# CITY OF GROVE CITY, OHIO
## COUNCIL MINUTES

November 02, 2015 Regular Meeting

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

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

*Jeff Davis* *Maria Klemack-McGraw* *Ted Berry* *Steve Bennett* *Laura Lanese*

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

| | |
|---|---|
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |

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

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

Ordinance C-74-15 (Authorize the purchase of part of the properties located at 3488, 3454 and 3460 Park Street and Appropriate $450,000.00 from the General Fund for said purchase and related expenses) was given its second reading and public hearing.

Mr. Andy Furr, Dir. of Town Center, Inc said they held a meeting last week and did a survey of their members. He said they realize there is a potential parking issue and are supportive of additional parking in the Town Center area. Ms. Lanese said the survey appears to like Option 7. She asked if he had any opinion. Mr. Furr said he wasn't sure about the survey, but personally he is not in favor of the promenade. He feels it is a driver that keeps folks from Broadway and all the amenities we have to offer. He said he would pick Option 3. She asked if he sees a walkway going elsewhere. He said he doesn't see another place for it. He feels parking shouldn't be behind the businesses and have the walking out in front of it. He doesn't feel it is advantageous to have two store fronts for the few businesses in the affected buildings.

Mr. Davis said he has had concerns from some about where the employees from City Hall would park. Mayor Stage said they have looked at that and feel employees will park in the lot off Grove City road; off Park Street; and City Vehicles will be parked elsewhere.

Mr. Bennett commented that we may not know what we have till it's gone. He referenced Jon Mitchell's song "we pave paradise and put up a parking lot".

Mr. Berry asked if it was in the City's best interest to buy the entire lots instead of just the back portion. Mr. Chuck Boso, City Admin., said he would rather have a private person hold those for redevelopment. As he stated before, the appraiser said the value of the property is in its redevelopment. He feels that adding parking behind the houses is an incentive for redevelopment and that should be done by the private sector.

Mr. Bennett said he is still asking the Administration to look at putting a parking garage behind the library on ground we already own rather than taking away property for potential business.

Mayor Stage said this is reacting to the Conceptual Plan that was agreed to from Pizzuti. The Administration's position is to by the three homes and put in parking. Mr. Bennett said he would prefer to look at the bigger pictures put in a garage in that world be obscured by the library and provide the needed and future parking.

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

| | |
|---|---|
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | No |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |

2. Ordinance C-78-15 (Authorize the Purchase of Part of the property located at 3464 Park Street and Appropriate $100,000.00 from the General Fund for Said Purchase and related expenses) was given its second reading and public hearing.

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

| | |
|---|---|
| Mr. Berry | Yes |
| Mr. Bennett | No |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |

3. Ordinance C-79-15 (Authorize the Purchase of Part of the property located at 3468 Park Street and Appropriate $200,000.00 from the General Fund for said purchase and related expenses) was given its second reading and public hearing.

Mayor Stage said the difference on this, is that we are buying the whole property to provide another ingress/egress into the parking lot.

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

| | |
|---|---|
| Mr. Bennett | No |
| Ms. Lanese | No |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |

Mayor Stage commented that we have set aside cash to do this project.

4. Ordinance C-80-15 (Appropriate $210,344.00 from the Debt Service Fund for the Current Expense of Debt Service Payments on the General Obligation Library Construction Bonds) was given its second reading and public hearing.

Mr. Turner, Director of Finance, said this is the first payment due. He said we currently have 1.9 million in the debt service fund and have anticipated this payment.

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

| | |
|---|---|
| Ms. Lanese | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |

5. Ordinance C-81-15 (Authorize the City Administrator to enter into a Lease Agreement with South-Western City Schools for the Kingston School Building) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, said this is a 10 year lease. We pay no rent, but we will negotiate for large maintenance issues with South Western City Schools.

Mr. Berry asked Mr. Smith to explain why we don't just buy the building. Mr. Smith said there is a State Law that requires the School District to offer it to a Charter School before getting rid of it and some other unique requirements before it could be sold to the City.

Ms. Lanese asked if moving the Parks office decreases the classroom space. Ms. Conrad said it temporarily decreases the classrooms by one room. However, when the Distinct vacates the rest of the building, it will increase it by 4 rooms. Mayor Stage said this is a winning situation for everyone.

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

| | |
|---|---|
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |

6. Ordinance C-85-15 (Enact Chapter 194 of the Codified Ordinances titled Income Tax) was given its first reading. Second reading and public hearing will be held on 11/16/15.

7. Resolution CR-69-15 (Accept the Recommendations of the Higher Education Investment Program Committee) was given its reading and public hearing.

Mr. John Hampson, Committee Chair, was present to answer any questions. He said the Committee was tasked with putting together a program to help fund brick & mortar higher education with the City and encourage our residents to stay within the City, during their time in school and thereafter. He said they met and went over a lot of information. He reviewed the scholarship Application and the process to apply. It requires residency within the City of Grove City. The college selected must have a presence in Grove City. The applicant must either work volunteer hours or remain in the City three (3) years following the last scholarship award. He said they made this a choice so two types of students can apply – adults, those who may be married or work full time & not have time to volunteer; and newly high school graduates. They wanted to make sure all residents could apply.

Mr. Davis asked if classes need to be offered in Grove City. Mr. Hampson said yes. A college must offer classes here and have a presence here. He said his dream is to have other colleges begin to offer classes at the Career Center or somewhere to enhance this. He said the other part is to get a branch campus. Mr. Davis said one reason for adopting the original resolution was to keep people here and stop "Brain Drain". He feels this proposal takes that away. Mr. Hampson pointed out that you do have to maintain residency while you are in school, but if they chose to provide 10 volunteers hours and service in the City each semester, they would not have to remain a resident after the last award.

Ms. Lanese said she was told by Mt. Vernon that they were no longer offering classes in Grove City due to low enrollment and Columbus State only offers three classes at the Career Center. Mr. Hampson said Dr. Wise, Superintendent of SWCS, provided the information on what colleges offer classes here. He noted that as long as a college has a physical presence here – like Columbus State – a student could take classes from them at a different location. Ms. Lanese voiced concern over low enrollment. She said if Columbus State stopped offering classes at the Career Center then Harrison College would be the only choice. Mr. Hampson said that would be correct, however, they met with a representative from Columbus State and there was no indication given that they were on their way out. He said he feels that a university would be much more likely to have interest here if the City showed interest in them.

Mr. Bennett said he feels that we are showing the interest that we want to promote our citizenry and tempt those other universities to come or improve their presence in our City because the residents may be more able to attend.

Mayor Stage clarified that there is no money appropriated for this yet. He said we had six (6) universities interested in Grove City at one time, and the fact that we had no financial incentive or bricks & mortar incentive to keep them disbursed. He said we need to get back in the business. He said Hilliard & Dublin are in the business. Our community is clamoring for it. He said the incentivizing of students and a brick & mortar facility definitely gives us an advantage in the economic development world.

Mr. Berry read a report from Don Walters, Info. Relations, about how this program is important to the Development cause. He said at a Committee meeting, President Harrison, Columbus State, said they have a desire to locate a campus in Grove City and said the scholarship program and dedicated facility are vital elements.

Mr. Colin Hopkins, member of Committee, said the people this is trying to attract are his demographics. He said we need to compete in order to keep the kids here, in a different way. He said Grove City's real appeal is the affordability of living here and the convenience. This Program establishes a way to do that and shows them the great things we have to offer. It is a much more marketable trait and establishes a great sense of momentum. It says Grove City really cares about them. Mr. Hampson noted that their hope was that with the Volunteer Hour requirements, it would entice them to stay in the area. Ms. Lanese said at one meeting she attended she heard Mr. Collins say he wanted to get rid of residency requirement. She said that negates the goal to keep people here. She said for her, she doesn't believe that we should be experimenting with taxpayer dollars to see if we can retain or attract this demographic. Mr. Collins said he did say he wouldn't want to be forced to stay here. However, after working through this in Committee, he feels the options being recommended work for many more residents. He said to compete with the communities that have a much more educated workforce, (the office building are in Dublin) we have to work with what we've got. The scholarship program is a viable option. Ms. Lanese said we are basing this decision on a hunch that it will work and she feels the money would be better spent in different way to bring more jobs here. Mr. Collins said it is a hunch, but students are in debt now and he doesn't want to wait around for studies to come out to show it works. Mr. Hampson shared a Study about where we stand with all the surrounding suburbs and how low we are for those with degrees in our community. Mr. Bennett said if we have educated students, we can attract higher quality jobs. He said the jobs will follow the student base. Since we are not nurturing that, people go elsewhere to find a job.

Mr. Randy Holt, Committee member, said he works for JP Morgan Chase and travels around the Country to hire people for their IT Dept. He said education gets you an interview with him. He said we have a Chicken –Egg-Chicken situation here. What comes first – the businesses, or the people they are going to hire, or the education incentives? He said in all cases, you win by investing in people. He said he thinks we should start with people and make it easy for students to go to college. If they commit to hours of volunteerism in the City, they become a Grove City resident and stay here. He said he has had to move away from Grove City 11 times and always comes back. He considers this his home and if we had the ability for him to go to school here, he would have done it. Ms. Lanese said the most obscene escalation in student tuition is free money. She said we subsidize it at the Federal and State level and there is nothing to put pressure on the Universities to clamp down on price controls. He said that is why Columbus State is interested in coming here now. She said she doesn't feel it is fair to ask all the citizens to pay for this.

Mr. Berry said the last three Governors have put tuition freezes in place 9 times. He said Gov. Kasich commented about the rising costs of tuition during a Presidential debate and said students should be able to work it off through volunteerism. He said other cities do have something like this. He said we contribute money for businesses to fix issues; fireworks; abatements; etc. He said it's time to look at our citizens as investments in our development tools.

Mayor Stage pointed out that there is no money appropriated in this legislation. He said he was an adult student and would have loved to have had a program like this. He said it is not for someone straight out of high school.

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

| | |
|---|---|
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |
| Ms. Lanese | No |
| Mr. Davis | No |

**The Chair recognized Ms. Klemack-McGraw, Chairman of Lands, for discussion and voting under said Committee.**

1. Ordinance C-82-15 (Accept the Plat of The Woods at Pinnacle) was given its second reading and public hearing.

Ms. Klemack-McGraw moved to replace the Plat with the drawing received by the Clerk on 10/9/15; seconded by Mr. Bennett.

| | |
|---|---|
| Mr. Berry | Yes |
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |

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

| | |
|---|---|
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |

2. Ordinance C-83-15 (Approve a Special Use Permit for a Day Care for Daystarz Child Care Center located at 3323 Cleveland Ave.) was given its second reading and public hearing.

Ms. Donyette Dunlap, petitioner, was present to answer any questions. Mr. Bennett asked if they meet the State requirements for playgrounds. Ms. Dunlap said yes.

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

| | |
|---|---|
| Ms. Lanese | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |

3. Ordinance C-86-15 (Approve an M-1 (medical) Zoning Classification for 21.86± acres located at 1345, 1351, 1393 Stringtown Road upon its Annexation to the City) was given its first reading. Second reading and public hearing will be held December 07, 2015.

4. Resolution CR-68-15 (Eliminate the Pedestrian Promenade connecting the residential development and the new library as previously endorsed by Resolution CR-42-13) was given its reading and public hearing.

Mr. Bennett shared his concern over encouraging pedestrian traffic behind the business environment and promoting a ghost town image. He said he would rather see people walking in front of the businesses to entice others to come downtown and see what is going on.

Mr. Roger Burkett, Grassley Rd, said we don't need a walkway to the library. There is a walkway along Broadway. He said the parking spaces are more valuable. He asked them to vote yes and eliminate this pedestrian promenade.

Ms. Lanese said we have three cons going against this. She said this is a substantial amount of money for a small amount of real estate; it may detract from our Broadway flow of pedestrian traffic; and we lose 10 critical parking spots if this is put in. However, the promenade does soften the pavement but feels it could be done cheaper.

Mr. Davis said this was part of the original design. He said the aesthetic appeal is what we are going for and believes it may attract business. He said he believes there is real potential and it will ultimately pay off.

Mayor Stage said this is part of the Town Center plan and does it up right. He said it is a park and provides ambiance to the "living room" of Grove City. He feels it is money well spent.

Mr. Berry said he feels this would create a walkway that could create other businesses in the area. He said he supports this to create an investment is providing for the front of potential new businesses, not the back of buildings. He said it will move more people back & forth.

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

| | |
|---|---|
| Mr. Davis | No |
| Ms. Klemack-McGraw | No |
| Mr. Berry | No |
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |

5. Resolution CR-70-15 (Municipal Services that can be furnished to 22.6 acres located at 1345, 1351 and 1393 Stringtown Road upon its Annexation to the City) was given its reading and public hearing and Ms. Klemack-McGraw moved it be approved; seconded by Mr. Bennett.

| | |
|---|---|
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |

6. Resolution CR-71-15 (Support a Gold Star Families Memorial Monument at the corner of Broadway and Columbus Street) was given its reading and public hearing.

Mayor Stage shared a sketch of how the monument may look. He asked Officer Darnell and Sgt. White to provide some background on this project. Officer Darnell said they are working with Mr. Williams on this project. He said the idea of this monument is not for reflection, it is for a showing of community support, gratitude of service, and recognition of the family's sacrifice. He provided some information on the monument to Council.

Mr. Berry said he does appreciate that it has been moved down, away from the corner. He doesn't feel it should be close to the corner. However, if there is ever a restaurant in the building next door, there may be outdoor seating next to and in front of the memorial if it is located here. Would the Committee be o.k. with that? Officer Darnell said yes - the whole purpose of the monument is to be highly visible and it comes with two benches.

Ms. Lanese said there was some concern about this location and she put a question on her social media page to get feedback. One answer asked if she has spoken to the Gold Star families. She said she did speak to one and they said they were fine with this location. She asked Officer Darnell if he has received any similar feedback. Officer Darnell said they only feedback they have received is that they are appreciative of the effort and don't want to comment, since it is a monument for them. He commented that when they want to reflect on their loss, they won't come to this monument. They will go elsewhere.

Mr. Bennett said he has the utmost respect for this memorial and the armed forces of our Country. He said we are creating a commerce area and this is the busiest intersection in the downtown area. He said he is concerned with distractions in this area. He said with the new promenade going in, that area could be a high visibility location for his monument. He said he commends the effort, but if you look down the road and see the honor and respect that this monument garners, we should do it right. He said he doesn't know if just being in a high traffic area is doing justice to what the cause is about.

Ms. Klemack-McGraw said this admirable and something we can all be proud of. However, she is just not 100% sure this corner is the perfect place for it. She suggested putting it in the pocket park in front of the new library.

Mayor Stage said this will aid in creating the vista that Mr. Ciminello suggested with is idea for Beulah Park redevelopment. He said this adds to that vista.

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

| | |
|---|---|
| Mr. Berry | Yes |
| Mr. Bennett | No |
| Ms. Lanese | Yes |
| Mr. Davis | 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. Mayor Stage submitted the Mayor's Court Monthly Report & Mr. Berry moved to accept same; seconded by Mr. Bennett.

| | |
|---|---|
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |

Mayor Stage reported on Boo on Broadway; the temporary closing of White Rd coming up; and the Veteran's Day celebration on 11/11/15.

2. Mr. Turner, Dir. of Finance, provided Council with a copy of the monthly financial report.

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

Council adjourned at 8:50 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
Chair