CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

November 1, 2004 Regular Meeting

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

Rich Lester *Bob Hatley* *Bill Saxton* *Maria Klemack* *Vaughn Radi*

1. Mr. Lester moved to dispense with the reading of the previous meeting minutes for 10/16 and 10/25, and approve as written; seconded by Mr. Hatley.

Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	Yes
Ms. Klemack	Yes
Mr. Radi	Yes

2. The Chair recognized Ms. Kelli Milligan Stamen, Ex. Director of the G.C. Visitors & Convention Bureau, who presented Council with the VCB's Annual Report. She shared the highlights of the year and stated that even with Highway Shooter and some hotel problems, their revenue was up for the year. She announced that when she returns from maternity leave, she will be coming back in a part-time position and they are beginning the search for a full-time Executive Director. Someone who can position the VCB for growth in the coming years. *Mr. Hatley* asked how we compare to other communities. Ms. Stamen stated that Grove City is the 3rd largest VCB in the County and 3rd in the number of rooms, next to Columbus and Dublin. *Mr. Lester* asked how local businesses get the Brochures. Ms. Stamen said she has a regular distribution list and will provide them to any business that requests copies of any material the VCB has. She said the Chamber of Commerce is their biggest user of the Guides.

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

The Chair recognized Mr. Hatley, Chairman of Finance, for discussion and voting of legislative agenda items under said Committee.

1. Ordinance C-96-04 (Authorizing the Issuance of Notes in the Amount of Not to Exceed $7,550,000.00 in anticipation of the Issuance of Bonds for the purpose of Improving Buckeye Parkway by Widening, Repaving and Constructing Drainage Improvements and Related Infrastructure with Landscaping, Traffic Control Devices, Lighting, and related Improvements, and Appropriating Funds Therefor, and Retiring Notes previously issued for such Purpose and Approving the Form of Official Statement) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Ms. Klemack.

Mr. Hatley	Yes
Mr. Saxton	Yes
Ms. Klemack	Yes
Mr. Radi	Yes
Mr. Lester	Yes

2. Ordinance C-97-04 (Appropriate $70.00 from the Community Environment Fund for Current Expenses) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by President Saxton.

Mr. Saxton	Yes
Ms. Klemack	Yes
Mr. Radi	Yes
Mr. Lester	Yes
Mr. Hatley	Yes

3. Resolution CR-81-04 (Restate the City's Contribution to the Ohio Police & Fire Pension Fund) was given its reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Radi.

Ms. Klemack	Yes
Mr. Radi	Yes
Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	Yes

The Chair recognized, Mr. Lester, Chairman of Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-98-04 (Authorize the Approval of a Pre-annexation Agreement with Certain Owners of 4.486 acres located at 2050 Holton Road) was given its first reading. Second reading and public hearing will be held on November 15, 2004.

2. Ordinance C-99-04 (Approve the Plat of Creekside, Section 5, located North of Holton Road) was given its first reading. Second reading and public hearing will be held on November 15, 2004.

3. Resolution CR-82-04 (Amend the Development Plan for Parkway Centre South to allow for Additional Signage for Charter One Bank, located at 1693 Stringtown Road) was given its reading and at the written request of the petitioner, Mr. Lester moved it be postponed to 11/15/04; seconded by Ms. Klemack.

Mr. Radi	Yes
Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	Yes
Ms. Klemack	Yes

4. Resolution CR-83-04 (Approve the Development Plan for Broadway Commerce Park located along Farmbank Way) was given its reading and public hearing.

   Mr. Kurt Dehner, representing developer, was present to answer any questions. Mr. Lester reviewed the nine stipulations set by Planning Commission, which Mr. Dehner agreed to. Mr. Dehner gave an overview of the full site. This plan is for one office/service building and one office building. He showed the color renderings for these buildings, which utilize brick, stucco and other material for the building. The roof is a standing-seam metal material in bronze. He explained that the entrances protrude from the building and add cover for the doors. He said they hope to be underway by the middle of November.

Mr. Radi asked what they anticipate attracting as tenants. Mr. Dehner said they have two building styles. One is an office/service building for those needing 20 - 50% office space with the remainder used for storage. The other is a freestanding office building with anticipated tenants being business professionals and medical offices. Mr. Radi asked what the total number of buildings would be. Mr. Dehner said nine buildings are planned. They aren't sure if they will all be built, but they will all be consistent. Mr. Radi said he wasn't enamored with the metal roof. He understands that other material was discussed at Planning Commission and asked how this was decided. Mr. Dehner said this was discussed in Planning Commission and Staff felt the roof should be an asphalt shingle. However, they believe shingles are o.k. if used on a building placed around residential. This site is between industrial and commercial. The metal, standing-seam, roof is cleaner and more institutional in nature. In addition, they are trying to combine larger, taller buildings with smaller units. He said they started off with an asphalt shingle, but when they looked at it in design form with the larger buildings, it didn't look right. They felt the, more expensive, standing seam roof looked better and more upscale. Mr. Radi asked when the last time we approved a standing seam roof. It was determined that those approved most recently were in the Gateway to the City Industrial Park. Mr. Radi said he believes this project is different from an Industrial Park and these roofs will be high profile and would like to see something other than a metal roof. Mr. Dehner said one could say that metal roofs are very industrial, but if you look at today's architecture, they are being used in different ways to make buildings look more upscale. He offered Cardinal Health in Dublin as an example.

Mr. Lester asked about Stipulation #9 regarding the 8" sanitary sewer line. Mr. Dehner said this is not a line that would serve anyone other than this project. He explained that the engineer wanted to make sure it wasn't left at the street and have to come in later and tear up the entryway or ponds. He said they intended to do this. It just didn't get shown on the plans.

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

Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	Yes
Ms. Klemack	Yes
Mr. Radi	No

5. Resolution CR-84-04 (Authorize the City Administrator to enter into an Agreement with the Franklin County Soil and Water Conservation District for NPDES Program Support) was given its reading and public hearing and Mr. Lester moved it be approved; seconded by Ms. Klemack.

Mr. Hatley	Yes
Mr. Saxton	Yes
Ms. Klemack	Yes
Mr. Radi	Yes
Mr. Lester	Yes

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

There being no new business, the Chair recognized members of Administration and Council for closing comments.

1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Radi moved to accept the Mayor's Report; seconded by Mr. Lester.

Mr. Saxton	Yes
Ms. Klemack	Yes
Mr. Radi	Yes
Mr. Lester	Yes
Mr. Hatley	Yes

The Mayor reported on previous and upcoming events. She said she welcomed the Governor and the new SBC Fiber Optic Network.

2. Council reminded everyone to vote tomorrow. President Saxton announced that Council would Caucus at 6:30 rather than 7:00 at their next meeting, to get an update on the City Hall renovations.

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

Council adjourned at 8:50 p.m.

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Tami K. Kelly, MMC William E. Saxton
Clerk of Council President