

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

December 18, 2023

Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke Mark Sigrist Ted Berry Randy Holt Christine Houk

1. Mr. Berry moved to approve the minutes of the previous meeting, as written; seconded by Ms. Houk.

Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
2. President Berry recognized Mayor Stage who presented a Proclamation to Ms. Kim Milam for her heroic action in saving a very young child who was playing naked in the street.
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-48-23 (Approve a Special Use Permit for auto repair services for Auto Doctor, LLC located at 3515 Grove City Road) was given its first reading. Second reading and public hearing will be held on Jan. 02, 2024.
2. Ordinance C-49-23 (Approve a Special Use Permit for Temporary Outdoor Storage located at 3400 Southwest Blvd.) was given its first reading. Second reading and public hearing will be held on Jan. 02, 2024.
3. Resolution CR-46-23 (Set forth, as required by Section 709.023 of the Ohio Revised Code, the municipal services that can be furnished to 0.755 acres located at the northeast corner of Grove City and Demorest Roads in Jackson Township upon its annexation to the City of Grove City) was given its reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions.

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

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

4. Resolution CR-47-23 (Approve the Development Plan for Beulah Crossing located north and south of

Columbus Street and west of the railroad tracks) was given its reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, provided background and an overview of the project.

Mr. Carter Bean, architect, explained that the owner tasked him with specific details for the architecture of these buildings, citing that they needed to compliment the Town Center style.

Mr. Berry asked about buffering from the residents. Ms. Shields, Dev. Dept., stated that there is landscaping and a fence for buffering. Mr. Berry asked about the tree canopy. Ms. Shields said all landscaping requirements have been met for this development.

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

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

5. Resolution CR-48-23 (Approve the Development Plan for the Grove City Innovation Center located 3679 Grove City Road) was given its reading and public hearing.

Mr. Chris Bradly, representing development, explained that this property is zoning IND-2, but they are proposing flex buildings, which will have office space and light manufacturing. It will not be warehousing with distribution that would have many semi-trucks. This proposal will have more box trucks with a few semi-trucks from time to time.

Mr. Schottke asked how many loading docks are proposed. Mr. Bradly said that would be determined by their tenants. He noted that the dock doors would be on the side away from residents.

Ms. Houk voiced concern about the impact of noise since this backs up to two neighborhoods. Ms. Shields said that Staff challenged the builder with many issues and noise was one. She said that is why the buildings are oriented with activity away from the residents. She said they also walked the site with the owners to review landscaping and come up with the best buffering options for the site. Ms. Houk asked, with this being zoned IND-2 and the idea is to lease to softer users, how is the city protected. Ms. Shields said higher intensity users need higher ceilings and larger needs. The building size helps limit the type of user. Ms. Houk asked how we keep from having more trucks in the Town Center. Ms. Shields said they have looked at this many times and may not have a good solution, but everyone is aware of this issue.

Mr. Berry also shares concerns over the size of the buildings and noise for the residents, no matter how it is buffered.

Mayor Stage stated that Edge Adhesive is already sending semi-trucks into this property now, as well as the mini-warehouse at Demorest and Grove City Road. He feels this is an enhancement to the property.

Mr. Holt asked how the access road will be shared. Mr. Bradly explained that they will be making some adjustments in the future but the entrance will be shared with Edge Adhesives.

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

Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	No

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

1. Resolution CR-49.23 (Replace Exhibit “A” of Resolution CR-37-19 to amend the Higher Education Investment Award Criteria) was given its reading and public hearing.

Mr. Holt provided an overview of the Program. He said the changes would expand the range for the presence of the universities to be within 70 miles of City Hall, rather than requiring a presence in Grove City. They are hoping that this will increase the opportunities for the residents.

Mr. Berry commented on the positive impact this program has had for the residents and businesses in Grove City.

Ms. Houk commented that she has been opposed to this program since the beginning. However, she appreciates the Committee for continuing to tweak this program to make it better. She said building relationships in the community while getting an education is a real positive for everyone.

There being no additional questions or comments, Mr. Sigrist 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. Sigrist, Chairman of Safety, for discussion and voting under said Committee.

1. Ordinance C-50-23 (Amend various section of Chapter 732 titled Medical Marijuana and Section 1135.09(b)(15) titled Cultivation, Processing, or Retail Dispensing of Medical Marijuana Prohibited in All Districts and declaring an emergency) was given its first reading.

Mr. Smith, Dir. of Law, explained that Issue 2 legalizing recreational marijuana went into effect Dec. 07 – but the legislature has introduced several iterations to change this law. When medical marijuana was enacted, Grove City adopted an ordinance to prohibit the sale, cultivation, and processing of it in Grove City. This would make the law in the City consistent with what we have for medical marijuana. He said this will give us time to see what the legislature does with the law and how the regulations shake out.

Mr. Holt said he was elected to represent the people of Grove City, specifically Ward 2, and what they desire. He said 56% of residents in Grove City voted yes for Issue 2 and he will be voting with the People since he has clear data supporting this Issue. *Mr. Smith* said the will of the people was clear, but the problem is the Bills at the State House that are unclear on how it will get changed. He said right now it is legal, but you can’t buy it anywhere yet. The State is taking the will of the people and

flipping it on its head.

Mr. Sigrist confirmed that this ordinance would prevent the retail enterprise of recreational marijuana in Grove City. He said he finds these types of issues confusing in some ways and asked if there could be some type of education on what is allowed and what is not. *Mr. Smith* said until the State puts the rules and regulations in place, they don't know what to say.

Mr. Berry asked if you can't buy it here and can't grow it here, what is the concern. Mr. Smith said technically, you can grow it in your home now – up to the legal limit. He said this is just in a grey area.

Ms. Houk said they are here to be representative voices for our constituents, but is in lock-step with Mr. Smith's devil's advocate position. She said we are working in a world where we don't know the rules of the game. She said the Issue itself, gives the legislature nine (9) months to get regulations in place. She said she appreciates allowing Grove City to be in a position to allow the State to get the kinks out and allow local discussions before we open this door. She said this body has the ability to reverse course later.

Mr. Berry said he is concerned with the message it sends to the voters and the perception that the government is trying to change the will of the people.

Mr. Smith said Issue 2, as enacted, contained a provision to allow local authorities to make decisions on cultivating and processing marijuana. He believes this does follow the will of the people.

Mr. Schottke said he feels this isn't ready for Council. There are still many questions and he sees both sides of this equation. *Mr. Smith* said the problem is that the State usually doesn't move very fast and the reason for introducing this is to stay ahead of it in the City.

Mayor Stage said this is just taking the high road until more specific instructions are given to us. He said he agrees that trying to impede what our citizens voted on, is not the way to go. However, from an administrative/enforcement/understanding standpoint, it is loosey goosey. We can control some of this by saying we are going to wait until we know what the rules are going to be. He said the Legislature can react in phases and take their time.

There being no additional questions or comments, Mr. Schottke moved to postpone this ordinance until February 5, 2024.

Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	No
Ms. Houk	No

2. Resolution CR-50-23 (Adopt the 2023-2024 Franklin County Multi-Jurisdictional Hazard Mitigation Plan Update) was given its reading and public hearing.

Mr. Boso, City Admin., explained that this is put together by FEMA and includes 42 jurisdictions and The Ohio State University. It is a Program to protect the citizens from hazardous disasters. It is required by the Federal government in order to receive federal funding for natural disasters.

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

Houk.

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

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

1. Ordinance C-47-23 (Appropriate \$4,710.00 from the East Stringtown Road Tax Incremental Financing Fund and Reduce Appropriation Amounts for Various Funds) was given its second reading and public hearing.

Mr. Holt moved to amend Section 2 and remove the \$15,000.00 line item from the Convention Bureau Fund; seconded by Mr. Schottke.

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

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

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

Mayor Stage noted that this will now allow the Administration to pay the Convention Bureau \$15,000.00 now.

2. Ordinance C-51-23 (Make Appropriations for Current Expenses and Other expenditures for which the City of Grove City must provide during the twelve months ending December 31, 2024) was given its reading and public hearing.

Mr. Holt stated that there was an extensive review of the Budget at the last meeting. He said they have two (2) questions outstanding. One was about police staffing and called upon Mr. Teaford, Dir. of Safety, to address these questions.

Mr. Teaford stated that they have legislation to allow for provisional employees. So, they are asking for just the one (1) additional officer to be funded in this budget. Mr. Holt confirmed that this would allow for more people to be in the academy than there are allotted positions for in order to maintain the current levels. Mr. Teaford said they plan to do more recruitment of officers to maintain the budgeted levels.

Mr. Holt said the other question was about the Deputy City Administrator position.

Mayor Stage shared a slideshow providing reasons for a second deputy administrator position. He shared that the population has increased 27.7%; the budget is up 275% since 2007; there are 100 more

employees; 100 miles of more road; and many additional city issues. He said he feels we need to expand the management area; put in a succession plan; pass on institutional knowledge. He said this is a move to be more strategic rather than tactical.

Ms. Houk said she appreciates this information and reiterated the Mayor's reasons. She said the facts are: in May, 2015, development duties were transferred from Mr. Boso to Mr. Rauch; in 2021, the Deputy City Administrator became full-time and the Safety Director duties were transferred to Mr. Teafor. She feels there should be a critical analysis of what the duties should be for these positions. She asked if the current administrators are distracted with other duties that should be passed on to other current personnel. She said she made a comparison to other like cities of their staffing. She believes there is a glaring hole in the Human Resources department. She said human resource management would allow us to analyze where we truly have holes. She said adding a position to upper management should not be done until we have a full analysis of how we are utilizing administrators and department heads today. She said adding a surprise position and having no discussion until the end of the year, as well as quickly trying to change Chapter 161, has created an environment of apprehension and uncertainty for the entire team. She said for that reason, she will be making a motion to remove the funding for the second deputy administrator from the budget.

Mayor Stage said we have been able to ride this horse for a long time. We have two (2) senior members that are getting up in age and we need to prepare for it. Also, in an election period, it makes almost everything come to a halt until the outcome of the election. He said they reacted as soon as they could, once those results were decided.

Ms. Houk moved to remove the funding for the second deputy city administrator position until there is a full analysis, which amounts to 185,581.00 in salary and benefits; seconded by Mr. Berry.

Mr. Schottke said he feels Council's purview is to set the monies and pass laws. He said he doesn't think there is a requirement to provide analyses. It is the purview of the Mayor to hire staff and set duties.

Council Members shared their thoughts and concerns. Mr. Berry asked if the money stays in the budget, but the position is not added in Chapter 161, what happens to the position and the money. Mr. Smith said if the position is not added, the position could not be filled but the money would remain in the budget and could be moved in the last quarter of the year to be used elsewhere.

There being no additional questions, the vote was called on the motion to remove the funding of the second deputy position.

Ms. Houk	Yes
Mr. Schottke	No
Mr. Sigrist	Yes
Mr. Berry	No
Mr. Holt	No

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

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

Administrator) was given its first reading. Second reading and public hearing will be held on Jan. 02, 2024.

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

1. Mr. Michael Thompson, resident, said that the Pinnacle Park barriers have been removed and found out that this was done because of the Holton Road construction. He asked why, since Holton Road is one-way. He asked that the barriers be reinstated.

Mr. Boso, City Admin., said removing the barriers gives the opportunity to spread the traffic out and provide for safety vehicles to get around more efficiently in this area. He said that the road will not be one-way for long and there will be dual entrances.

2. Mr. George Holinga, resident, commended the Council, Mayor and Administration for doing such a great job with the development of the City and the Christmas decorations are great. He also thanked Mr. Schottke for all his hard work as his Council Member.

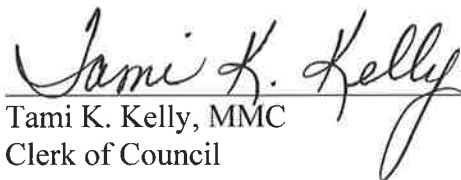
The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage reported on activities of the week; he thanked Council for the review and approval of the budget; and commended Mr. Schottke on his service.
2. President Berry and the members of Council read a Resolution recognizing Mr. Roby Schottke for his years of service as the Ward 4 Council Member. He was presented with a framed copy of the resolution with pictures of his eight years of service.
3. Mr. Berry moved to continue the appointment of Ms. Kelly as of January 1, 2024 until the organizational meeting on 1/2/24 as a housekeeping measure; seconded by Ms. Houk.

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

4. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 9:28 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President

WHY WE NEED A *SECOND* DEPUTY CITY ADMINISTRATOR



Discover GROVE CITY.

Population 33,483

Budget \$29M

FT Employees 137

Roads 278+ mi.

**Deputy City
Administrator**
Position Created

2007



Discover GROVE CITY.

Population **42,757**
Budget **\$109M**
FT Employees **175**
Roads **375+ mi.**

Population 33,483
Budget \$29M
FT Employees 137
Roads 278+ mi.

2023



**Deputy City
Administrator**
Now

2007



**Deputy City
Administrator**
position Created



Discover GROVE CITY.

MUCH MORE...

Innovation
& Medical
Gateway



Discover GROVE CITY.

MUCH MORE...

**Complete
Park at
Beulah**

**Innovation
Medical
Parkway**



Discover GROVE CITY.

MUCH MORE...

Community
Center

Complete
parking

Innovation
Medical
Way



Discover GROVE CITY.

MUCH MORE...

Brookpark
Outreach

Innovation
Medical
way

Community
Center

Comr.

2023



Discover GROVE CITY.

OUTSIDE INFLUENCERS



Grove City, OH

MOVE FROM TACTICAL TO STRATEGIC



- **CITY ADMINISTRATOR**
46 Years Organizational
- **MAYOR**
30 Years Elected Official

ALTERNATIVE:
CONSULTANTS
WITH NON-VESTED INTEREST



Discover GROVE CITY.

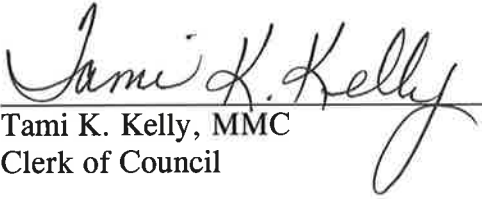
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

December 18, 2023

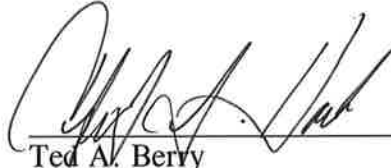
Council met at 6:30 p.m. in City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
President of Council