, (the "TIF Ordinance"), the City created three incentive districts and provided for the making of service payments in lieu of taxes by the owners thereof (the "TIF Revenue");

WHEREAS, this Council, for and on behalf of the Pinnacle TIF Development Area, desires to fund and complete certain public infrastructure improvements for White Road, State Route 104, and park improvements contained in Ordinance C-27-20.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Council hereby determines that the public infrastructure improvements for White Road and State Route 104 contained in Ordinance C-27-20 will directly benefit the parcels located in the Pinnacle Tax Increment Financing Development Area.

SECTION 2. There is hereby appropriated \$2,550,000 from the unappropriated monies of the Pinnacle TIF Fund to account number 203000.578000 for current expense of funding and completing certain public infrastructure improvements for White Road, State Route 104, and park improvements contained in Ordinance C-27-20.

SECTION 3. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Date: 02/15/22
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Sponsor: Mr. Holt
Emergency: 30 Days
Current Expense: XX

No.: C-14-22
1st Reading: 02/22/22
Public Notice: 02/23/22
2nd Reading: 03/07/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-14-22

AN ORDINANCE TO APPROPRIATE \$700,000.00 FROM THE PINNACLE TAX INCREMENT FINANCING FUND FOR THE CURRENT EXPENSE OF IMPROVEMENTS TO BUCKEYE PARKWAY

WHEREAS, on July 19, 2004, City Council adopted Resolution No. CR-52-04, approving the Pinnacle Club Economic Development Plan; and

WHEREAS, in furtherance of the Economic Development Plan, and pursuant to Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 and Ordinance No. C-86-04, adopted by Council on September 20, 2004, the City created three incentive districts; and

WHEREAS, the City is authorized to use Pinnacle Tax Increment Financing Revenue for public infrastructure improvements that benefit the Development Area; and

WHEREAS, this Council, for and on behalf of the Pinnacle Tax Increment Financing Development Area, desires to fund and complete certain public infrastructure improvements for Buckeye Parkway from Holton Road to Borror Road.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby determines the proposed infrastructure improvements benefit the Pinnacle Tax Increment Financing Development Area.

SECTION 2. There is hereby appropriated \$700,000.00 from the unappropriated monies of the Pinnacle Tax Increment Financing Fund to account number 203000.578000 for current expense of funding and completing certain public infrastructure improvements for Buckeye Parkway from Holton Road to Borror Road.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

Date: 02/15/22
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense:

No.: CR-07-22
1st Reading: 02/22/22
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-07-22

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 139.05 OF THE CODIFIED ORDINANCES FOR EMERGENCY ROOF REPAIRS FOR THE GROVE CITY WELCOME CENTER AND MUSEUM

WHEREAS, the roof of the Grove City Welcome Center and Museum is in need of emergency repairs;
and

WHEREAS, the City has received several quotes and the repairs will be in excess of the City's
competitive bidding threshold; and

WHEREAS, it is in the best interest of the City to waive formal bidding for this project so that the
repairs can be done in a timely manner because of the difficulties in obtaining materials due to supply chain
issues.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE
OF OHIO, THAT:

SECTION 1. The provisions of Section 139.05 of the Codified Ordinances are hereby waived for the
emergency roof repairs for the Grove City Welcome Center and Museum, as it is in the best interests of the
City to do so.

SECTION 2. The resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law