

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

October 07, 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, Randy Holt, Christine Houk, Ted Berry, Rodney Dew

1. Ms. Houk moved to approve the minutes of the previous meeting and approve as written; seconded by Ms. Burroughs.

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

2. 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 second reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, explained the property and said it is a prime commercial property. She believes some of the regulations in the Grove City Code are overly burdensome to the user. She shared the economic benefit this development would receive, citing that the City would receive 36% of the tax revenue from the dispensary. She said residents can make purchases locally and this is a highly regulated and controlled industry for the safety of the consumer.

Ms. Anderson asked how many parking spaces will be on the site. Ms. Mott said they must comply with Code, but their plan shows 26 spaces in their concept. Ms. Anderson asked what the average number of visits per hour would be. Ms. Keisha Karg, Regional Manager in Ohio, said their dispensaries average 30 – 40 visits per hour.

Mr. Andrew Johnson, Domino's Manager, stated that he does not believe this is a safe location for this use due to the traffic condition at this very busy intersection and the amount activity anticipated for this type of business. He said his drivers nearly get hit now and feels the traffic associated with this use would adversely affect his business.

Ms. Julia O'Brian, resident, said she is a 36 year resident with a family and she is what a dispensary user looks like. She said the clientele are not impaired – they are professionals, moms, etc. She said this is just like alcohol and was overwhelmingly approved by the voters. She said Grove City should get the tax benefit rather than Columbus and hopes that arbitrary restrictions are not in place to discourage this kind of business.

Mr. Holt said that Council approved a Smoke Shop at this location last year. The property is in need of redevelopment and this is an opportunity to improve that corner.

Ms. Sandra Hooker, resident, said to have this type of facility in our community is unacceptable. It is not for Grove City. She said we are trying to improve distracted driving and we don't need cannabis. We have enough going on.

Ms. Houk explained that this legislation is for a Special Use Permit and some of these issues have already been resolved. She said the Special Use process for all uses looks at the operation of the use. She said her concerns are tied to the location. It is at a very hectic intersection, on-site traffic management; and the ingress/egress are all very tricky. She believes this use will have an adverse effect on adjacent properties; and there will be an impact on traffic that is different from what has historically been on this site. There will be a three (3) minute transaction time for this use and no matter how much signage that is put up, people on Broadway and Southwest Blvd. will be inconvenienced by the actions people take to get in and out of this site. It is about an appropriate use for this location.

Mr. Holt asked if a traffic study has been done. Ms. Mott said they would not have to complete a full traffic study, but could look at ingress/egress. If a Development Plan isn't needed, because there is an existing building, they would work with the City staff. She said if her client didn't believe it would work, they would not have chosen this site.

Mr. Sigrist agreed with Ms. Houk's comments. This is a high intensity intersection. It is not about having a dispensary in the city, it's about the place. He is struggling with whether this is the best place for one.

Ms. Anderson commented that if people have been following the legislation that Council passed on cannabis, then you know that it does follow how the public voted. She said she has concerns about this site because of the traffic; congestion; and the limited parking for the volume of visits.

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

Ms. Anderson	No
Mr. Sigrist	No
Ms. Houk	No
Mr. Holt	Yes
Mr. Berry	No
Mr. Dew	No
Ms. Burroughs	No

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

1. Ordinance C-38-24 (Accept the Grove City Thoroughfare Map) as given its first reading. Second reading and public hearing will be held on Oct. 21.
2. Resolution CR-42-24 (Amend the Rules of Council) was given its reading and public hearing.

Ms. Houk explained that Council operated under a set of Rules and they set out to amend them to accommodate a seven (7) member Council. She said this will add a Parks Committee and an

Administrative/Rules Committee. They are also looking to add a consent agenda.

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

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

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

1. Ordinance C-36-24 (Authorize the City Administrator to enter into an Agreement with Axon for upgraded Police Equipment) was given its second reading and public hearing.

Mr. Hurley, IS Director, explained that we currently have four (4) separate systems – in-car, Tasers, body cameras, and miscellaneous. He said the cruiser system is at the end of its life. This contract will consolidate all of the systems into one, cloud-based system. He said it will increase the cost by \$22,492.10 per year, but it will synchronize all data into one system.

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

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

2. 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 second reading and public hearing.

Mr. Emmett Kelly, attorney for City, explained that this will approve the agreements with both Ciminello and Epcon. It provides for infrastructure improvements and which party will be responsible for each portion. The TIF revenues will repay the City for their portion and future infrastructure improvements.

3. Ordinance C-39-24 (Approve the purchase contract for 3524 Ventura Blvd. and appropriate \$179,000.00 from the General Fund for said purchase and declare an emergency) was given its first reading.

Mr. Boso, City Admin., explained that this property abuts Windsor Park will help expand the park property. It was appraised at \$180,000.00 and an offer of \$179,000.00 was accepted. He said there is no planned use for this parcel at this time.

There being no additional questions or comments, Mr. Sigrist moved that the Rules of Council be

suspended and the waiting period waived; seconded by Mr. Dew.

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

Mr. Sigrist moved it be approved as an emergency measure; seconded by Ms. Burroughs.

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

4. Ordinance C-40-24 (Amend Exhibit "A" of the Town Center Commercial Revitalization Grant Program as approved by C-31-18) was given its first reading. Second reading and public hearing will be held on Oct. 21.
5. Resolution CR-43-24 (Approving and Adopting an Economic Development Plan stating that the City may hereafter proceed with Approval of a Tax Increment Financing Incentive District) was given its reading and public hearing.

Mr. Emmett Kelly explained that this legislation is required by the Ohio Revised Code in order to create a Tax Increment Financing District. An Economic Development Plan must be approved.

Mr. Ron McClure, Jackson Township Trustee, voiced opposition to the TIF District. He said this is the only vehicle that he is aware of, that allows big government to take money from little ones. He said School Districts are protected from these and he is requesting that Jackson Township also be made whole. He said these Districts take money from the Township Fire funds. He said the City has the ability to make them whole and it is important for the Township & City to work together to make the right decisions for the community they all serve.

Mr. Jim Rauck, Jackson Township Trustee, stated that the main thing they are trying to do is keep fire department funds for the fire department. He said Jackson Township is larger than Grove City proper. Any division of those funds affects a large area. It is really important to keep those funds for what they were voted for. It is hard for them to predict that a decision made today will be right in the future. He said he understands this spurs development and they are not against housing. He said they have used General Funds and Road Dept. funds that have been used for other joint projects with the City and that is where they want the money to come from when township roads are upgraded. He said they are not opposed to coming to the table and doing it right in the name of safety.

Mr. Boso said he believes everyone realizes the need for improvements to SR. 665 and Borror Road, which is a Township Road. He said the estimate for Borror Rd. is \$5 million and when he asked the Township Trustees if they had that amount, he didn't receive an answer. He said the TIF doesn't take away all the revenue. The Township will still receive \$4.4 million with the TIF in place. He said the

Harris development is estimated to put a demand of 0.3 runs per day on the Fire Dept. He said 100% of the City dollars go into the TIF. We will get nothing for police or anything else. He said you have to realize the benefits for the entire district when you look at TIF Districts.

Mayor Stage gave the same presentation to Council and the public that they gave to the Trustees in their meeting. He said the City encompasses 84% of Jackson Township. The City has a vested interest in Jackson Township. He said as of today, the Township received \$3,588.00 per year for this property. He said \$322,000.00 will be diverted each year and shared where they can make up those funds. He said \$2.2 million is paid to Jackson Township by Grove City property owners each year and receive no benefit as it does not go into the fire fund or road fund. He said the TIF dollars will be used to upgrade Hawthorne Parkway and want to improve Borror Road. He said the City provides many services to the Township residents, including: the Library property, COTA Plus, E.L. Evans Senior Center, a discount on classes through Parks & Rec., Big Splash. He said when you look at the aggregate, Jackson Township benefits much more.

Ms. Anderson said she appreciates the conversations surrounding TIF Districts. She shared concerns over Borror Road and the need for those improvements to occur. Without having a fully defined commitment to get this accomplished, she is taking that in when considering the Harris TIF.

Ms. Houk said she also appreciates the conversations that have transpired around this particular TIF. She said she is a spreadsheet girl and would like to see real numbers from the Township rather than saying "we have a shortfall". She said there are two divergent viewpoints with one Trustee said they want to be made whole and the other saying they want a seat at the table. She suggested that we quantify this discussion in some way. She said any information Jackson Township can provide to quantify their ask would be appreciated. She said they value the Township and they are part of the fabric of the community.

Mr. Boso said the Administration suggested an agreement with the Township to say that the next project with these TIF dollars would be Borror Road.

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

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

6. Resolution CR-44-24 (Authorizing the City Administrator to submit an application to Mid-Ohio Regional Planning Commission for the attributable funding for the Southwest Area Overpass Project) was given its reading and public hearing.

Mr. Hamons, Dir. of Service, explained that they have applied for these funds, but it requires a follow-up with a Resolution from Council. He explained the project they are requesting funds for.

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

Ms. Anderson	Yes
Mr. Sigrist	Yes

Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes

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

1. Mr. Smith, Dir. of Law, opened the floor for the public hearing for the Harris TIF, as required by the Ohio Revised Code. There being no speakers or objections, the hearing was closed.
2. Mr. Rick Guenther, Woodgrove Dr., voiced objection for the newly installed no parking signs in front of his home. He said he has lived there for 30 years and there has never been an issue. He said he is trying to understand why they have been put up and asked that they be removed. He gave a map to Ms. Kelly, Clerk of Council, to show where this is. Ms. Houk asked that he follow-up with the Clerk of Council and Director of Safety.
3. Ms. Sandra Hooker gave an update about her efforts on advocating on Distracted Drivers throughout the State.
4. Mr. Brian Wingfield, co-founder of Ohio Cannabis Company, introduced his family-owned and run business. He said they have businesses all over Ohio and comply with all regulations. He said they were one of the first businesses to bring a drive-thru to this use. He offered to arrange a tour for any member of Council that would like to visit. He said they have an application coming before the City soon that will ask for a waiver of the 500' distance from residential and from the drive-thru provisions.
5. Ms. Mandy Gooding, resident, said she attended the Pride event last weekend and said it was so nice to see love overcome the hate from the Nazi group that arrived. She said she believes in free speech but wants to see Grove City be a place where good people thrive.
6. Mr. Ilya Prokhnevsky, Ventura Blvd. resident, said no one is opposed to the sale of the lot to the City, but there are concerns with its future use. He said there are people who park in the grass along the street now, when there are parking spaces open in the lot. He asked that the residents on Venture be informed about what will happen there.

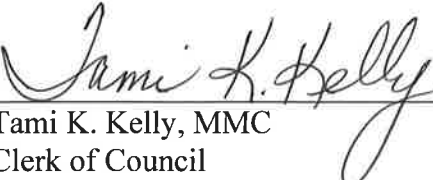
The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage read a Proclamation for National Pedestrian Safety Month and asked Mr. Teaford to share some information. Mr. Teaford and Intern Morgan Fuller shared detailed information from the Traffic Safety Study that was conducted.

Mayor Stage expressed condolences to Linda Rosine for the loss of her husband; the Bob Haley family and Congressman Hopson's family for their losses.

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

Adjourned at 9:10 p.m.



Tami K. Kelly, MMC
Clerk of Council



Christine Houk
President of Council

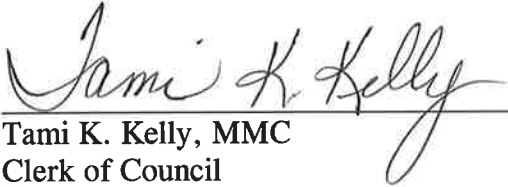
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

October 07, 2024

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
Christine Mouk
President of Council