

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

January 21, 2020

7:00 p.m.

Regular Meeting

Presentations: Oaths of Offices

LANDS: Mr. Schottke

Ordinance C-02-20 Approve a Special Use Permit for an Automotive Dealer for Gibby's Auto Exchange located at 3420 Mill Street. First reading.

Ordinance C-03-20 Accept the Plat of Courtyards at Beulah Park. First reading.

FINANCE: Mr. Holt

Ordinance C-01-20 Amend Ordinance C-51-19 to Change the Payment Terms for the Purchase of Real Property. Second reading and public hearing.

Ordinance C-04-20 Appropriate \$2,215,700.00 from the Capital Improvement Fund and the Pinnacle Tax Increment Financing Fund for the Current Expense of Improvements to Borror Road and declare an emergency.

Ordinance C-05-20 Appropriate \$42,008.00 from the General Fund for Central Ohio Transit Authority Agreement. First reading.

ON FILE: Minutes of: 01/06/19 Council Meeting; 01/07/19 Plan. Comm.

Date: 01/14/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-02-20
1st Reading: 01/21/20
Public Notice: 1/22/20
2nd Reading: 02/03/20
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-02-20

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AN AUTOMOTIVE DEALERSHIP FOR GIBBY'S AUTO EXCHANGE LOCATED AT 3420 MILL STREET

WHEREAS, Gibby's Auto Exchange, applicant, has submitted a request for a Special Use Permit for a Wholesale Automotive Dealership located at 3420 Mill Street; and

WHEREAS, on January 07, 2020, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulation:

1. Outdoor storage of vehicles, vehicular parts, related supplies, tools and materials shall be prohibited.

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)Ae is hereby issued to Gibby's Auto Exchange, located at 3420 Mill Street, contingent upon the stipulation set by Planning Commission.

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

Christine Houk, 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: 01/14/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-03-20
1st Reading: 01/21/20
Public Notice: 1/22/20
2nd Reading: 02/03/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-03-20

AN ORDINANCE TO ACCEPT THE PLAT OF COURTYARDS AT BEULAH PARK

WHEREAS, Courtyards at Beulah Park, a subdivision containing lots 1 - 103 inclusive, and areas designated as Reserve "A", "B", "C", & "D" 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 Courtyards at Beulah Park, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1388, containing 20.686 acres of land, more or less. Said 20.686 acres being part of those tracts of land conveyed to Epcon Beulah 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.

Christine Houk, 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: 12/30/19
Introduced By: _____
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-01-20
1st Reading: 01/06/20
Public Notice: 01/07/20
2nd Reading: 01/21/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-01-20

AN ORDINANCE TO AMEND ORDINANCE C-51-19 TO CHANGE THE PAYMENT TERMS FOR THE PURCHASE OF REAL PROPERTY

WHEREAS, Ordinance C-51-19 authorized the purchase of Tax Parcel No. 160-000648-00 located at 3160 Demorest Road; Tax Parcel No. 160-000646-00 located at 4310 Grove City Road; Tax Parcel No. 160-001416-00 located at 4310 Grove City Road and Tax Parcel No. 160-000972-00; and

WHEREAS, the City was going to pay \$100,000.00 on closing in 2019 and deliver a promissory note for the balance of the purchase price for payments in 3 equal installments, with interest, beginning in 2020 and ending in 2022; and

WHEREAS, the Seller did not want to close on the sale of the property until 2020; and

WHEREAS, the City and Seller agreed to revise the structure of the payments for the purchase of real property.

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

SECTION 1. Section 2 of Ordinance C-51-19 is hereby amended as follows: The City shall pay \$560,000.00 (purchase price) to be paid, without interest, as follows:

\$137,500 at closing on January 2, 2020
\$137,500 on January 4, 2021
\$137,500 on January 3, 2022
\$137,500 on January 2, 2023

SECTION 2. The remainder of the provisions of Ordinance C-51-19 shall remain in effect.

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

President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this

Date: 01-14-20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Berry
Emergency: 30 Days: XX
Current Expense:

No.: C-04-20
1st Reading: 01/21/20
Public Notice: 01/22/20
2nd Reading: 02/03/20
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-04-20

AN ORDINANCE TO APPROPRIATE \$2,215,700.00 FROM THE
CAPITAL IMPROVEMENT FUND AND THE PINNACLE TAX INCREMENT
FINANCING FUND FOR THE CURENT EXPENSE OF IMPROVEMENTS TO
BORROR ROAD AND DECLARE AN EMERGENCY MEASURE

WHEREAS, the City has entered into a Cooperative Agreement with Franklin County and Jackson Township to reconstruct and improve Borrer Road; and

WHEREAS, Jackson Township received bids on September 27, 2019 for improvements to Borrer Road and have identified Complete General as the low bidder; and

WHEREAS, Complete General has agreed to hold bid pricing on the project (\$5,272,276.00) until January 25, 2020; and

WHEREAS, the Township, City, and County have been awarded an Ohio Public Works Commission grant in the amount of \$936,478.00 and a loan in the amount of \$2,824,478.00 of which the City is responsible for \$2,328,761.00 at an interest rate of 0%; and

WHEREAS, the City has \$642,500 on deposit from the receipt of private development partner contributions and anticipates receiving an additional \$355,270.00 for a total of \$997,770.00 funding towards the project; and

WHEREAS, the cooperative agreement instructs the City to provide financial support to the project in the amount of \$995,000.00; and

WHEREAS, the City has provided financial support to the project in the amount of \$741,795.00, leaving a balance of \$253,205.00 to be funded; and

WHEREAS, the total cost including engineering, land acquisition, permitting, construction and construction administrative services is estimated to be \$7,183,406.00; and

WHEREAS, the costs of the overall project have exceeded the original Ohio Public Works Commission estimate requiring additional funding of \$964,680.00; and

WHEREAS, the City has coordinated with the Franklin County Engineer's Office to secure an additional \$600,000.00 for the project through the County's Five Dollar Rotary Fund; and

WHEREAS, the City has committed to provide additional financial support to the project in the amount of \$364,680.00; and

WHEREAS, an emergency exists for the health, safety, and general welfare of the community in that funds must be available and appropriated in order to utilize current pricing.

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

SECTION 1. There is hereby appropriated \$1,597,770.00 from the unappropriated monies of the Capital Improvement Fund to account number 305000.603209 for the current expense of the Borror Road improvements.

SECTION 2. Council hereby determines that Borror Road improvements are a public infrastructure improvement that directly benefit the parcels located in the Pinnacle Tax Increment Financing Development Area. The Borror Road improvements will benefit the Pinnacle Tax Increment Financing Development Area by addressing current and future traffic demands, utility improvements, pedestrian facilities and addressing other deficiencies.

SECTION 3. There is hereby appropriated \$617,930.00.00 from the unappropriated monies of the Pinnacle TIF Fund to account number 203000.578000 for the current expense of the Borror Road improvements.

SECTION 4. For reasons stated in the preamble, this ordinance is hereby declared an emergency measure and shall therefore go into immediate effect.

Christine A. Houk, 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

I Certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance

Date: 01-14-20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Ms. Houk
Emergency: 30 Days: XX
Current Expense:

No.: C-05-20
1st Reading: 01/21/20
Public Notice: 01/22/20
2nd Reading: 02/03/20
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-05-20

AN ORDINANCE TO APPROPRIATE \$42,008.00 FROM THE GENERAL FUND FOR THE CENTRAL OHIO TRANSIT AUTHORITY AGREEMENT

WHEREAS, in 2019, this Council approved Ordinance C-19-19 that implemented a pilot program with the Central Ohio Transit Authority to provide on-demand micro-transit service in a portion of the City; and

WHEREAS, this Project provided "last-mile" connection for workers and businesses located in the City, but was limited in the area in which the service was available; and

WHEREAS, within the existing agreement, Section 3.1 and 3.2 allow for the expansion of COTA Plus service City wide as a pilot from April 15, 2020 to July 15, 2020; and

WHEREAS, for the second year of the Project, the City and COTA wish to extend the service City wide; and

WHEREAS, the City and COTA will share the cost equally for the expanded service.

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

SECTION 1. There is hereby appropriated \$42,008.00 from the unappropriated monies of the General Fund to account number 100120.551300 for the Current Expense of said purchase and related expenses.

SECTION 3. This Ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine A. Houk, 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

I Certify that there is money in the treasury, or