

GROVE CITY, OHIO COUNCIL MINUTES

January 04, 1993

Regular Meeting

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

<i>Brian Buzby</i>	<i>William Ferguson</i>	<i>William Buckley</i>
<i>John Mountain</i>	<i>Charles Cotton</i>	

1. Mr. Ferguson moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Buckley.

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Mountain	Yes
Mr. Ferguson	Yes

The Chair recognized Mr. Cotton, chairman of Lands & Zoning, for discussion and voting of legislative agenda items under said committee.

1. Mr. Cotton moved that Ordinance C-35-92 (Repeal Ord. C-75-89 and reestablish its use for park land), be removed from the agenda; seconded by Mr. Buckley.

Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Mountain	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes

Mr. Cotton announced that the City was still waiting for the release from EPA on this site.

Mayor Stage stated that he knew that there were people here this evening that were interested in this ordinance and he wanted them to understand the action that was just taken. He said that Council is letting this ordinance drop and die. We are waiting on further EPA information and the Administration still favors development of the property as a business. They have a company interested in building there and will continue to pursue this avenue.

Mr. Bill England spoke on behalf of the Town Center Committee. He referred to a petition with 58 signatures from the area wishing to see this property developed commercially. He asked that their committee be informed if this issue comes back up again. Mayor Stage assured him that Shannon Hamons would be in touch with the Town Center Merchants.

Mr. Gary Sigrest Sr. asked - if we received a letter tomorrow from the EPA clearing the site, where are we on the issue of park versus commercial? Mr. Cotton said that the process would have to start all over again. Mr. Sigrest said that this is not dead then. Mr. Cotton stated that the issue may not be dead but, this ordinance is. Mayor Stage reiterated that the Administration is in favor of commercial use and will continue to pursue that use. If Council wants it to be park land after additional information is received, they have the right to put another ordinance on the agenda requesting that. Mr. Buckley stated that this was his ordinance and that the ideas and plans that he has seen from Administration are not bad. He feels that downtown needs additional green space and wanted to see something other than a rectangle building taking up the entire lot. What has been suggested is a combination of the two which he likes. The approach now is what will be the best for downtown.

2. Mr. Cotton moved that Ordinance C-108-92, Resolutions CR-75-92 and CR-1-93 (rezoning, prelim. & final dev. plan for Christina Villas on Hoover Road) be postponed until February 1, 1993; seconded by Mr. Buckley.

Mr. Buzby	Yes
Mr. Mountain	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes

Mr. Cotton stated that this project is still waiting on FEMA approval and was being postponed for that reason.

Mr. Jim O'Block, resident in Hoover Crossing, expressed concern about the setback of 25 feet. He felt that a wider buffer is necessary. President Buzby stated that he was going to suggest to the developer to hold a meeting for the surrounding residents.

3. Ordinance C-3-93 (rezone property at Stoner Drive & immediately south of Board of Education from A1 & A2 to PUD-R) was given its first reading. Second reading & public hearing will be held February 15, 1993.
4. Resolution CR-2-93 (Preliminary Development Plan for Grove City Manor at Stoner Drive) was given its reading and Mr. Cotton moved to postpone this resolution until February 15, 1993; seconded by Mr. Buzby.

Mr. Mountain	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes

The Chair recognized Mr. Buckley, Chairman of Finance, for discussion and voting of the legislative items under said committee.

1. Ordinance C-1-93 (Appropriate \$15,515 from the General Fund for Current Expenses) was given its first reading & since it appropriates for current expenses, Mr. Buckley moved it be approved; seconded by Mr. Cotton.

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Mountain	Yes

2. Ordinance C-2-93 (Appropriate \$9,000 from DARE Fund for Current Expenses) was given its reading and since it appropriates for current expenses, Mr. Buckley moved it be approved; seconded by Mr. Ferguson.

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Mountain	Yes
Mr. Ferguson	Yes

President Buzby recognized the Mayor regarding a Safety issue.

1. Mayor Stage stated that this was in regard to a letter sent to Mr. Clark, dated December 18, 1992 over a situation in Parkridge and the "dumping and sewage treatment plant on Hoover Road". In addition, a letter was received by Mr. Charles Boso from Council Member Ferguson referencing the Parkridge Environmental Situation. (This letter is attached hereto and made apart of these minutes.) In that letter he stated that Mr.

Clark had advised him that all correspondence regarding environmental issues as they relate to Parkridge should be directed to Mr. Boso. It expressed the concerns of the Parkridge residents and asked the Administration to set up a meeting with these residents. The Mayor responded by stating that they have not been "Waiting until it goes away". They have contacted the County Prosecutor, Attorney General and have contracted with Columbus Testing Laboratory to work on this site. Mayor Stage said he didn't know, other than political reasons, why he said "we are postponing as we do other problems until it goes away".

Mr. Ferguson said that he had been contacted by the Assistant County Prosecutor who had been contacted by this organization to help them get answers that they have not been able to receive from Administration on their own. In his discussions with the Prosecutor office, he was told that they have done all they could and was invited to see what he could do. He told the Asst. Prosecutor that he would send a letter to Administration. He said that it is not political, but, this has been going on since August and he letter was only trying to communicate, the best way he could, the concerns of the people and obtain those answers.

Mayor Stage said that as far as the sewer treatment plant was concerned they have done something. Soil samples were taken and no toxicity was found. The shooting range has been shut down and we are in the process of having a professional tell us "what has to be done to clean it up". Mr. Blackburn also commented that on December 15, 1992 he and the County Prosecutor met at the 17 acre site as a follow-up to residents complaints. Mr. Blackburn said that he has not heard from him since that meeting and on the surface, the Prosecutor didn't feel that there was any problem, however, after he left Mr. Blackburn he was going to go look at other areas of concern - not once did he mention anything about the City cleaning it. Basically, we are looking at two - four different facilities. Mr. Buckley said it was his understanding that Mr. Blackburn met with the EPA at the 17 acre site and he has followed their recommendations with respect to cleaning this site up. As far as the sewer treatment plant was concerned, the core samples taken didn't show anything wrong and we can't spend taxpayers money if we are told no problems exist. He indicated that we are not here to hide anything, but, are here to protect the citizens of Grove City and these sites will continue to be monitored for the time being.

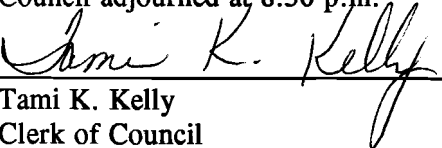
President Buzby asked that any New Business to be brought before Council, be done so at this time.

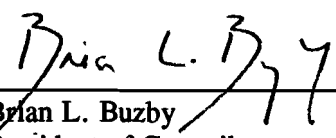
1. Ms. Theresa Mills addressed Council with regard to the concerns of P.A.R.T.A. (Parkridge Area Residents Take Action) with respect to the 17 acre site off of Marlane Drive and the old sewer treatment plant. To date, they have not received answers or even acknowledgement to their questions by Administration. She has met with the Ohio EPA, the Department of Health and contacted the County Prosecutors office in attempt to get help on these issues and on December 15, 1992 a list of 20 questions was submitted to Mr. Ferguson requesting his assistance. She said she realizes that some of the questions are technical, however, she wanted to know when the citizens of Grove City would receive answers to their concerns. She noted that this is not a Parkridge problem, the areas of concern are not even in Parkridge and this evening there were people in attendance from other subdivisions in Grove City. In closing, she directed a statement to Chief McKean. She said that she was told that because of the questions raised by her association, that the firing range had been closed. She said that at no time did she want this done, however, she did say that our police officers deserved better than a firing range on a dump.

President Buzby recognized the Mayor, members of administration and council for closing comments.

1. Mayor Stage said that we did not have a very good January 1. There was a lot of police activity. As far as everything else, our financial picture looks good and we look forward to a good year.
2. After additional comments from Administration, the Chamber and Council, Mr. Buckley made a motion to adjourn; seconded by Mr. Ferguson. Motion carried.

Council adjourned at 8:50 p.m.


Tami K. Kelly
Clerk of Council


Brian L. Buzby
President of Council

Councilman Bill Ferguson

City of Grove City

WE THE PEOPLE, FOR THE PEOPLE...

December 30, 1992

Mr. Charles Boso
Grove City Administrator
City Hall
Grove City, Ohio 43123

Re: Parkridge Environmental Situation

Dear Chuck:

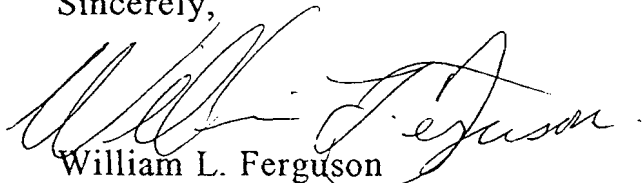
On December 17, 1992, I wrote a letter to Grove City Law Director Tom Clark, which I am enclosing. In his response to me, Tom said all questions regarding the environmental issues raised by the residents of Parkridge should be directed to you.

As you may know, the residents of Parkridge are upset with the way city administration has handled these environmental problems so far. In order to address their concerns, I would like the city administration to set up a meeting with the Parkridge Homeowners Association and the environmental professionals who are familiar with the technical issues. I feel this would help the residents better understand the technical problems and how the city administration is approaching the problem.

I feel the problem goes beyond just monitoring the site. The people of Grove City and I want answers about how the situation will be handled.

Unfortunately, the city's current lack of action sounds familiar. It seems the city administration would prefer to postpone action on a problem in hope that the problem will "go away." It also seems that the city administration is re-active rather than pro-active. I cannot allow this to happen while I am representing the citizens of Grove City.

Sincerely,



William L. Ferguson
Grove City Councilman-at-Large

Enclosure

We find this report flawed because of limitations that prevented detection of the full range of the hazards posed by this site.

A major flaw in this report is the failure to monitor for all compounds that might be present and a search for all contamination was not done on a full scale basis. Therefore we find this report inconclusive.

The following is a list of some of the questions we have about this site and the assessment report.

Sewage Plant

1. Please provide copies of any and all assessments or testing results which pertain to this site.
2. The Preliminary Environmental Site Assessment (Assessment) provided to us by Mr. Boso indicates that only the locations where structures had existed were tested. Why was testing done only at these locations on the site?
3. The Assessment states that 3, possibly 4 underground storage tanks exist at this site. How many are still there? Why haven't they been removed?
4. If any tankage has been removed from this site, when was it removed?
5. What did the four 55 gallon drums identified in the Assessment contain? How was it determined what the drums contained? How were they packaged for removal? Where were they taken?
6. What was done and when was it done to remediate the land that these barrels had been setting on? Where was the contaminated soil taken?
7. The Assessment states that four 55 gallon drums exist on the site. However, six drums are shown on the site plan. Please answer questions 4 and 5 for the additional two drums.
8. The Assessment does not indicate that testing was done in the area around USTs. Was the area around the USTs tested? If not, why not. If yes, please provide results of the testing.
9. The Assessment does not indicate that testing was done in the area around the sludge drying beds. Was the area around the sludge drying beds tested? If not, why not. If yes, please provide results of the testing.
10. As stated in the Assessment, ground water was hit at 15 - 18 feet. Was testing done of this ground water or any of the ground water? If not, why not? If testing was done on any ground water, why weren't the results in the Assessment?

11. Was testing done on the final sedimentation tanks? If not, why not? If yes, please provide testing results.
12. Due to the fact that runoff from this site discharges into the Scioto River (via Brown Run Creek), was testing done of the surface water? If not, why not? If yes, please provide testing results.
13. Has the complex array of underground piping and any or all UST's been removed? If not, why not?
14. Has Grove City received reports of raw sewage in Brown Run Creek and/or Marsh Run Creek since the sewage plant has discontinued operations? If yes, what steps have been taken to correct the problem? Please identify the number of complaints and the time period when complaints were received.
15. The Assessment states that all boring except B-3 were auger drilled. How was bore 3 taken?
16. Why was B-3 only taken at a depth of 6 feet?
17. The mayor's answer to our question of where Grove City would build the fire station was that the city would build on the present site with parking on the sewage plant site. Will Grove City also build a sub station? If so, where will it be built?
18. Will Grove City remove any of the remaining underground storage tanks? If yes, when?
19. Will Grove City take any steps to remediate this site? If yes, when and what steps will be taken.
20. Is Grove City prepared to pay expenses related to health problems that may occur if Grove City builds on the abandoned sewage plant property?

December 18, 1992

Mr. Tom Clark
City Attorney
City of Grove City
3083 Columbus Street
Grove City, Ohio 43123

Dear Mr. Clark:

I would like to bring you up to date on the Park Ridge situation. I was asked to attend a meeting by Mrs. Loscko to discuss the old sewage treatment plant site on Hoover Road and the dumping taking place on 17 acres which the city owns on Marlane Drive. At this meeting on December 17, 1992, Mr. and Mrs. Loscko and Mrs. Mills shared with me the information they have gathered. One item they showed me was a video of activity taking place on Marlane Drive property. They also showed me a copy of an environmental report. The next day, I called some key people in the environmental field to discuss the problem and determine some possible resolutions. They believed I should contact the city attorney.

As I mentioned to you, Mrs. Loscko and Mrs. Mills have given me a list of questions and concerns for which they would like answers. As Chairman of the Health and Safety Committee, I feel these questions deserve timely and complete answers. Certainly, the residents of Grove City are entitled to all information available which pertains to these problems. As of December 18, 1992, I have received no communication from you or the city administration as to how this problem will be handled.

There was, however, discussion about cleaning up the 17 acres on Marlane Drive at the budget meeting caucus. When Chief McKean mentioned his decision not to use the property as a shooting range in the future, I suggested he call Mrs. Mills to inform her and the Park Ridge Homeowners Association of this decision. On December 15, I also left a message with the police dispatcher to have the Chief McKean call Mrs. Mills.

December 18, 1992
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One of my major concerns is the Sewage Treatment Plant site and how the city will clean up this site.

I believe that City Council, the City Administration and Grove City residents want these situations to be resolved quickly and completely. It is my hope that the Grove City administration, members of City Council, and members of the Park Ridge Homeowners Association can meet to discuss and resolve the problems to everyone's satisfaction.

I feel this problem is of great importance to the residents of Park Ridge and to the whole of Grove City. There is much at stake in this growing area.

Sincerely,

William L. Ferguson
Grove City Councilman-at-Large

Enclosure

c: Mrs. Mills