

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 16, 2024

Regular Meeting

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

Roll was called and the following members were present:

Jodi Burroughs, Melissa Anderson, Mark Sigrist, Christine Houk, Ted Berry, Rodney Dew

1. Ms. Houk moved to excuse Mr. Holt; second by Mr. Dew.

Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Berry	Yes
Mr. Dew	Yes

2. Ms. Houk moved to approve the minutes of the previous two meetings (9/3 & 9/9) and approve as written; seconded by Mr. Dew.

Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes

3. The Chair recognized Ms. Beth Kinney, Franklin County Auditor's Office, who provided an update on the Board of Revisions for Real Estate Taxes; the importance of voting; their advocacy efforts with the State Legislature to reduce property taxes; and important dates for events from their office.

4. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Ms. Burroughs, Chair of Lands, for discussion and voting under said Committee.

1. Ordinance C-35-24 (Approve a Special Use Permit for a Marijuana Dispensary for Shangri-La Dispensary located at 3586 Broadway) was given its first reading. Second reading and public hearing will be heard on 10/7/24.
2. Resolution CR-25-24 (Approve the Development Plan for the Harris Property located north of State Route 665 and West of Borror Road) was given its reading and public hearing.

Mr. Joe Ciminello, developer, was present to provide an overview of the project and the Tax Increment Financing agreements. He offered to answer any questions.

Mr. Rauch, Dir. of Dev., explained that the deviations were requested by his staff. He said this puts parking at the rear of the lots instead of out front on the street. This helps with safety and to slow traffic.

Mr. Jay Thrun, Borror Rd. resident, requested that the sewer line and bike path shown to go through the wooded area at the northeast corner of the property be relocated. He said this is directly behind his home and would like to keep the wooded area intact. He said there is a reserve at the end of Quail Creek, which would be a more direct route to the existing path and requested that other options be pursued. *Mr. Rauch* said that they have looked a number of times at the best way to connect to the regional path. He said they can look again when engineering plans are submitted but it is important to show this path connecting on the plan. *Mayor Stage* also noted that there are other dynamics that come into play in the area, including the desire to widen Borror Road – which would utilize the reserve, and extend Hawthorne Parkway across to connect to SR665. He said the bike path doesn't have to be built immediately and placement can be coordinated as the plans unfold.

Ms. Burroughs commented that she acknowledges the need for more housing but, continues to have concerns over traffic on SR665. She said she is optimistic that this can be improved with ODOT and Jackson Township.

Ms. Houk said there have been many discussions about traffic in the area, including the extension of Hawthorne Parkway. Mr. Ciminello has worked to get this as good as it could possibly be to assist with traffic improvements. The City has been having all the right conversations, with a lot of work to be done, but this is a piece of the puzzle.

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

Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes

3. Resolution CR-37-24 (Approve a Certificate of Appropriateness for the installation of a Sign for Butterfly Boutique located at 4038 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Ms. Katie Fleming, petitioner, said they currently have a temporary sign and looking to get permanent vinyl letters in its place. She agreed to the deviations.

Ms. Houk said she is the stickler on the Sign Code, but the deviations make perfect sense in this situation.

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

Ms. Houk	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes

4. Resolution CR-38-24 (Approve a Certificate of Appropriateness for the installation of a Sign for The Chandler located at 4048 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Adam Henry, petitioner, was present to answer any questions.

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

Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes

The Chair recognized Mr. Dew, Chair of Service, for discussion and voting under said Committee.

1. Resolution CR-39-24 (Waive the Hours of Operation as provided in Section 6 of the DORA Application, as approved by Ord. C-17-19, for the Annual 5K9 Walk/Run on October 06, 2024 in the Town Center) was given its reading and public hearing.

Ms. Chelsea DeRosa, representing Speak for the Unspoken, requested an extension to begin the DORA earlier on Oct. 6. She said their goal is to drive foot traffic to the Town Center and enjoy the community. She said they hope to do this annually and make it a signature event, not only to raise money for special needs dogs, but to also bring in more people to experience the charm of the downtown.

Mr. Smith, Dir. of Law, said there is no conflict for Mr. Berry and can vote on this item.

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

Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Berry	Yes

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

1. Ordinance C-33-24 (Appropriate \$10,712,737.88 from various funds for the Current Expense of the Columbus Street Improvement Project) was given its second reading and public hearing.

Mr. Berry asked for a synopsis of the improvements this will make. Ms. Fitzpatrick, Deputy City Admin., explained that this will help both sanitary and storm sewer lines. It will run a relief sanitary sewer system, which should help with water in basements, as well as water in the roads. It will include new curbing and pavement.

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

Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Berry	Yes
Mr. Dew	Yes

2. Ordinance C-34-24 (Authorize the City Administrator to enter into an Agreement with OARnet – VMware ELA for Operating the City’s Virtual Environment) was given its second reading and public hearing.

Mr Hurley, Dir of IS, explained that this is a five (5) year agreement and does have a discount, even though it is an overall increase in cost.

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

Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes

3. Ordinance C-36-24 (Authorize the City Administrator to enter into an Agreement with Axon for upgraded Police Equipment) was given its first reading. Second reading and public hearing will be held on 10/07/24.
4. Ordinance C-37-24 (Authorizing the Execution and Delivery of Tax Increment Financing Agreements with Epcon Harris, LLC and Ciminello Lands Co., LLC in connection with the development of 92+ acres within the City) was given its first reading. Second reading and public hearing will be held on 10/07/24.
5. Resolution CR-40-24 (Appoint Tim Harris to the Audit Committee) was given its reading and public hearing and Mr. Sigrist moved it be approved; seconded by Ms. Houk.

Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes

6. Resolution CR-41-24 (Accepting the Amounts and Rates as determined by the Budget Commission and Authorizing the Necessary Tax Levies and certifying them to the County Auditor) was given its reading and public hearing.

Mr. Boso, City Admin., explained that this is the 36th year with no increase in property tax by the City. He said it has been reduced 13 times and stayed at the same rate for 18 years. He said the City’s portion of the total property tax bill is 7% and equates to about \$321.00 on a \$300,000 home.

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

Ms. Houk	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	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 showed the Pickleball Trophy and commented that they had a good turnout for it. He reported on weekend events; he thanked Mr. Sigrist for Council's initial list of Capital Projects, but said he would like Broadway Live to explain their financial request to Council directly. He said putting something in the 2025 budget will be very difficult. He also noted that he was asked to meet with SWACO on economic development of their property.
2. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 7:54 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

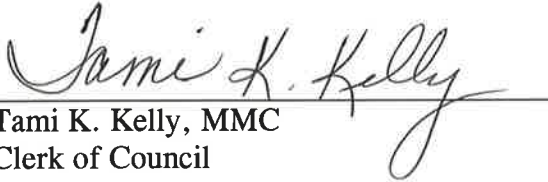
September 16, 2024

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

Ms. Kelly, Clerk of Council, explained that Pros Consulting was not available for the 10/7 Council Meeting and gave alternate dates. Council agreed on 11/04 at 5:30 for a meeting with Pros Consulting and then moving into the regular meeting at 7:00 p.m.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
President of Council