CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 19, 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. President Berry recognized Mayor Stage, who introduced Ms. Patti Aronhalt, American Red Cross, who presented the City with the 1st place Life-sharing Challenge Award.

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.

1. 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 first reading. Second reading and public hearing will be held on 11/02/15.

2. 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 first reading. Second reading and public hearing will be held on 11/02/15.

3. 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 first reading. Second reading and public hearing will be held on 11/02/15.

4. 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 first reading. Second reading and public hearing will be held on 11/02/15.

5. Resolution CR-65-15 (Accept 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. Turner, Director of Finance, explained that this is an annual resolution required by the Ohio Revised Code. He said this will levy 3.5 mills and this has been the same for the last nine (9) years.

Mayor Stage commented that the highest we have levied is 5.89 mills in order to pay for the Columbus Street expansion. He said he believes we have managed the funds well.

Mr. Berry asked Mr. Turner if the debt projection for 2016 remain the same. Mr. Turner said yes; it will stay the same next year. Mr. Berry asked if we did retire some debit this year. Mayor Stage said they can reallocate the funds without raising the millage amount collected in the near future.

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	Yes
Mr. Davis	Yes

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 first reading. Second reading and public hearing will be held on 11/02/15.

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 first reading. Second reading and public hearing will be held on 11/02/15.

3. Ordinance C-84-15 (Approve the Rezoning of 35+ acres located North of Orders Rd. and West of Haughn Road from SF-1 to PUD-R w/text) was given its first reading. Second reading and public hearing will be held on 12/07/15.

4. Resolution CR-66-15 (Approve the Development Plan for Holton Park located North of Orders Rd. and West of Haughn Road) was given its reading and at the request of the petitioner, Ms. Klemack-McGraw moved it be postponed to 12/7/15; seconded by Mr. Bennett.

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

5. Resolution CR-67-15 (Approve the Development Plan for Lamplighter Senior Village II located on Lamplighter Drive, North of White Road) was given its reading and public hearing.

Mr. Todd Valentine, representing petitioner, was present is answer questions. Ms. Klemack-McGraw read the stipulations from Planning Commission. Mr. Valentine said they agree to stip. #2 and #3, but the fence is not all on their property. He said they are happy to take their part down but the other property owner wants to keep the fence. Mr. Berry asked Mr. Schottke about the stipulation. Mr. Schottke said he recalls discussing this but thought they had dropped it. Mr. Boso, City Admin., said the Administration has no objection to removing that stipulation.

Mr. Bennett asked about the payment in lieu of green space. Mr. Valentine said sometimes development doesn't align with the Code. They will be making a payment to the City Park Fund for use in obtaining green space elsewhere. Mr. Berry asked about the cut sheets. Mr. Valentine said those have already been submitted to the Development Department.

There being no additional questions or comments, Ms. Klemack-McGraw moved to amend Section 1 of the Resolution to include at the end "..., except for Stipulation #1"; seconded by Mr. Davis.

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

Ms. Klemack-McGraw moved it be approved as amended; seconded by Ms. Lanese.

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

6. 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.

Mayor Stage explained the logic of how we got to where we are today. He said this was reviewed in 2013 with Council and showed the approved Resolution. He said the walkway was conceptual and not discussed very much at that time, but it was part of the overall plan. He said the design is to provide two fronts for businesses on Broadway. He provided a little history of the concepts provided by Pizzuti for the area parking and walkway. He said they have proceeded with this plan since that time. He said the main discussion now is what should be done with a new area for parking and the promenade.

Mr. Bennett said we have to be careful on how those spaces are counted and used. Each time of the day has a different use schedule. Mayor Stage said that is an excellent point. During the day, there may be open spaces but at night, they could be completely full.

Ms. Lanese asked how the relocation of City Hall plays into the Plan. Mayor Stage said it does not. The plan is to stay here for at least five (5) years.

Mr. Bennett asked if any of the business owners along Broadway said they want a walkway along the rear. Mayor Stage said they have only talked with Matt Yerkes and he had no opinion. Mr. Bennett said he doesn't want to pull walking along Broadway away, but if there was a need for a rear entrance and outdoor seating he can understand the use and need.

Mr. Berry said he appreciates the information and suggested an option 10 that includes a garage also. He said he likes the promenade and feels the resolution should be removed from the agenda. He said this is opening up business on the back side and it needs to be done at the same time as everything else. This resolution should be turned down and have the parking discussion later.

Ms. Lanese asked why the Resolution was submitted. Mayor Stage said it was the most matter of fact question he felt needed answered. He said if you don't have the promenade, then the parking grosses more spaces. Ms. Lanese questioned the additional properties and how many spaces are lost with the full extension of the promenade. Mary Stage said they only added properties because they were in negotiations and the loss of spaces stays the same as last meeting.

Mr. Bennett said he understands Ms. Lanese's query. He said that since the last meeting two more properties have been added to the proposal. He would like to have a comprehensive package and discuss this in full. Mayor Stage said their proposal was presented to Council at their last meeting.

Mr. Bennett moved to postpone this Resolution to 11/2; seconded by Ms. Lanese.

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

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

1. Mr. Davis asked if the Summary anticipates any new demand for parking by new businesses that may be developed around the promenade and in the Town Center. Mr. Keller said we are looking at a diversity of uses for parking. Mr. Boso said no; it may not anticipate anything new. He said the appraisals for the properties in question are valued on their potential for redevelopment. There are a number of under-utilized properties in the Town Center, but if we provide enough amenities - enough parking, it will draw the businesses we truly want.

Mr. Berry said as soon as the parking behind the homes on Park Street is installed it makes those homes attractive for redevelopment. That is why he keeps bringing up a garage. Mr. Bennett suggested some ideas for a parking area closer to the library; and other options.

Mr. Mike Keller, EMH&T, provided a review of the various nine (9) options of parking with or without the promenade. The options are attached to the Minutes. Mr. Bennett asked about looking at the previous suggestion of having a garage further north. Mayor Stage said they can put that together. Ms. Lanese asked if there is an advantage to not putting in the punch through. Mr. Keller said he wasn't sure. From his view, doing it increases circulation. Ms. Lanese asked if they don't get a railroad crossing, would they still need all the parking. Mr. Boso said that is too premature to know now. She asked if the Administration had a preference of the options. Mayor Stage said they gave Council what they thought Council would approve at the last meeting. Given the discussion, he agrees with option #7 now and purchasing the two additional properties proposed at this meeting. He said we wouldn't have to build it all at once.

2. Mr. Mohamud Osman, City Center Child Care, explained to Council that they only need an outdoor play area to get their State certification. He has tried to accomplish this in many ways, but hasn't been able to come up with a solution. He is now requesting that the stipulation placed on his Special Use Permit be amended to eliminate two spaces in the rear to make a place for an outdoor play area. Mr. Bennett asked if he has tried to get a Variance from the State. Mr. Osman said he has a space for play inside, but can't get the State agent to approve the options he has proposed. Mr. Bennett said he doesn't think the space along the alley is an appropriate place and suggested that he ask the State for a variance rather than more variances through the City. Mr. Osman gave each Council Member a copy of the letter from the State. Mr. Berry said Council would review it and get back with him.

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

1. Mayor Stage submitted the Mayor's Court Report and Mr. Berry moved to accept same; seconded by Ms. Klemack-McGraw.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

Attachment
10-19-15 Presentation

Town Center Parking and Pedestrian Corridor Summary

October 19, 2015

City Council Meeting
City of Grove City

Options Evaluated

Administration evaluated various options to add parking to Town Center

Consideration 1:

- Land Requirements

Consideration 2:

- Without the Pedestrian Corridor
- With the Pedestrian Corridor

Pedestrian Promenade (Corridor)

Resolution No. CR-42-13

Previously endorsed a pedestrian promenade connecting the residential development and the new Library

Building on Green Frame Goals:

Maintain Historic Town Center character

1. Walkable urbanism
   - Pedestrian friendly
   - Mix of uses
   - Moderate density
2. Civic/social destinations

Enhance economic vitality

1. Strengthen retail/service environment
   - Foot traffic/captive market
2. More town center residents
3. More town center jobs
4. Capitalize on civic/social destinations & tourism
   - Provide a walkable network which links all development

Options Evaluated

Option 1 Surface Parking; Back of 3 Parcels, without Pedestrian Corridor

Option 2 Surface Parking; Back of 4 Parcels, without Pedestrian Corridor

Option 3 Surface Parking; Back of 4 Parcels + 1 Full Parcel, without Pedestrian Corridor & Second Access on Park Street

Option 4 Surface Parking; Back of 5 Parcels, without Pedestrian Corridor

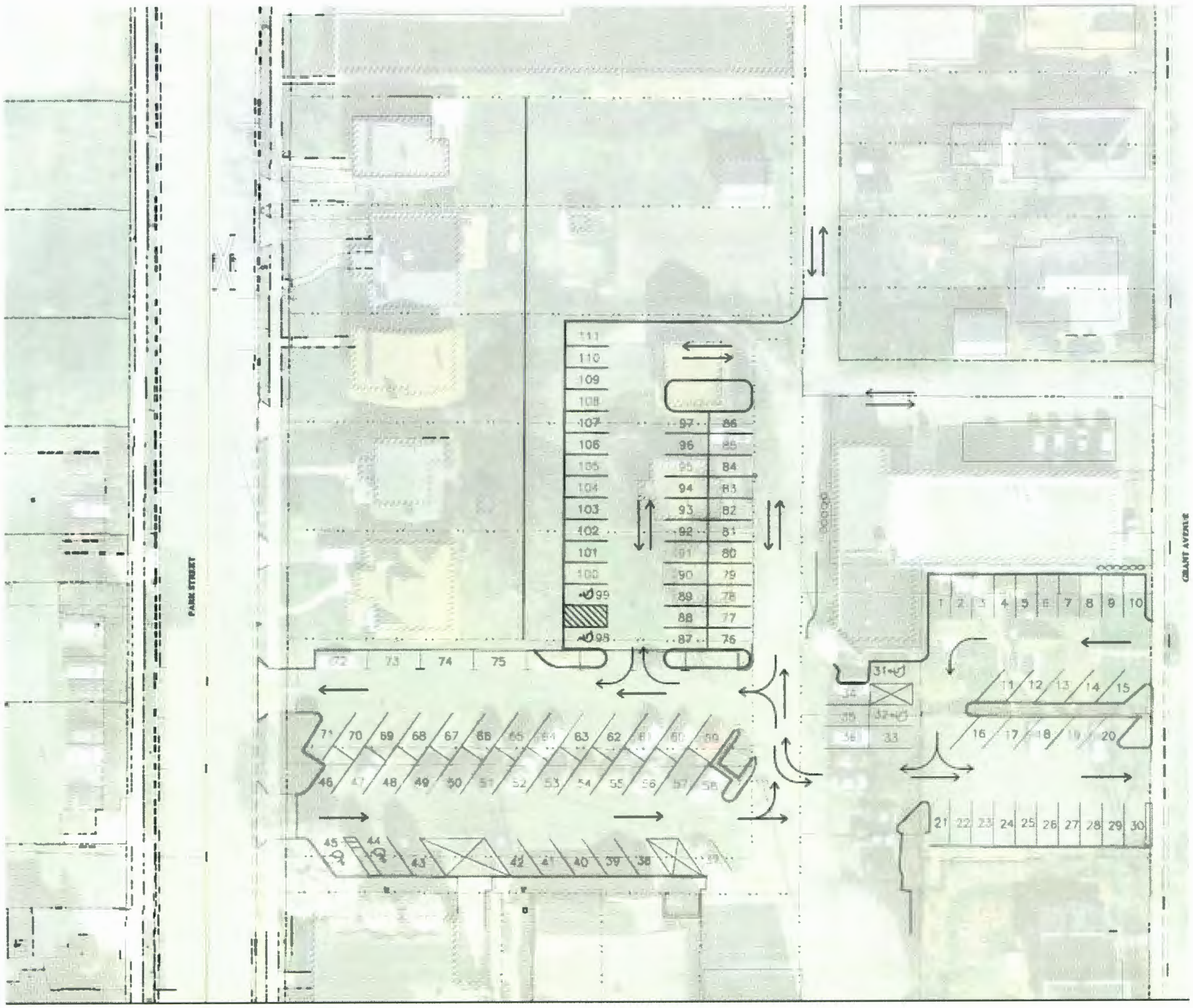
Option 5 Surface Parking; Back of 3 Parcels, with Pedestrian Corridor

Option 6 Surface Parking; Back of 4 Parcels, with Pedestrian Corridor

Option 7 Surface Parking; Back of 4 Parcels + 1 Full Parcel, without Pedestrian Corridor & Second Access on Park Street

Option 8 Surface Parking; Back of 5 Parcels, with Pedestrian Corridor

Option 9 Structured parking (approx. 230 spaces), 5 Full Parcels, without Pedestrian Corridor



Town Center Parking OPTION 1

- Land Requirement: 3 Parcels (Rear)
- No Pedestrian Corridor

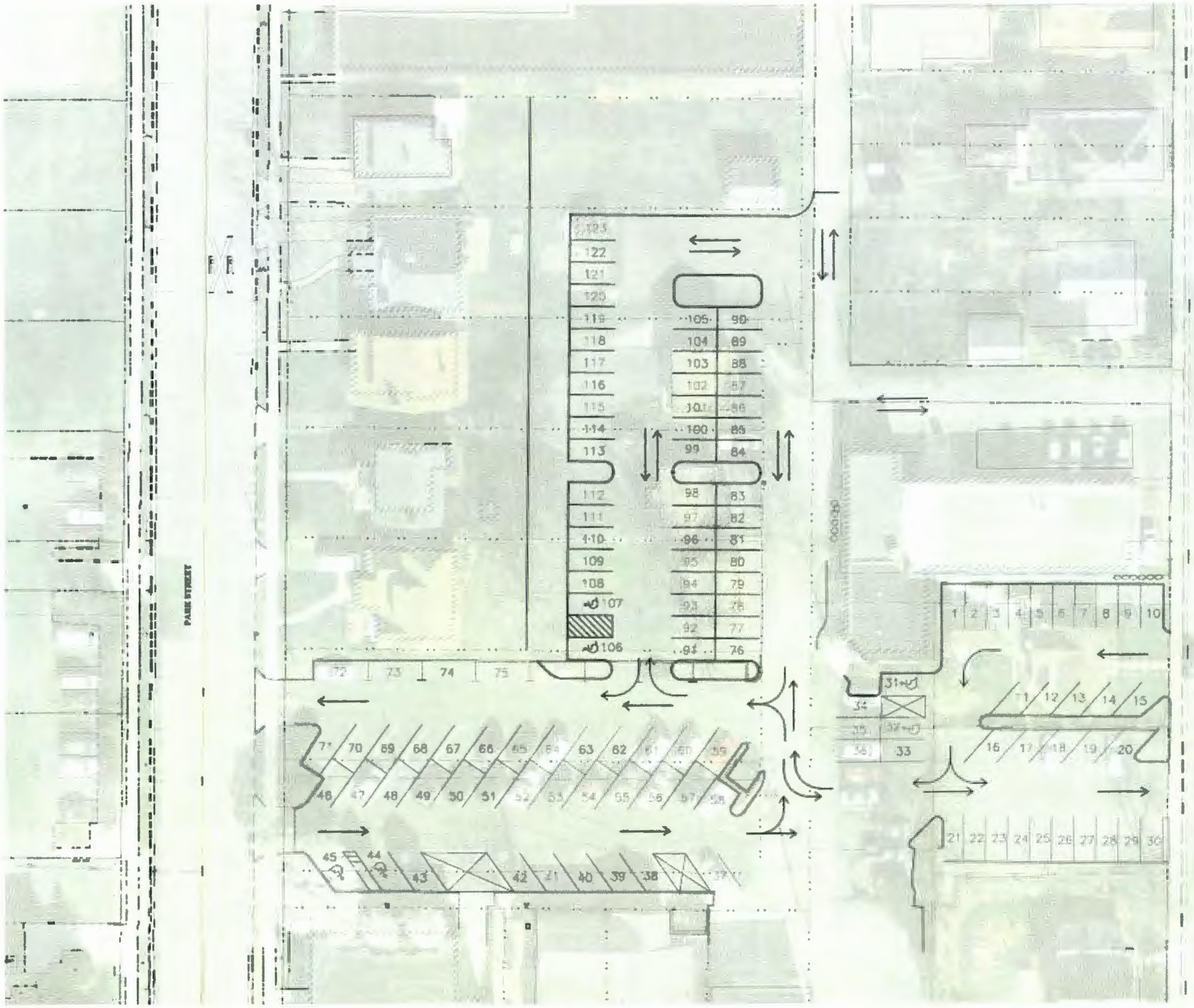
Summary of Potential Improvements

Existing parking Spaces = 79
Resulting Parking Spaces = 111
Net New Parking Spaces = 32

Estimated Total Cost
$1,359,000

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)
$12,245



Town Center Parking
OPTION 2

- Land Requirement: 4 Parcels (Rear)
- No Pedestrian Corridor

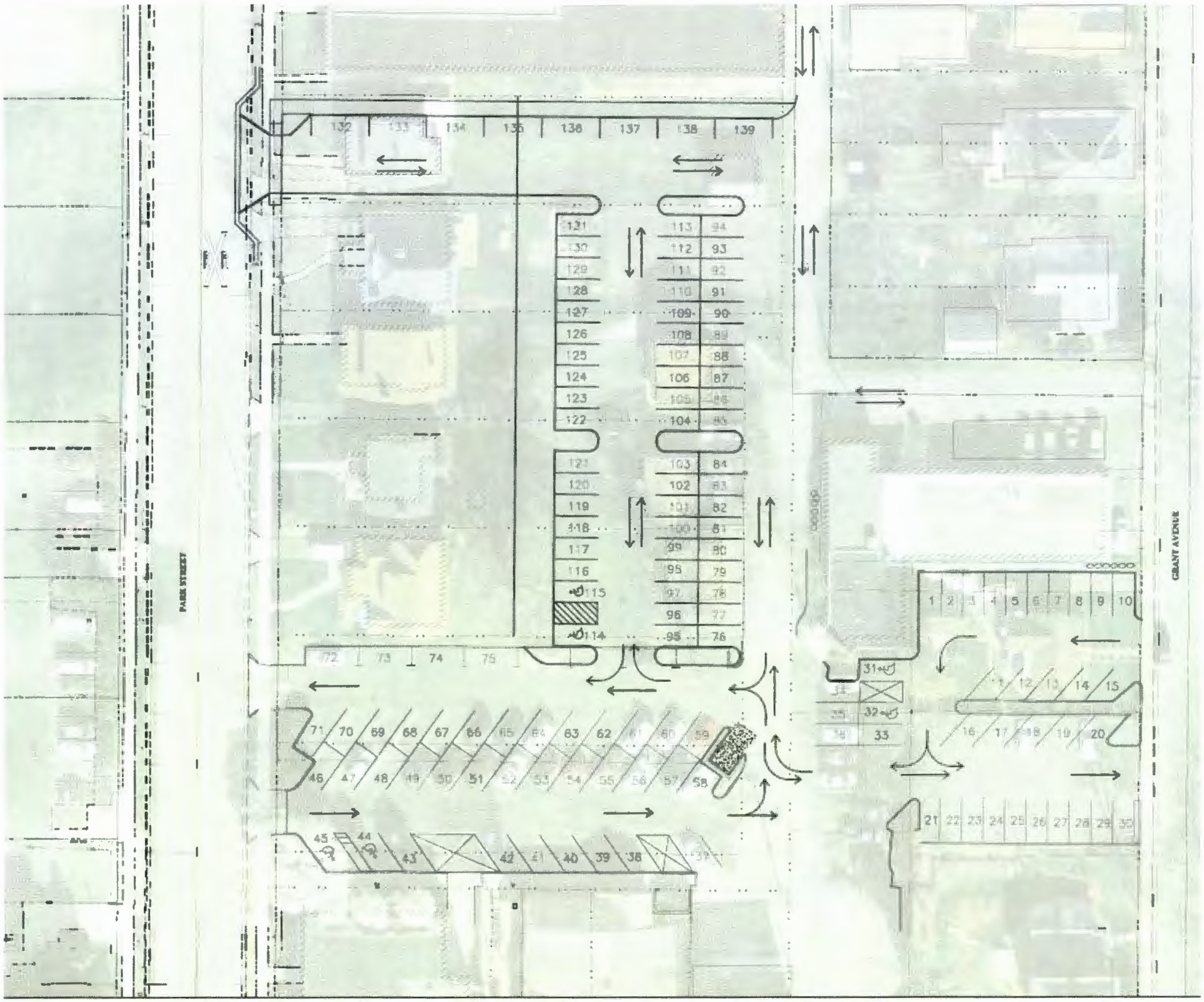
Summary of Potential Improvements

Existing parking Spaces = 79
Resulting Parking Spaces = 123
Net New Parking Spaces = 44

Estimated Total Cost
$1,533,000

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)
$12,465



Town Center Parking
OPTION 3

- Land Requirement: 4 Parcels (Rear) and 1 Parcel (Full)
- No Pedestrian Corridor
- Western access to Park Street

Summary of Potential Improvements

Existing parking Spaces = 79

Resulting Parking Spaces = 139

Net New Parking Spaces = 60

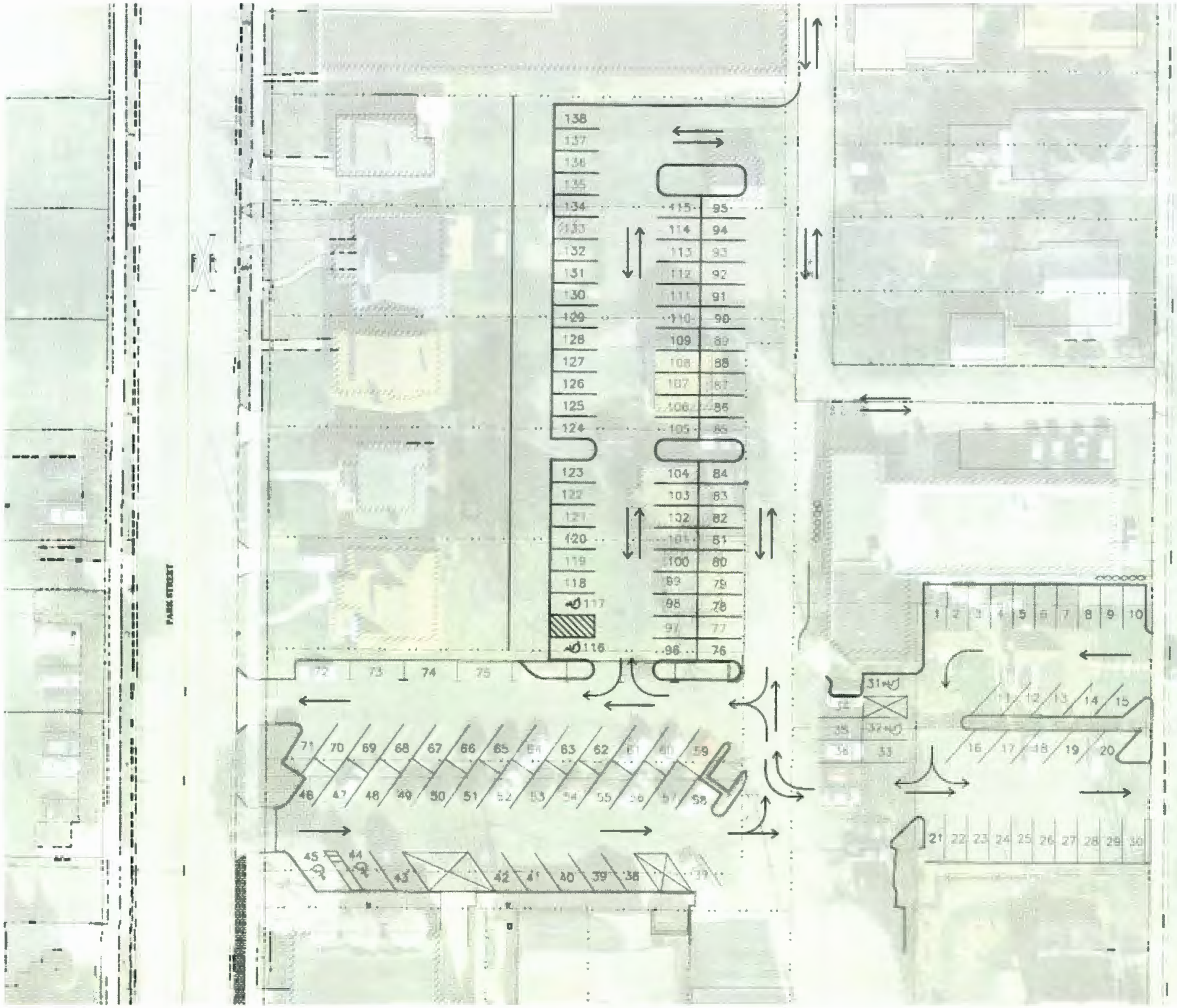
Estimated Total Cost

$1,887,000

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)

$13,575



Town Center Parking OPTION 4

- Land Requirement 5 Parcels (Rear)
- No Pedestrian Corridor

Summary of Potential Improvements

Existing parking Spaces = 79

Resulting Parking Spaces = 138

Net New Parking Spaces = 59

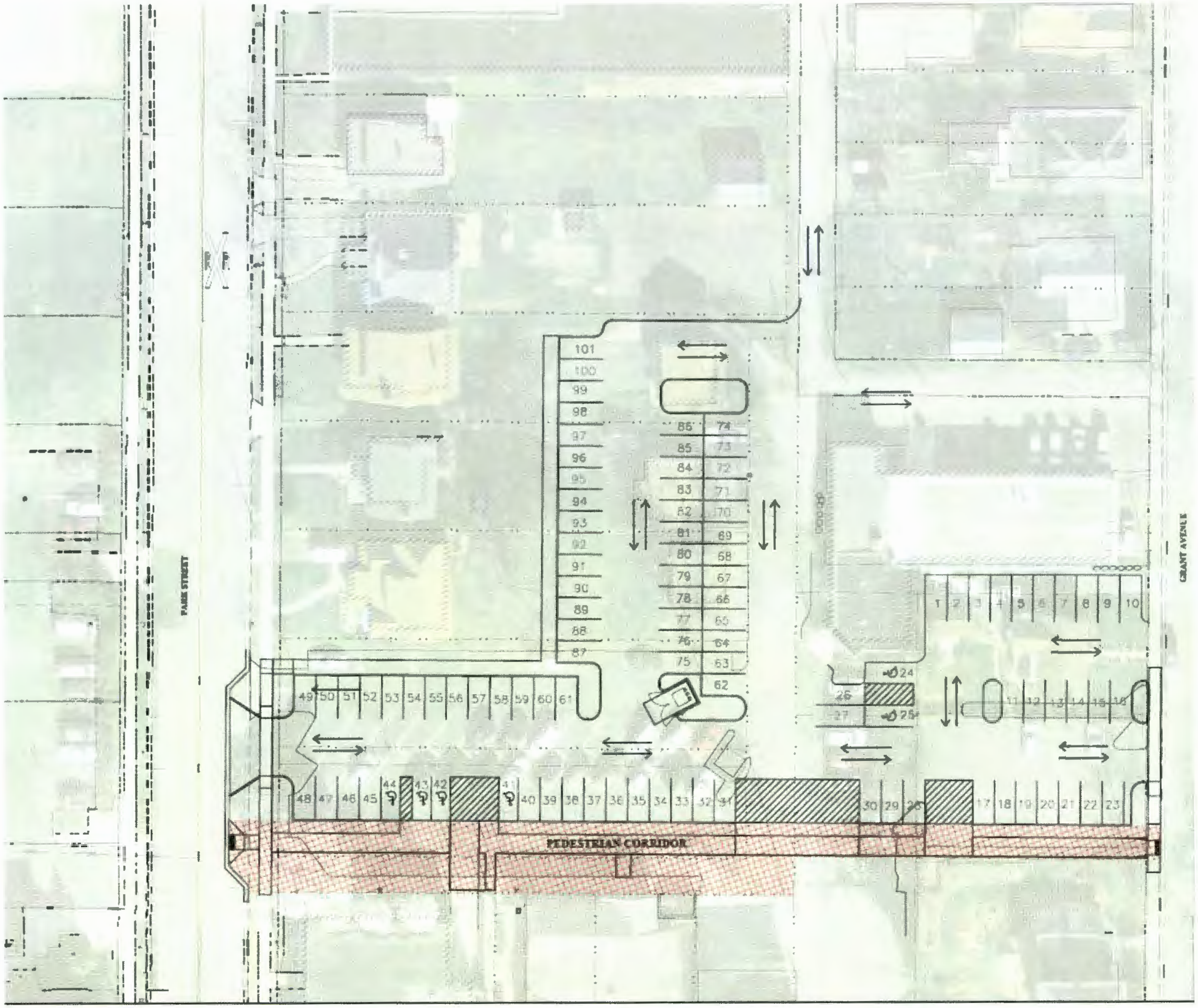
Estimated Total Cost

$1,701,000

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)

$12,325



Town Center Parking
OPTION 5

- Land Requirement 3 Parcels (Rear)
- With Pedestrian Corridor

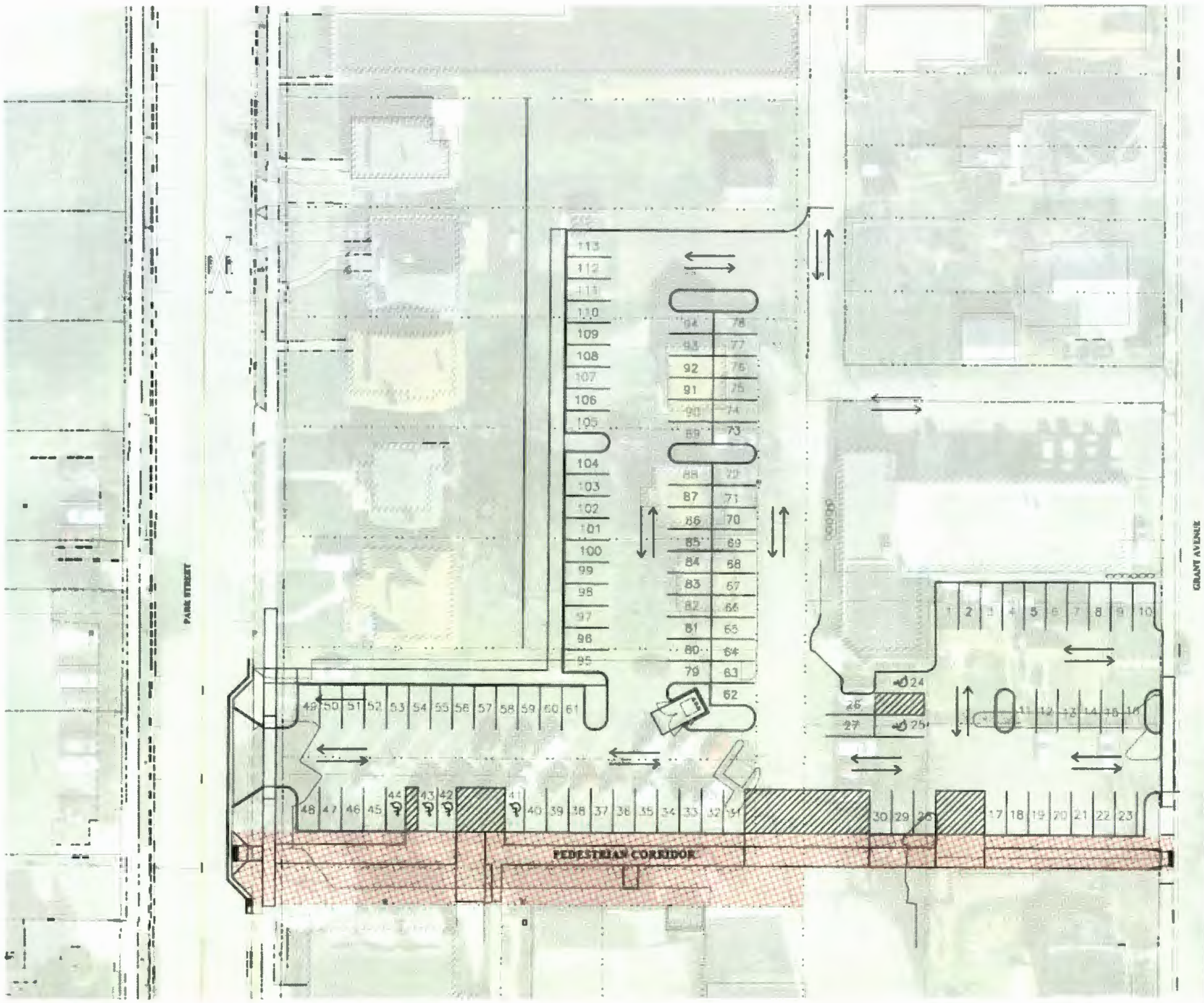
Summary of Potential Improvements

Existing parking Spaces = 79
Resulting Parking Spaces = 101
Net New Parking Spaces = 22

Estimated Total Cost
$1,689,000
(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)
$16,725**

** Includes cost for pedestrian corridor distributed over the per space costs



Town Center Parking
OPTION 6

- Land Requirement 4 Parcels (Rear)
- With Pedestrian Corridor

Summary of Potential Improvements

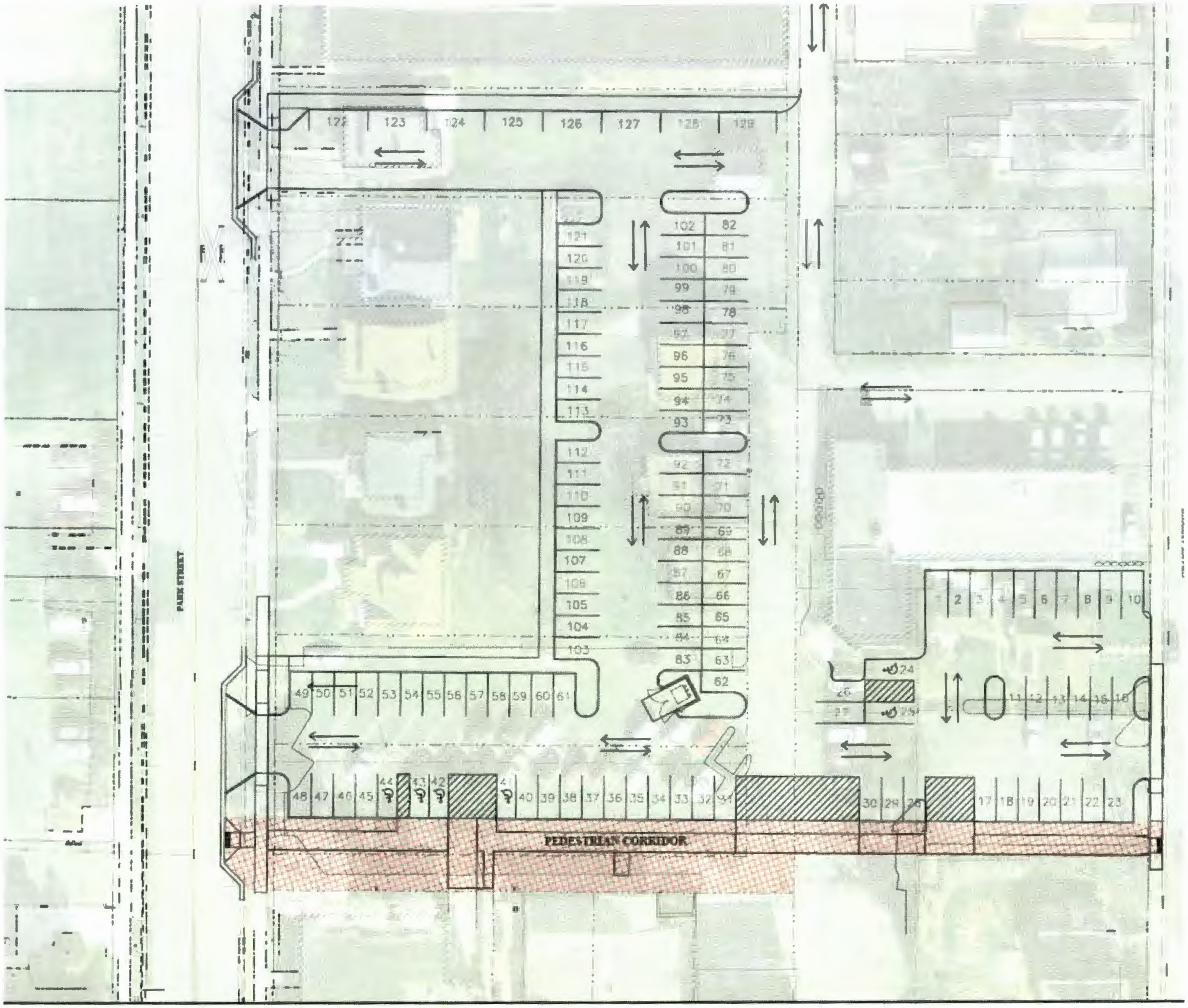
Existing parking Spaces = 79
Resulting Parking Spaces = 113
Net New Parking Spaces = 34

Estimated Total Cost
$1,863,000

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)
$16,490**

** Includes cost for pedestrian corridor distributed over the per space costs



Town Center Parking OPTION 7

- Land Requirement 4 Parcels (Rear) and 1 Parcel (Full)
- With Pedestrian Corridor
- Western access to Park Street

Summary of Potential Improvements

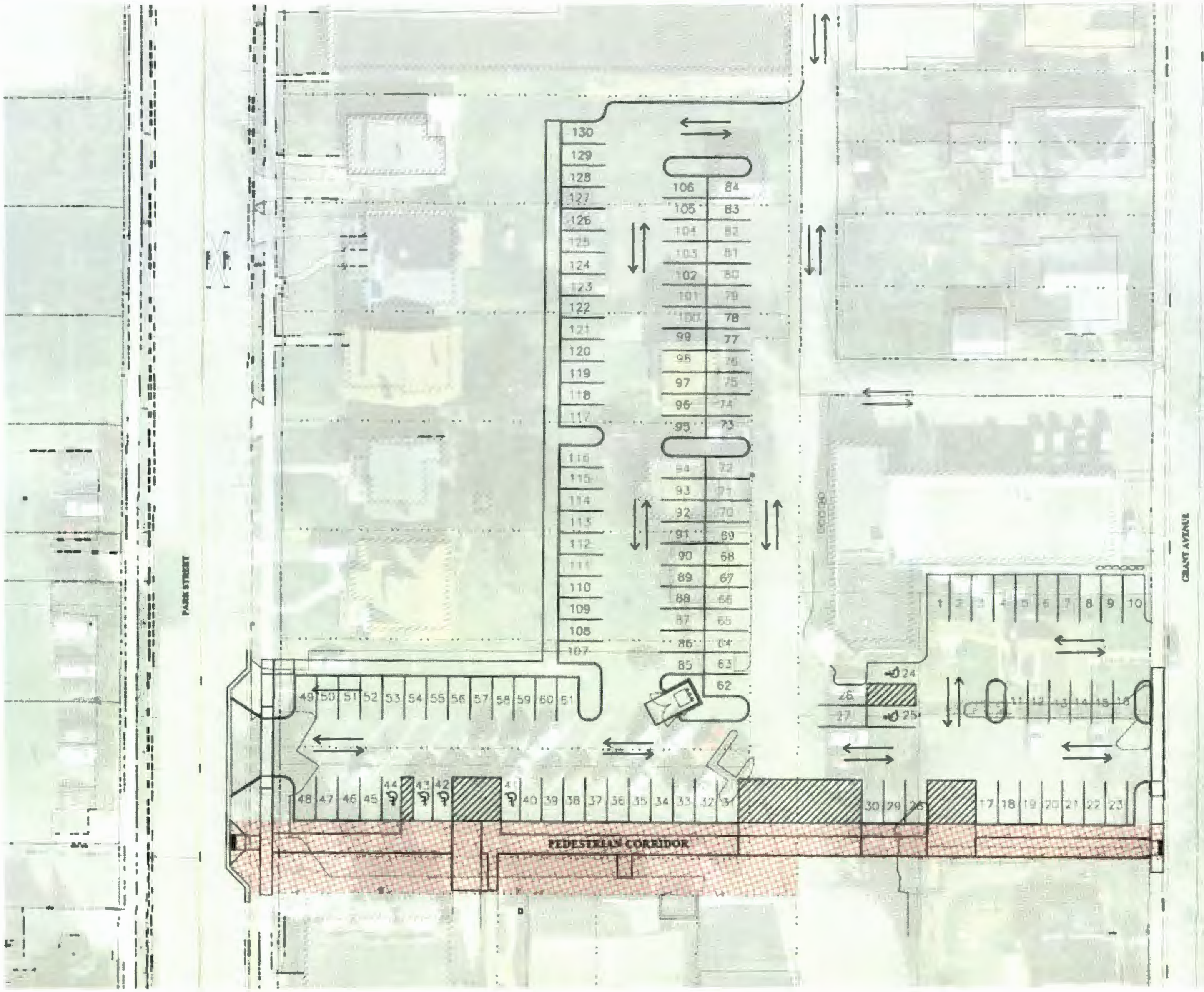
Existing parking Spaces = 79
Resulting Parking Spaces = 129
Net New Parking Spaces = 50

Estimated Total Cost
$2,217,000

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)
$17,190**

** Includes cost for pedestrian corridor distributed over the per space costs



Town Center Parking
OPTION 8

- Land Requirement 5 Parcels (Rear)
- With Pedestrian Corridor

Summary of Potential Improvements

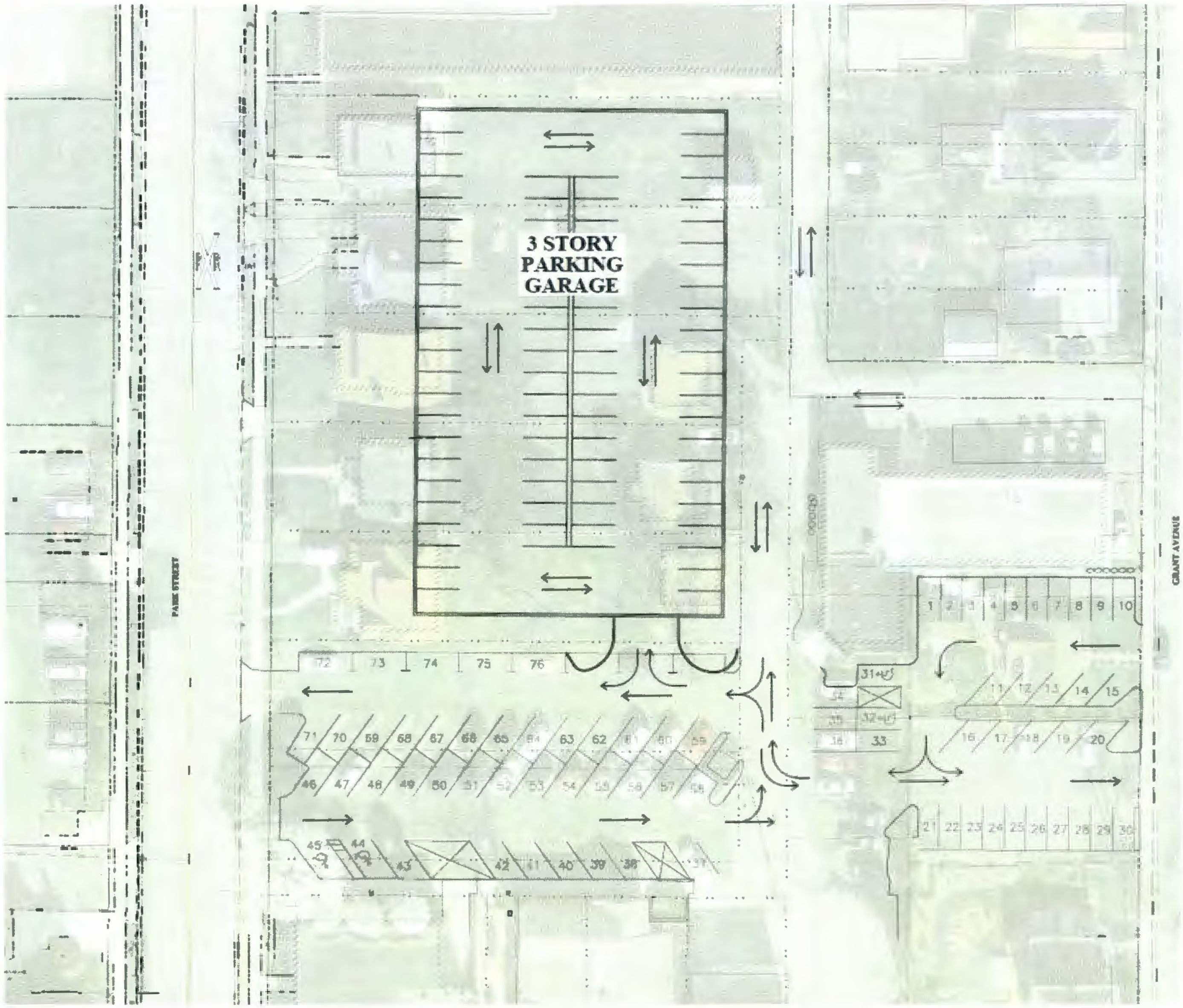
Existing parking Spaces = 79
Resulting Parking Spaces = 130
Net New Parking Spaces = 51

Estimated Total Cost
$2,031,000

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)
$15,625**

** Includes cost for pedestrian corridor distributed over the per space costs



Town Center Parking
OPTION 9

- Land Requirement 5 Parcels (Full Parcel)
- No Pedestrian Corridor

Summary of Potential Improvements

Existing parking Spaces = 79
Resulting Parking Spaces = 306
Net New Parking Spaces = 227

Estimated Total Cost
$6,935,000

(includes Land Acquisition, Construction, and Professional Services, etc.)

Overall Cost Per Space (Total)
$22,665

Summary of Options

	NO PEDESTRIAN CORRIDOR				WITH PEDESTRIAN CORRIDOR				
	Option1	**Option 2**	**Option 3**	**Option 4**	**Option 5**	**Option 6**	**Option 7**	**Option 8**	**Option 9**
Parcels Required	3 (Back)	4 (Back)	4 (Back), 1 (Full)	5 (Back)	3 (Back)	4 (Back)	4 (Back), 1 (Full)	5 (Back)	5 (Full)
Total Parking Spaces	111	123	139	138	101	113	129	130	306
Net Increase in Parking	32	44	60	59	22	34	50	51	227
Estimated Total Cost*	$1,359,000	$1,533,000	1,887,000	$1,701,000	$1,689,000	$1,863,000	$2,217,000	$2,031,000	$6,935,000
Cost per/Space (Total)	$12,245	$12,465	$13,575	$12,325	$16,725**	$16,490**	$17,190**	$15,625**	$22,665
Cost per/Space (Net Gain)	$42,470	$34,840	$31,450	$28,830	$76,775**	$54,795**	$44,340**	$39,825**	$30,550

* Includes land acquisition, professional services, construction, and contingency funds
** Includes cost for pedestrian corridor distributed over the per space costs (approx. $235,000 for sidewalk and aesthetics)

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

Mayor Stage reported that they are looking at a place at Columbus and Broadway for the Gold Star Memorial. He asked Council if there was any objection. Mr. Bennett said he would rather see it placed elsewhere. Perhaps some place where there could be more quiet reflection. Mayor Stage said they had the same idea, but Mr. Williams feels it should be more prominent. Ms. Lanese asked if there we other locations. Mayor Stage said yes. Mr. Berry said it might be nice by the new City Hall.

2. Council extended congratulations to Mr. Les Spring on his upcoming retirement; and congratulations to Mr. Dubovec on his new positron.

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

Council adjourned at 8:49 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

Oct. 19, 2015

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

Council Members reviewed the Agenda items.

> Mr. Chuck Boso passed out information on C-78 & 79-15. Mr. Bennett asked if anyone else was interested in a special meeting to go over the pieces concerning the additional parking in the Town Center, as a group. Mayor Stage said he would be, as did other Council Members. It was decided to listen to the presentation this evening and decide if a special meeting is needed.
>
> Mr. Turner passed out information for CR-65-15, on property taxes.
>
> Ms. Kelly reviewed the discussion she has with the Dayzstar Child Care business owner about requesting an emergency measure.

Ms. Kelly discussed the request by City Center Child Care on Broadway to amend their Special Use Permit to change a stipulation so he could eliminate two parking spaces in the rear to make an outdoor play area. No one offered to sponsor an ordinance to make this amendment.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
Chair