

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

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

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

2. Mr. Berry moved to excuse Mayor Stage; seconded by Mr. Schottke.

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

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-78-21 (Amend the Zoning Text for Trailview Run & Treetops @ Trailview Run located at 1419 Borrar Road as adopted by Ord. C-28-18) was given its second reading and public hearing.

Mr. Schottke explained that this zoning amendment allows for fences. He said Mr. Rauch, Dir. of Dev., just advised him that the petitioner would like to remove wood from the allowable material.

Mr. Schottke moved to remove the word “wood” from the new language in Section G, page 4; seconded by Ms. Houk.

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

Ms. Molly Ewin, representing petitioner, confirmed that they are amenable to removing wood as an allowable material from Section G.

Ms. Angela Streeter, resident, asked about the maintenance of these fences. Mr. Schottke explained that these would be on private property and the property owner would be required to maintain their

fence. Mr. Rauch stated that a fence permit would be required to meet normal Code requirements and maintenance issues would be handled through the Building Division. Ms. Streeter asked about the use of stone and brick. Ms. Ewin stated that fencing has to meet the Zoning Text and get approval from the Design Review Board. A pile of bricks would not be allowed. Ms. Streeter then confirmed that fences would not be permitted in the no build zone.

Ms. Kleinschmidt, resident, voiced concern over the word "wall" in the zoning text. She wondered about a stone or brick wall. Mr. Schottke suggested removing the word "wall". Ms. Ewin agreed.

Mr. Schottke moved to remove the word "wall" from the new language in Section G, page 4; seconded by Mr. Berry.

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

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

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

2. Ordinance C-05-22 (Amend Ordinance C-55-20, an ordinance to accept the Plat for Hidden Meadows and declare an emergency) was given its first reading.

Mr. Schottke explained that the property was sold after the Plat was approved by Council. Before the Plat can be recorded, the new owner's name must show on the Plat. He said this is a technical issue and is being requested as an emergency, so as not to detain the construction of homes any longer.

There being no additional questions or comments, Mr. Schottke moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Holt.

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

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

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

3. Ordinance C-06-22 (Appropriate a 0.569 acre Fee Simple Right-Of-Way, without limitation of existing access rights, from Patricia A. Young at 4348 Harrisburg Pike, for the public purpose of constructing roadway improvements and declaring an emergency) was given its first reading.

Mr. Smith, Dir. of Law, explained that this is for a road improvement project. He said out of nine property owners, they have settled with eight. This is the last portion of right-way-needed for the project. He said this is unique because the needed property is subject to State Highway Easement and cannot be used for anything by the property owner. Although State Law allows for the purchase of the ground for \$1.00, the City offered \$300.00, which is the State minimum for an ODOT project. He said they reached out the property owner again today, but did not hear back.

Mr. Burket, resident on Grasssle Rd., stated that he is puzzled about the length of the appropriation as other property owner's names are shown along the length of property to be taken. Mr. Smith and Mr. Keller, City's Consulting Engineer, explained that this is an odd shaped parcel and the length of the right-of-way is attached to and owned by the Young's only.

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

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

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

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

4. 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) was given its first reading. Second reading and public hearing will be held on 2/22/2022.
5. Resolution CR-01-22 (Municipal services that can be furnished to 63.02+ acres located at 5744 and 5460 Haughn Rd in Jackson Township upon its Annexation to the City) was given its reading and public hearing.

Mr. Schottke explained that this and the next four (4) resolutions are all part of the annexation process. These resolutions indicate the municipal services that can be provided upon annexation.

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

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

6. Resolution CR-02-22 (Municipal services that can be furnished to 98.58+ acres located at 5316 Harrisburg Pike in Jackson Township upon its Annexation to the City) was given its reading and public hearing and Mr. Schottke moved it be approved; seconded by Mr. Berry.

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

7. Resolution CR-03-22 (Municipal services that can be furnished to 5.55+ acres located at 5873 Haughn Road in Jackson Township upon its Annexation to the City) was given its reading and public hearing 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

8. Resolution CR-04-22 (Municipal services that can be furnished to 102.86+ acres located West of Hoover Road and South of State Route 665 in Jackson Township upon its Annexation to the City) was given its reading and public hearing Mr. Schottke moved it be approved; seconded by Mr. Holt.

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

9. Resolution CR-05-22 (Municipal services that can be furnished to 295.7+ acres located East of S.R. 62 and North of S.R. 665 in Jackson Township upon its Annexation to the City) was given its reading and public hearing and Mr. Schottke moved it be approved; seconded by Ms. Houk.

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

The Chair recognized Ms. Houk, Chairman of Service, for discussion and voting under said Committee.

1. Ordinance C-02-22 (Authorize the City Administrator to enter into an Agreement with the City of Columbus for the Installation and Maintenance of a Monitoring Well) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that with the development of the Pinnacle Quarry subdivision, the existing monitoring well will be disturbed. The city of Columbus is requesting a new well be installed and this agreement will allow for a new monitoring well on the portion of ground to be dedicated to Grove City as a park.

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

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

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

1. Ordinance C-03-22 (Authorize the City Administrator to enter into Agreements with Agile Networks) was given its second reading and public hearing.

Mr. Hurley, Dir of Information Systems, explained that this is a renewal Agreement of fiber lines and two (2) connectivity links. It remains at the same price.

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

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

2. Ordinance C-04-22 (Authorize the Mayor and City Administrator to enter into an Agreement with the Fraternal Order of Police, Capital City Lodge #9) was given its second reading and public hearing.

Mr. Boso, City Admin., explained this will be a three (3) year contract and calls for a 3% pay increase each year. He said this covers all patrol officers, sergeants and lieutenants. He said in the third years, the base salaries will be: \$110,030; \$126,804; \$142,918.00, with a total cost of \$1.6 million.

Mr. Bryan Toth, FOP Rep., stated that the contract went through quickly. He said the wages reflect the unique job of an officer, who put their life on the line every day and they do a fine job for this community.

Mr. Boso also noted that compared to the County, this agreement will put Grove City officers at the top. He said Columbus is next and other communities come close to what this contract will provide.

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

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

3. Ordinance C-08-22 (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) was given its first reading. Second reading and public hearing will be held on 2/22/2022.

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

1. Mr. Bob Ruth, resident, voiced his opposition to tax incentives being provided by the City. He feels that Council and the public deserve more even-handed information. He provided each Council Member with a list of suggestions to use which he feels would bring a more balanced approach in the future.
2. Mr. Cory Edwards, resident, voiced opposition/concern to the new road being constructed to connect Tournament Way to Holton Road, through city park ground. He shared concerns over safety and this road becoming a drag strip. He asked if any impediments/barriers are planned along this road. *Mr. Boso*, said there no barriers planned at this time. He said the Administration feels a second entrance to the subdivision provides safety for the residents. He said there could be a separate conversation about limiting access.
3. Mr. Andy Furr, Director of Heart of Grove City, provided his report on the events and promotions of Grove City. He stated that the City's grant is 1/3rd of their entire budget. It covers daily operations and up-front marketing costs. He provided Council with his report and asked if they had any questions.

Mr. Berry asked if the park they are using for events now is meeting their needs. Mr. Furr said, so far – it is. Mr. Berry asked if there is any amenity in that park that would help him. Mr. Furr said electric would be a huge help. *Mr. Schottke* asked if there is any idea of how many people outside Grove City come to their events. Mr. Furr said during the Wine Festival, they had a volunteer in 2019 that reviewed the attendance and determined that 28 – 30% was from outside the city and of that, 14% was from out of State. *Ms. Houk* recognized the long list of events and how they are driving foot traffic to the Town Center. She said there is the demand and it is assisting the businesses. Mr. Furr said it is a partnership and those businesses make their organization stronger. *Mr. Sigrist* asked about a sculpture that he received a phone call on. Mr. Furr said there was a sculpture contest several years ago that Town Center Inc. retained ownership. Mr. Robinette got some money set aside several years ago. He said they have been working with the Administration to find the right location for the Heritage Tree. *Mr. Berry* asked if Mr. Furr has an idea of how much primary and secondary investment comes into the community. Mr. Furr said they know ticket sales for primary but do not how much comes in for secondary investment. They try not to impose on the businesses. What they do get are comments like: that was the best day we have had in a year. He said they would like to work on getting a secondary number and will come up with some type of system. Mr. Berry commented that he does a lot for a small budget.

4. Mr. Daryl Schlosser, resident, voiced concerns over the new roadway connecting to Holton Road. He feels this will impact their quietness; increase traffic; increase crime; etc. He noted that there is a lot of pedestrian traffic in the area also, to watch for. He feels if they can control the access for safety vehicles only, it would be a better solution.

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

1. Mr. Smith reported that the RFP for electric aggregation was completed and will be published on the website. The consultant will also send it out to suppliers to request proposals. He said they anticipate getting all proposals back by mid-March.
2. Mr. Schottke expressed condolences to the John Allen family, who was a former teacher and coach.

Suggestions

COST-BENEFIT ANALYSIS OF TAX INCENTIVES

Each written cost-benefit analysis should be presented at the first reading of a tax-incentive ordinance, if not earlier. This would allow Council members and the public enough time to read and fully understand it. The analysis should be written in every-day language, not legalese.

Below is some of the information that could be included in such an analysis:

- 1) Names of each property tax-financed agency that would be affected by the tax incentive.
- 2) Percentage of the property taxes to be abated for the agencies and the length of time of the abatements.
- 3) Estimates – even if they are merely ballpark estimates - of the value of the future development that would benefit from the tax incentive. (In the past, the administration has produced such estimates. The most recent example was the administration's Dec. 20 presentation of the Medical and Innovation Gateway project.)
- 4) Estimates of the increased revenue to be lost by agencies because of the tax incentive. (Once the future development's value is estimated, it should be relatively easy to determine the amount of increased revenue lost by agencies.)
- 5) Estimates of the annual increased income that each agency would receive once the tax incentive expires.
- 6) Estimates of the number of years it would take each agency to recoup the tax revenue increases it lost during the life of the tax incentive.

To be fair, an analysis should also include pro-tax incentive information: Estimates of how many new jobs would result from a development, amount of city income tax revenue expected from these new jobs, value of buildings and equipment in a proposed development, etc.

by Bob Luth

3. Mr. Berry announced a special meeting of Council on Saturday, 2/12/22 at 8:30 a.m. for a roundtable discussion between Council and the Administration.
4. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 8:20 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

Feb. 07, 2022

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

Council Members reviewed the Agenda items.

Ms. Kelly reviewed the Liquor Permits for Lilly's Kitchen Table with Council and reported that the Administration had no issues with these requests. Council determined there was no need to request a hearing, by unanimous consent.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Ted. A. Berry
President