

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 05, 2020

Regular Meeting

Council reviewed the agenda in Caucus at 6:30 and the regular meeting of Council was called to order by President Houk at 7:00 p.m. by a virtual Webex connection due to the Coronavirus-19 pandemic, as temporarily allowed by the State.

Roll was called and the following members were present:

Roby Schottke Aaron Schlabach Christine Houk Randy Holt Ted Berry

1. Mr. Schottke moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Schlabach.

Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

2. President Houk recognized Mayor Stage who administered the Oath of Office to Michael Waters for his new position as Sergeant.
3. The Chair read the agenda items and all items were approved by unanimous consent.

The Chair recognized Mr. Schottke, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-49-20 (Approve a Special Use Permit for a Day Care Center for The Agape School located at 4461 Broadway) was given its second reading and public hearing.

Ms. Nikki Barron, rep. petitioner, was present to answer any questions and accepted the stipulations set by Planning Commission.

Ms. Houk noted that there was a note in the Staff Report concerning the deteriorating parking lot. She asked what process would be used to bring this parking lot up to a safe condition. Mr. Rauch, Dir. of Dev., stated that this was brought to their attention from the City's Code Compliance officer. He said the petitioner may have a better timeline. Ms. Barron said she could bring it up to the property owner, but it may get a quicker response if it came from the City.

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

Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

2. Resolution CR-39-20 (Set Forth, as required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be furnished to 1.0 acre located at 3630 & 3640 London-Groveport Road

in Jackson Township, upon its Annexation to the City of Grove City) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that his office has submitted the annexation application and this is the first step.

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

Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes

3. Resolution CR-40-20 (Set Forth, as required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be furnished to 9.83 acre located at 1255 Stringtown Road in Jackson Township, upon its Annexation to the City of Grove City) was given its reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions.

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

Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes

The Chair recognized Mr. Schlabach, Chairman of Safety for discussion and voting under said Committee.

1. Ordinance C-51-20 (Amend Various Sections of Chapter 718 titled Food & Beverage Street Vendors) was given its second reading and public hearing and Mr. Schlabach moved it be postponed to 11/02/20; seconded by Mr. Holt.

Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes

2. Resolution CR-36-20 (Support Issue 19 – Jackson Township Fire Levy on the November 03, 2020 ballot) was given its reading and public hearing.

Mr. Bob Ruth, resident, commented that the controversy surrounding the 43% increase in Fire & EMS property taxes bear several issues that should concern every Grove City resident. He applauded Mayor Stage for raising the general questions about the proposed \$5 million per year tax increase. He said these questions should never have become an issue. The Township should have been more forthcoming from the beginning. He said it is incumbent upon elected officials to explain in detail why they believe a tax increase is necessary. He said this should have happened weeks in advance of approving the levy for the ballot. He said there is a shortcoming on the City's part due to TIF's and Community Reinvestment deals according to the Township. To its credit, the City has agreed to give Capital subsidies to the Township to offset some of the lost revenue and Mayor Stage has suggested

even more subsidies. He said TIF's and CRA's have consequences for taxpayers, resulting in Levies coming to the ballot more often.

Mr. Jim Rauck, Township Trustee, stated that this is an obvious need for the Township. Their costs are going up and revenues are going down. He said the number sounds big, but it is not on the total property tax bill, it is only on the fire and ems portion. He said the increase would raise the overall expense by about 6% or \$300.00.

Fire Chief Randy Little stated that he highly values the partnership with Grove City. Regardless of the name on the side of the truck, we are all working for the same community and one common goal. He said fire, ems and law enforcement services are of the utmost importance for the community. He said Jackson Township has only asked for one (1) tax increase since 1991. He said currently, they are only operating on 45% of the voted millage and this doesn't generate enough money to fund the Fire Dept. into 2022. To be adequately funded, the public must be allowed to choose the level of services they desire, absent any alternative revenue streams. He said he understands the hesitation in endorsing a property tax increase, especially during the Coronavirus outbreak. He said we may not know when there will be a vaccine available, but they do know that Fire Dept. will be in a deficit in 2022. He said there a limited number of opportunities to put this request before the voters before significant changes to their operations may have to take place to balance the budget. The information provided by Mr. Farnsworth is an accurate summary of the planning and concessions made to lengthen the life of their funding. It also includes a summary of how the additional funds would be used. This funding will be judiciously spent while protecting families.

Mr. Ron McClure, Township Trustee, asked for support of the Levy. He said he understands the timing due to COVID19, but felt they needed to be proactive in their funding and open it up to the voters to decide how they feel. He said he appreciates the opportunity to be supportive together and move the community forward.

Mr. Schlabach stated that he understands that levies trickle off over time and that is why the Township must come back with additional requests. Mr. Shane Farnsworth said this levy is a five (5) year levy and will end without a vote of the public to continue. Mr. Schlabach asked about the value of older levy amounts. Mayor Stage explained that the millage is set at the time the levy is voted on. There is no deterioration in the dollar amount, it just gets spread out over a broader base when more homes, development, occurs. If the Township asks for 3 mills and the amount is \$2 million, the Township collects that amount every year. When properties are re-evaluated, no more money is collected on the new valuation amount.

Mr. Schottke commented that in Franklin Township, their residents have not supported it and they are now forced to close fire houses and lay off Fire Fighters. He said Columbus has had to start covering parts of their areas, with no reimbursement. He said we are all part of Jackson Township and does not want to see any deterioration of their services.

Ms. Houk stated that she sponsored this resolution and suggested postponing it at the last meeting to get some questions answered. She said in that time, it has further solidified her support for the Levy. She believes the Township has been fiscally responsible; has only asked twice in 29 years for additional revenue; they are being proactive in addressing their need for additional revenue to provide high quality services to this growing community; the City makes decisions that impact the Township through TIF's, CRA's, and additional growth. She said as community leaders, they have the responsibility to strengthen the communication and collaboration so they can collectively do what is best to serve the interest of our residents. She asked for Council's support of the resolution.

Mr. Holt said he does not have the background of the last five-six years and he wanted to seek to support and understand this levy. He said he looks forward to improved communication and

transparency in the process next time. He said he has received a lot of information over the last two weeks and while there still may be a few questions lingering, he will support this tonight.

Mayor Stage stated that the City and Township has had a relationship since 1956, when they took over the Fire Dept. and it has been outstanding. Everyone is dedicated to do what should be done for the community. He said they sent letters to the Township to obtain clarity. He said the City will be asked about the Levy, as we represent 83% of those who use the fire services. He said we still don't have a good grasp on the macro numbers of the impact if the levy passes and if it does not succeed. He said all the questions have been to understand the millage so we can explain it to the residents. Also, if this passes, the City will realize an increase from this levy. He said the Township also receives inside millage into their general fund, and it moves with the total valuation and gets rebooted. He said this is a situation where we have the pandemic and the re-evaluation of property. He said we want to be on the same page in explaining this to the residents. He said the Administration is 100% in support of the Fire Department. He said they are ready to recommend to Council, that if the Levy is not successful, the City will purchase two engines, five medics, and two years of lease payments over the next five years through TIF funds. He said Grove City has not been privileged to be named the Best Home Town twice by accident. He said is this because of the partnerships we have and all working together to serve our public. He said it is imperative we keep this in mid. He congratulated the Trustees and Staff on an excellent presentation.

Mr. Ruth commented that it is disingenuous to say the increase will only be 5 – 6%. He said this is not the issue. The issue is – how much will it cost to operate the Fire and EMS services. He said that increase for him and every other homeowner in the Township will go up 43%. He said by calculation on the Auditor's website, he will pay an additional \$303.00 per year.

Mr. Schlabach asked who are made whole in a TIF. Mr. Turner, Dir. of Finance, explained that every TIF is unique. Fire Levies are exempted; schools have to agree to give up their portion of the tax; some levies are protected. He said he isn't sure if that answers the question. Mr. Schlabach said that gives him enough information. He said he doesn't understand why the schools have to agree, but townships do not. Mr. Turner said State Law dictates those requirements.

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

Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

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

1. Ordinance C-50-20 (Appropriate \$622,308.00 from the Pinnacle Tax Increment Financing Fund for the Current Expense of Professional Services for the Design of Infrastructure Improvements along White Road and State Route 104) was given its second reading and public hearing.

Mr. Boso, City Admin., stated that this is follow-up legislation to Ord. C-27-20 that made the responsibility of improvements to White Road & S.R. 104 that of the City, under the TIF proceeds. It is estimated to cost \$8.3 million and funds would be available in the next fiscal budget.

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

Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

2. Ordinance C-52-20 (Appropriate \$164,110.00 from the General Fund for the Current Expense of Engineering the Home Road Improvements) was given its first reading. Second reading and public hearing will be held on 10/19/2020.
3. Ordinance C-53-20 (Appropriate \$450,603.00 from the Local Coronavirus Relief Fund for the Current Expense of Pandemic-Related expenses as required under the CARES Act) first reading. Second reading and public hearing will be held on 10/19/2020.
4. Resolution CR-41-20 (Authorizing the use of Local Coronavirus Relief Funds to be distributed to the Grove City Area Chamber of Commerce) was given its reading and public hearing.

Mr. Holt explained that this is for \$11,000.00 of items above and beyond normal expenses that qualify for COVID reimbursement.

Mr. Schottke stated that after reviewing this and the Gift Certificate Program, he believes the both are strengthening businesses and should be funded the same.

Mr. Turner, Dir. of Finance, said this authorizes the Administration to enter into an Agreement to allow the Chamber to become a sub-grantee of monies being used through the CARES Act. This is being done so we are following the guidelines.

Mr. Smith, Dir. of Law, stated that the Chamber has been in contact with him to make sure all agreements are in place and the monies are being spent appropriately. He said anyone that we give money to under the CARES Act will be documented properly to assure they are meeting the legal requirements. He noted that the Gift Card Program has some questions around it and we are being conservative in the interpretation, because any funds that the Auditor determines were not appropriate must be refunded.

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

Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes

5. Resolution CR-42-20 (Authorizing the use of Local Coronavirus Relief Funds to be distributed to the South-Western City School District) was given its reading and public hearing.

Mr. Holt explained that this is the same type of resolution as above, except it is for SWCS because they provide services inside Grove City. It will provide \$499,844.00 to be used on 1,800 Chrome Books for remote learning for the students.

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

2. Mr. Schottke discussed his desire to have work sessions. He said he is proposing a work session on the 4th Monday of the month. He said he believes there are a variety of topics that can be discussed at these meetings. He said many high performing organizations work together to give input on items. He said he doesn't believe Council's duty is to only approve items put before them. He said this would allow for the Administration to provide timely updates and allow for more collegial, in-depth discussions. He shared a variety of reasons why he feels work sessions are warranted. *Mr. Smith* stated that Council can do this if desired. He said Special, Committee, Work Sessions, are all the same. He said an Agenda has to give the public a list of what will be discussed, not just noting that a variety of topics will be discussed. *Mr. Holt* suggested having a standing topic placed on the regular meeting agenda every three months to address these issues. *Ms. Houk* stated that we have four (4) standing committees and if the Chair believes anything needs discussed under their committee, they could call a meeting. She feels these meetings could run like a work session. Also, she said information needs to be provided to Council well in advance of any meeting being set. *Mr. Berry* stated that some Councils have been very good at speaking with each other individually and reaching out to the Administration to get answers to be ready for a vote. He said he feels they need to make a greater effort to reach out to one another to ask questions beforehand, as this will make the meetings more efficient. He agreed with *Ms. Houk* that information must be provided in advance. Council continued to discuss this idea.

Council agreed to hold a meeting on 10/26/20 at 6:30 to give the Safety Committee 30 minutes to discuss the Food Truck legislation and the Service Committee 30 minutes to discuss the Town Center & Beulah parks.

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

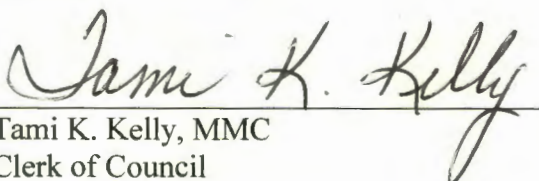
1. Mayor Stage submitted the Monthly Mayor's Court Report and *Mr. Berry* moved it be accepted; seconded by *Mr. Schottke*.

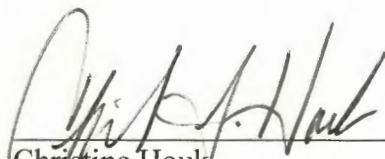
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

Mayor Stage further reported that the Library has opened for limited services. He said we provided two temperature kiosks for them to use; the Governor signed H.B. 197 which extends to deadline to use COVID funds and stops virtual meetings as of 12/1/2020; COTA Plus launched Friday city-wide; the educational program for the Electric Aggregation Ballot question has started; and the Wet Basement program is beginning, but it is too early to begin the next steps. He said we are still learning about the first phase.

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

Adjourn at 9:09 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair

Kelly, Tami

From: Shawn C <shawn@gcchamber.org>
Sent: Friday, October 2, 2020 3:37 PM
To: Christine Houk
Cc: Stage, Richard Ike; Vedra, William; Turner, Mike; sjsmith@fbtlaw.com; Kelly, Tami; Boso, Chuck; Wayne Coakley
Subject: RE: Buy Local Certificate Program

I would be happy to provide the details as we have them. Here is a very quick rundown, please let me know if you have further questions. We still have a few pieces of policy and procedure to work through and we are creating the forms for those processes. We understand that this is a work in progress and will very likely take some time to perfect.

Thanks,
S

- GCACC members in good standing may enroll as a participant in the program by notifying the Chamber. They will then receive a marketing toolkit including flyers, postcards, door cling and media sharing instructions.
- Customers may purchase gift certificates, through our website or by calling or coming to the Chamber office. At this time, customers will not be able to print off their certificate but can choose to pick them up at the Chamber office or have it mailed to them.
- They will select the merchant that they want the certificate to be for as well as the denomination. We expect that the majority of certificates will be in smaller denominations - \$10 or \$20 as merchants will not be giving any money or credit back to the purchaser. There may be exceptions; example: Farm Table on 62 may want to be able to offer \$50 certificates as their product line is more expensive than say Transcend Coffee.
- For each certificate that they purchase, they will receive a certificate for the same value at no additional cost. Determining if both certificates will have to be for the same merchant.
- Certificates will have the Chamber logo, City logo, the particular merchant logo as well as a watermark and will be embossed for security protection.
- Merchant will honor the certificate presented by the customer and once per week will return redeemed certificates along with an form detailing, date sold, certificate #, amount and total amount redeemed. They will be able to complete a form online but will have to either mail or drop off physical certificates.
- The Chamber will pay merchant invoices once per week, goal being to do so within 2 business days of receiving their invoice (we do require the redeemed certificate to be returned to the Chamber for verification and record keeping however we will not need the physical certificate for payment). Example: invoices due each Wed by noon – payment sent by Friday.
- Chamber will maintain records of certificates sold including date purchased, certificate number and value, date redeemed and date and amount paid to merchant and will provide that information along with an invoice to the City every quarter.
- Our marketing team is working on a schedule of promotions beginning with the 2020 holiday season and will highlight the program in all of our publications and outlets. Valentines Day, Sweethearts Day, National Coffee or National ??? day, etc. can all get special promotions.
- Some of our timeline deadlines are
 - Promotion to the membership and to prospective members will go out by Oct 15th
 - Promotion to the community introducing the program and opening sales for certificates will begin on Nov 1

- o Should we not have enough participating merchants to open the program to the community, we will delay by one week and reevaluate weekly

I hope that is helpful, as I said, a work in progress – for every detail I think of, it makes me think of 3 more! Please feel free to call or email with any questions.

Thanks,
S



Shawn Conrad
Executive Director

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From: Christine Houk <houkchristine@gmail.com>

Sent: Friday, October 02, 2020 2:33 PM

To: Shawn C <shawn@gcchamber.org>

Cc: Stage, Richard Ike <rstage@grovecityohio.gov>; Vedra, William <wvedra@grovecityohio.gov>; Turner, Mike <mturner@grovecityohio.gov>; sjsmith@fbtlaw.com; Kelly, Tami <tkelly@grovecityohio.gov>; Boso, Chuck <cboso@grovecityohio.gov>

Subject: Buy Local Certificate Program

Will Council also be receiving the "consumer matching program outline?" I believe we would all benefit from understanding how the complete transaction will be handled both with the participating Chamber member business and with the customer purchasing and utilizing a BOGO gift certificate.

Thank you.

Warm regards,

Christine Houk
President of Council, Grove City - Ward 3
houkchristine@gmail.com
(614) 216-8895

On Fri, Oct 2, 2020 at 11:19 AM Boso, Chuck <cboso@grovecityohio.gov> wrote:

President Houk and Members of City Council,