CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

November 3, 2008 Regular Meeting

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

Larry Corbin Maria Klemack-McGraw Ted Berry Mike Uhrin Greg Grinch

1. Mr. Uhrin moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Klemack-McGraw.

Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

2. President Berry read the agenda items they were approved by unanimous consent.

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

1. Ordinance C-94-08 (Appropriate $275,000.00 from the General Fund for the Current Expense of the Relocated Haughn Road Improvements Project) was given its second reading and public hearing.

Ms. Reichard stated that we did receive the letter we wanted from ODOT, confirming their participation.

President Berry asked when the shovel goes in the dirt. Ms. Richard said next year. He asked when the bridge would begin. She said 2010. Mayor Stage corrected Ms. Reichard and said the earliest is 2010. President Berry complimented the administration on their efforts and accomplishments.

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

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes

2. Ordinance C-95-08 (Appropriate $182,000.00 from the Water Fund for the Current Expense of Engineering the Fryer Park/SWACO Water Storage Tank & Water Main Extension) was given its second reading and public hearing and Mr. Uhrin moved it be approved; seconded by Mr. Grinch.

Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes

3. Ordinance C-105-08 (Transfer $38,375.00 from the Federal Emergency Management Agency Fund to the Street Maintenance Fund) was given its second reading and public hearing.

   Mr. Turner, Dir. of Finance, explained that these funds are required to be placed in the FEMA Fund before being placed in the proper account for the reimbursement of the storm.

   There being no additional questions or comments, Mr. Uhrin moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

4. Ordinance C-106-08 (Appropriate $20,000.00 from the Convention Bureau Fund for Current Expenses) was given its second reading and public hearing.

   Mayor Stage said this is money that is collected from our Hotel/Motel transient guests. It exceeded the estimates of the budget and is a positive for the Convention Bureau.

   There being no additional questions or comments, Mr. Uhrin moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes

5. Ordinance C-107-08 (Appropriate $10,000.00 from the Senior Nutrition Fund for Current Expenses) was given its second reading and public hearing.

   Ms. Reichard, City Admin., noted that this is the money that was raised through the Mayor's Golf Outing for Lifecare Alliance.

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

Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

6. Ordinance C-108-08 (Appropriate $29,904.00 from the General Fund for the Current Expense of Storm Damage Cleanup and to Approve a Then & Now Certificate) was given its first reading. Second reading and public hearing will be held on November 17, 2008.

7. Resolution CR-58-08 (Authorize the City Administrator to enter onto a Development & Incentive Agreement with NetFlix, Inc.) was given its reading and public hearing.

Ms. Simone Steinhaus-Culp, Dir. of Real Estate Facilities, explained that this was a 90,000 sq. ft. facility. In selecting the site, they reviewed the incentives from the State and Local authority. She asked for their support. President Berry asked how many jobs this would bring in and the average salary. Ms. Steinhaus-Culp said they will start out with 141 jobs and increase to 171 in the next 5 to 7 years. She said she didn't know what the average salaries would be.

Mayor Stage welcomed NetFlix. He said they are taking over a building that the Tax Abatement has ended. He said they are offering an incentive because we are competing in a multi-state arena. The income tax revenue is in direct proportion to the money the city would collect. He said he believes it is the most fair. As they are successful, we are successful. President Berry complimented the CIC and thanked them for all their efforts with this project.

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

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes

The Chair recognized Mr. Grinch, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Resolution CR-59-08 (Amend Resolution CR-61-04, a Resolution to Approve the Revision to the Development Plan for Holton Run located East of Broadway & North of Orders Road) was given its reading and public hearing.

Mr. Hughes, Dir. of Service, explained that this subdivision was required to put in a turn lane before occupancy permits would be issued on Section 3. Due to various circumstances, this lane has not been constructed. He said this change would provide the city with a Bond for the amount for the construction of the lane and provides a deadline for the lane to be installed. It would also release Section 3 to receive occupancy permits. Mr. Grinch asked Mr. Hughes if this change was in the best interest of the city. Mr. Hughes said yes.

President Berry asked if there was anyone present from Homewood Corp. Mr. Jim McNoss, Homewood, was present. President Berry commented that he lives in this neighborhood and many letters have been sent to Homewood concerning the pond, landscaping and other items that they have not received a response to. Mr. McNoss said they thought they had taken care of the pond and the landscaping. He said they did send a letter. President Berry said there were still dead bushes, as he passed them this evening. He asked Mr. Hughes if he had a copy of the letter from Homewood and if so to supply a copy to himself. He also asked about mowing the empty lots. He said they have them contracted for monthly mowing, but do get calls from time to time. President Berry asked if that property will be turned over before those issues are shored up. Mr. McNoss said it had not been turned over yet.

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

Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	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. Chief Wise reported on Halloween night and announced that they would be part of a County DUI task force the day after Thanksgiving. Ms. Conrad stated that the first official row of trees for Legacy Grove was planted last week.

2. Mr. Frank Elmer and his staff, Elmer & Associates, provided the latest information on their Study of the Town Center. He said most of the documents are already on the city's website. He believes they have positioned Grove City to lead Ohio out of this recession with this plan.

   Mayor Stage commented that there are actually two plans that have been going on simultaneously. One is the larger overview of the Town Center, which Mr. Elmer is here tonight to present. The other is for the Lumberyard development, which Mr. Dion will present on December 1.

   Mr. Andy Taylor said they are providing a summary of the summary tonight. He said much was revealed at the July, 2008 meeting. He reviewed the strengths, weaknesses opportunities and threats of the Town Center.

   Mr. Elmer said we are not like we were 20 years ago. The Town Center has a civic structure, which is small and walkable. All it's lacking is residents, as they believe there aren't enough. Their vision is a great urban neighborhood, which would have a draw of its own – just like the Short North. He explained the Green Framework for redevelopment, which is flexible and implements a little piece at a time. He said no one piece must go first. This would provide: a network of walkable streets with a double row of trees; outdoor eating accommodations; addition of Park areas with a special design; new streets and bike paths; streetscape improvements; new and improved parking; new housing with mixed uses below (office/retail). He read a quote from *Urban Land Magazine* that said "implementing goals of modern retailing is to create real places of sustainability that offer a community feel." He said when housing comes back to Ohio, he feels Grove City could be a leader.

   Mr. Taylor summarized the implementation of the Green Framework; Regulation changes for zoning and parking; Incentives-including CRA's, TIFF's, and Federal Rehab. Tax Credits; and Redevelopment Opportunities.

   Mr. Corbin asked if we really needed a parking garage. Mr. Elmer said the parking garage would apply to the new building. They are speaking to parking for everything else.

   Mayor Stage noted that there are quadrants in the bigger report. The first implementation by the Administration is to expand the CRA. He said it is time to start implementation, President Berry asked Ms. Reichard to put together a list of items to start with. Mayor Stage said Mr. Elmer has already done most of that. Mr. Elmer said the plan is so flexible that you can start anywhere; Change the Zoning to remove barriers; start talking to Railroad to get rid of spur. He said they would be happy to provide a would be happy to provide a list and offer scenarios. They are very excited about the plan.

President Berry opened the floor for attendees to ask questions of Mr. Elmer. There was only one question from Mr. McClure.

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

Council adjourned at 9:12 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
Chair