

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

February 18, 2020

Regular Meeting

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

Roll was called and the following members were present:

*Roby Schottke      Aaron Schlabach      Christine Houk      Randy Holt      Ted Berry*

1. Mr. Schottke moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Schlabach.

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|---------------|-----|
| Mr. Schottke  | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk      | Yes |
| Mr. Holt      | Yes |
| Mr. Berry     | Yes |

2. The Chair recognized Mayor Stage, who administered the Oath of Office to Kevin Koesters, Service Superintendent.
3. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-06-20 (Authorizing the Annexation of 0.4+ Acres located on State Route 104 from Jackson Township to the City of Grove City) was given its second reading and public hearing.

Mr. Schottke explained that this is for the realignment of S.R.104 and Holton Road. This provides for the annexation to be filed with the County. Once the County approves the annexation, the City will control that portion of the road in order to put up the traffic light, etc.

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

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|---------------|-----|
| Mr. Schlabach | Yes |
| Ms. Houk      | Yes |
| Mr. Holt      | Yes |
| Mr. Berry     | Yes |
| Mr. Schottke  | Yes |

2. Ordinance C-08-20 (Authorize the City Administrator to enter into a Right-Of-Way Median Occupation and Maintenance Agreement with Indus Grove City Hotel LLC) was given its first reading. Second reading and public hearing will be held on March 02, 2020.
3. Ordinance C-09-20 (Accept Real Property from Hennigan's Grove Association, Inc.) was given its first reading. Second reading and public hearing will be held on March 02, 2020.
4. Resolution CR-02-20 (Approve the Development Plan for Hidden Chase located east of Broadway and North of Orders Road) was given its reading and public hearing.

Mr. Forest Gibson, rep. owner, explained this is an age-focused project. He agreed to the stipulations set by Planning Commission.

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

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| Mr. Holt      | Yes |
| Mr. Berry     | Yes |
| Mr. Schottke  | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk      | Yes |

5. Resolution CR-03-20 (Approve the Preliminary Development Plan for the Castro Home located on Arbutus Avenue) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that this is in the older section of the City, which have small lots. While they support the project, they recommended rezoning to PUD-R to make it easier to handle all the setback issues.

Mr. Patrick Castro, applicant, was present to answer any questions.

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

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|---------------|-----|
| Mr. Berry     | Yes |
| Mr. Schottke  | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk      | Yes |
| Mr. Holt      | Yes |

**The Chair recognized Mr. Schlabach, Chairman of Safety, for discussion and voting under said Committee.**

1. Ordinance C-10-20 (Authorize the City Administrator to enter into an Agreement with Jackson Township for Dispatching and Communication Services) was given its first reading. Second reading and public hearing will be held on March 02, 2020.
2. Resolution CR-04-20 (Waive the Provisions of Section 529.07(b)(3) of the Codified Ordinances for the Wine & Arts Festival on June 19 – 20, 2020 in the Town Center) was given its reading and public hearing.

Mr. Andy Furr, Dir. of Town Center Inc., was present and explained that this is the ninth year for this festival. It is now the second largest wine festival in the State of Ohio.

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

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|---------------|-----|
| Mr. Schottke  | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk      | Yes |
| Mr. Holt      | Yes |
| Mr. Berry     | Yes |

3. Resolution CR-05-20 (Waive the Provisions of Section 529.07(b)(3) of the Codified Ordinances for the Tacos and Tequila Festival on July 11, 2020 in the Town Center) was given its reading and public hearing.

Mr. Furr explained that this has been discussed for several years and was born out of area businesses who made the suggestion for this type of event. He said after two years of review, they are ready to launch it.

Ms. Houk shared her concerns over this new event. She said there are many alcohol events and the DORA has been added to the Town Center. She is concerned about the message we are sending to the community. Mr. Furr said they are always striving to be responsible and do their due diligence. They have liability insurance; their volunteers take training; they pay for special duty police. He said he worked hard to have DORA legislation adjusted so there was another tool in the toolbox to bring people downtown and visit the establishments. He said they keep their price points at a level to assist in helping those be responsible.

Mr. Berry shared concerns over this added event and asked for a more family event. He said Town Center Inc. does a fabulous job with their events, but would rather see a more family targeted event.

Mayor Stage said with this added event, there would be three alcohol events in a six (6) week period. He feels it is just too many alcohol-related events. He said he would rather see them have different events to make money on.

Mr. Schlabach pointed out that in all the years and all the events that have occurred, there have been no significant issues. He said he doesn't mind family events, but has no objection to this one.

Mr. Holt asked Chief Butsko asked if the Police could handle this. Chief Butsko said they are always concerned with safety and they work with Mr. Furr on every event. He said this looks like similar events that have taken place and he is neutral on this event. Mr. Holt said he has attended the Wine and Bourbon Festivals. He said his whole family comes and they also visit the local businesses in the Town Center. He sees no issues with this event.

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

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|---------------|-----|
| Mr. Schlabach | Yes |
| Ms. Houk      | No  |
| Mr. Holt      | Yes |
| Mr. Berry     | No  |
| Mr. Schottke  | Yes |

4. Resolution CR-06-20 (Waive the Provisions of Section 529.07(b)(3) of the Codified Ordinances for the Bourbon Festival on August 08, 2020 in the Town Center) was given its reading and public hearing and Mr. Schlabach moved it be approved; seconded by

Mr. Furr said Mr. Jim Canepa, Superintendent of Ohio Liquor Control, has recognized them and approached them about having a pop-up Liquor Store in order to sell bottles by the Ohio Distillers. He said this would promote local distillers and Plum Run. It would be for off-premise consumption only.

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

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|---------------|-----|
| Ms. Houk      | Yes |
| Mr. Holt      | Yes |
| Mr. Berry     | Yes |
| Mr. Schottke  | Yes |
| Mr. Schlabach | Yes |

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

1. Resolution CR-07-20 (Support Issue 20 for the Southwest Public Libraries Renewal Levy on March 17, 2020) was given its reading and public hearing.

Mr. Mark Shaw, Dir. of SWPL, spoke in support of this resolution and the renewal of their Levy. He said it is a straight renewal with no increase in millage. He shared statistics of the growing usage of the Library.

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

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|---------------|-----|
| Mr. Holt      | Yes |
| Mr. Berry     | Yes |
| Mr. Schottke  | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk      | Yes |

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

1. Ordinance C-11-20 (Authorize the Mayor and City Administrator to enter into a Contract with the Fraternal Order of Police, Capital City Lodge #9 and declare an emergency) was given its first reading.

Mr. Holt explained that this is the approval of the FOP Contract that Council agreed to the Fact Finder's Report on at the last meeting.

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

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|---------------|-----|
| Mr. Berry     | Yes |
| Mr. Schottke  | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk      | Yes |
| Mr. Holt      | Yes |

Mr. Holt moved it be approved as an emergency measure; seconded by Ms. Houk.

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|---------------|-----|
| Mr. Schottke  | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk      | Yes |
| Mr. Holt      | Yes |
| Mr. Berry     | Yes |

**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 thanked the members of the FOP on the negotiation of the Contract. He announced a meeting tomorrow of the Workforce 2050. He expressed condolences to the family of Stu Gibboney and the family of Marilyn Carn-Bane who passed last week.
2. Council recognized a group of Grove City High School Students who are doing a project for the AP Government class.
3. After comments from Council and Administrative staff members, a motion to adjourn the regular session was approved by unanimous consent.

Council adjourned the regular meeting at 8:06 p.m. and moved into their Work Session.

**WORK SESSION**

Following the Regular meeting of Council, Members met for a work session to review a portion of the 2020 Goals and Objectives. Ms. Houk said Council is going to take a bite out of the Goals/Objectives List this evening. As the year continues, items can be adjusted. The following items were reviewed:

1. Higher Education Building

Mayor Stage said we are still working with Columbus State, Ashland University, Ohio Dominican, and Franklin University to find the right facility that they can share to accommodate two and four-year degree programs. He said it is a long process and we will get there in time. Mr. Schlabach said he takes all his classes on-line and wondered if it is still needed. Mayor Stage said that there is still a need for a physical presence and just like the library, it is still needed in some capacity. Council voiced ideas for trade school space and proxy space.

2. 2050 Workforce Development Project

Mr. Walters explained that our businesses have expressed the need for finding qualified workers and keeping current employees. He passed out a booklet on how to this committee is attempting to tackle these issues. Tomorrow is their next meeting. There will be speakers from COTA Plus, Columbus State, SWCS, Workforce Development Board, and Tigerpoly. Then there will be time for the businesses to network.

Mr. Berry said it is just as important to retain businesses as it is to bring in new ones. He complimented staff.

3. Senior Citizen Advocate Position

Mayor Stage said there are many areas where we have had senior advocates. He said this position would not be a new hire, but someone who can assist our seniors navigate through any judicial issues. They would be the point person with the Senior Center and all the senior living/nursing homes, as well.

4. Zoning Code

Mr. Rauch passed out a two page report on their process of review. He said the goal is to have it completed by the end of the year. The timeline suggests a meeting in April to review Titles One and Two. Council requested these Titles well in advance of any meeting.

5. Corridor Strategies for SR665/62 & Hoover/Zuber

Mr. Rauch passed out maps for each corridor. He said they are working with EMH&T to develop the design and address all sanitary sewer services. He said this area is slated for commerce and could bring

11,000 jobs to the community. He said they are also working with SWACO to incentivize development of the area. He said they would like to see a campus environment. He said one of the next steps is to engage ODOT which may cost \$60,000.00.

6. SR 104 Corridor

Mr. Schottke passed out a proposal for a Lands Committee to bring interested parties together to create a strategy. Mr. Rauch said he asked EMH&T to work on this last year. He said he could get that information to Council. Mayor Stage said this is really going to be driven by ODOT. Mr. Schottke said all the information needs to be gathered in one place and shared with everyone so Council can make best decisions when approving new development along this corridor. Mayor Stage in an effort to manage expectations, he wants to make sure it is understood that this road is controlled by ODOT.

Ms. Houk said there is a lot of public sentiment over what has already been approved along this corridor. They don't believe there is any plan. She appreciates Mr. Schottke's effort to bring all the information together so everyone has access. She said maybe we can find a way to piece together one win at a time to make this a safer roadway and attempt to accelerate improvements along that corridor. She said she finds value in having the conversation.

Mr. Berry said there needs to be an effort to create a shared vision of what S.R. 104 should be before going to ODOT.

7. Cultural Arts Commission

Mr. Berry said he has a draft that he will send out later. He said this is for dance, art, cultural arts and nothing to do with history. He said he will continue to pursue this.

8. Parks

a. *Beulah Amphitheater/Beulah Park*

Total price is almost \$4 million, and will be done in phases.

Ms. Conrad said a grant has been applied for and may end up being a 2021 project.

b. *Pickleball Courts*

Ms. Conrad said they have settled on building the courts off Babbert Way, in Windsor Park. She and Mr. Vedra met with members of the Pickleball group and they are pleased with this location.

c. *Old Library Site*

They spoke with a third company for a concept.

d. *Pinnacle Park*

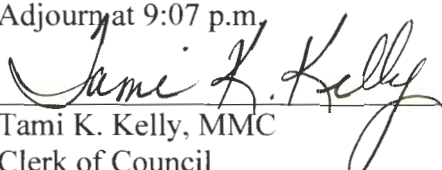
There is some TIFF money set aside for this and are waiting on EMHIT for an updated plan.

e. *YMCA/Community Center*

Ms. Conrad said the plan is to have some community meetings to get feedback.

A motion was made to adjourn the Work Session and was approved by unanimous consent.

Adjourn at 9:07 p.m.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Christine Houk  
Chair

CITY OF GROVE CITY, OHIO  
COUNCIL CAUCUS NOTES

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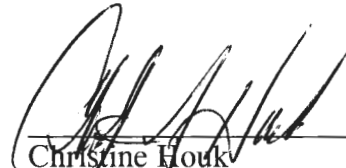
Council met at 6:30 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Ms. Kelly submitted a Liquor Permit for Ashley LLC to Council, who had no objections.

Council retired to the Chambers to begin the Regular meeting.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Christine Houk  
Chair