CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 05, 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 Ms. Lanese.

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.

1. Ordinance C-71-15 (Appropriate $68,000.00 from the Rockford Tax Increment Equivalent Fund for the Current Expense of making Payments in accordance with the Infrastructure Agreement with Rockford Homes) was given its second reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this is money received from the TIF that is owed to Rockford, per the agreement.

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

2. Ordinance C-72-15 (Appropriate $5,000.00 from the SR665/I-71 Tax Increment Equivalent Fund for the Current Expense of making payments in accordance with the Compensation Agreement with Jackson Township) was given its second reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this is money received from the TIF that is owed to Jackson Township, per the agreement.

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

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

3. Ordinance C-73-15 (Appropriate $40,000.00 from the Convention Bureau Fund for Current Expenses) was given its second reading and public hearing.

   Mr. Turner, Dir. of Finance, explained that this is money received from the Bed Tax that is owed to the Convention Bureau, per Charter. We are running 13% higher than last year. This additional appropriation will allow him to pay the Convention Bureau the money owed them.

   Ms. Lanese asked Mr. Turner to explain what these dollar amounts translate to and what happens to the rest of the money that stays with the City. Mr. Turner explained that in 2014, the City received close to $1.2 million in hotel/motel taxes. He said 25% of that goes to the Visitors and Convention Bureau; 50% goes into the City's General Fund; 25% goes to the Community Development Fund. The Comm. Dev. Fund is used to pay for events such as: 4th of July; Boo on Broadway; Christmas; Eco Fest; etc. Ms. Lanese asked if there was a reason that the 50% goes into the General Fund. Mr. Turner said yes, by Charter it is divided by a percentage.

   Mayor Stage noted that when this tax was implemented, they ran dual accounting – meaning that whatever activities the City had, the VCB participated on a 1-to-1 bases. Today, the City tries to match what goes into the Community Development Fund, to not exceed what the Hotel/Motel Tax brings in each quarter, so they don't overspend on community activities. He said the rest of the monies from the General Fund go toward Police and other general services where the hotels are.

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

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

4. Ordinance C-74-15 (Authorize the Purchase of Part of the properties located at 3448, 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. Rauch showed the Preliminary Plan for the re-development of the Town Center that Council has adopted a couple of times. He said they have done an analysis of parking spaces in the Town Center with all the new development happening with Pizzuti and the Library. He said the bottom line shows an increase of parking by 111 spaces. He said one of their goals is to repurpose the building for the private sector and parking is paramount for that success. He also said that having parking in the critical mass of downtown will help serve the businesses along the corridor.

   Mr. Berry said the ordinance is only for three parcels, but the diagram they just showed included two more lots. Mr. Rauch said they are showing the long term vision and the ability to add more parking with the properties to the west. Mr. Berry asked how many spaces will be gained with the proposed purchase. Mr. Rauch said 19 parking spaces. He said this includes a reconfiguration of the existing parking lot and an addition of a pedestrian walkway. Mr. Berry said in order to gain any more parking, Council will have to complete this plan. Mr. Rauch said yes, or purchase the rest of the properties – but in doing so you eliminate the possibility of a future development opportunity.

Mr. Bennett said he thought it was 38 spaces with the proposed acquisition. Mr. Keller, EMH&T, said they are losing about 15 spaces for a pedestrian walkway and relocated behind the houses. Mr. Bennett said we have an existing pedestrian walkway along Broadway-in front of the businesses. He said by developing a walkway behind them and retarding the number of parking spaces, its seems to him that we are encouraging people to walk behind the businesses, rather than encouraging the foot traffic in front of the stores that they are expecting. He feels this is the wrong idea.

Ms. Lanese said she was under the same impression as Mr. Bennett. Now that we are only getting 19 spaces, it drastically increases the cost. This surprises her, since Council was originally told 38.

Mr. Berry said he estimates approximately $24,000.00 per parking spot. He asked how much a parking garage would cost. Mr. Keller said they estimate $20 - $30,000.00 per parking space, but that excludes the cost of the land. They estimate about $8,000.00 per parking space, excluding land cost.

Ms. Lanese asked if there are any other potential parking spots or any other need. For example, what is the plan for the current library site and the lot next door? Mr. Rauch said they have been doing this corridor plan since 2013. There may be a need to adjust some of the figures, based on what happens with the other sites, as they get redeveloped. He said they could go back and look at other locations, but would need to take a step back and look at where they see future development occurring. Mr. Rauch said this site was selected because of its central location.

Mayor Stage shared a map of the parking potential they use, based on the Pizzuti's Plan that was approved as part of the concept for the Town Center Revitalization.

Mr. Berry did some quick figuring and noted that he comes up with $1.2 million for 36 spaces. We are still talking over $40,000.00 per space for surface parking. Mr. Boso noted that the two parcels to the west aren't revenue producing, so they would be less to purchase. He said they have been in discussion with those property owners and they seem willing to sell at a lesser cost.

Mr. Bennett said Council is in a quandary. He said there is no question about the need for parking. It is the price.

Mr. Davis asked when we would lose the parking spaces behind City Hall. Mr. Smith said the closing on the property is around Oct. 20. Mr. Davis said we will lose the spots soon and even if we pass this tonight it will take until next year before we can regain them. Mr. Boso said maybe July. However, we have added spaces on GC. Rd. and most of the parking during the day is handled. Mr. Davis said he is not in a hurry to do this tonight and feels it is worth having more discussion. Mr. Boso said that's fine but we have a willing seller now. Mr. Davis suggested putting the purchase in a holding pattern. Mr. Boso said we would still need the ground if it were used for surface or garage parking. Mr. Davis said he understood.

After additional discussion, Mr. Davis moved C-74-15 be postponed to 11/2/15; seconded by Ms. Lanese.

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

Resolution CR-60-15 (Approving the Guaranteed Maximum Pricing proposal from Miles McClellan Construction Company for the construction of the New Library and Authorize the City Administrator to enter into said Contract) was given its reading and public hearing.

Mr. Steve Withee, attorney w/Frost, Brown, Todd, explained the maximum pricing tool. He said usually, Mr. Steve Withee, attorney w/Frost, Brown, Todd, explained the maximum pricing tool. He said usually, municipalities have a set price. He said this method gives the City a price to be paid regardless of the actual cost of materials. With the guaranteed maximum pricing, contractors will bill the City based on its actual materials costs and the fees agreed to. It can save money in the end.

Mr. Bennett asked what the bid was. Mr. Smith said there were about 33 different bids for each area. Miles/ McClellan selected the best contractor for each and submitted their proposal. Mr. Bennett asked what the disadvantage is. Isn't there already monies allocated for this project? Mr. Turner said there is already enough money in the Library account to enter into this contract. Mr. Bennett asked if this is an increase over the cost already agreed to for the Library. Mr. Bennett was told no, however, with every project there may be change orders that could adjust the figures.

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

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

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

1. Resolution CR-61-15 (Oppose State Issue 3) was given its reading and public hearing.

Mayor Stage said the Resolution is pretty clear in its macro distaste for this Issue. Not only is this a monopoly, it is a monopoly on our Zoning Code and overrides Home Rule.

There being no additional questions or comments, Mr. Davis 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

2. Resolution CR-62-15 (Endorse Issue 14 and ADAMH) was given its reading and public hearing.

Mr. Kevin Dixon, V.P. of ADAMH, was present to ask for support of this resolution. He explained that they provide services to 100,000 people each year. It is a renewal and will not increase taxes.

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

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

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

1. Ordinance C-75-15 (Vacate a portion of a Sewer Easement behind 5965 Hoover Road) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is an easement behind the Buckeye Grove Shopping Center. Kroger is expanding and the sewer line and easement needs moved to accommodate the new footprint. A replacement easement has already been submitted.

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-76-15 (Approve the Plat of Pinnacle Club Section 2, Phase 9) was given its second reading and public hearing

Mr. Rauch, Dir. of Dev., explained that this is the last Section for this area. Mr. Bennett asked if the sound wall will be extended to include this area. Mr. Jack Reynolds, attorney for petitioner, explained that ODOT will not extend the wall until there are houses or contracts to build. He said this came up before and that is why they added an evergreen tree buffer along the freeway area. He said ODOT can reevaluate this, once homes are built.

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-77-15 (Accept the Annexation of 16.45+ acres located at 3655 Orders Road to the City of Grove City) was given its second reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present to answer any questions.

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

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

4. Resolution CR-55-15 (Approve the Development Plan for Story Point located at 3655 Orders Rd.) was given its reading and public hearing.

Mr. Aaron Seymour, developer, was present to answer any questions. Ms. Klemack-McGraw reviewed the stipulations set by Planning Commission. Mr. Seymour said they agree to all, but would like Council to reconsider the stipulation to require a right in/right out only along Orders Road.

Mr. Bennett said he had concerns over this and agrees that there should be a full curb cut on Orders Road. He moved that Section 1 be amended to add at the end ". . ., except for stipulation #5"; seconded by Mr. Davis.

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

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

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

5. Resolution CR-63-15 (Approve the Construction of a Shelter House for the Dream Field at Windsor Park and Waive the provisions of Section 139.05 of the Codified Ordinances) was given its reading and public hearing.

Mayor Stage said they are going to build a shelter house. However, the distribution of the funds is still in debate. He said the reason for the debate was there was a list of priorities and the Shelter is down on the list. So, the question is, does Little League pay for the items above that the City has already paid for, or do they pay for the Shelter. Regardless, this legislation is still needed.

Mr. Smith, Dir. of Law, explained that this was not on the map when we waved these provisions last time. This is in addition to those items. He noted that whoever builds it, it will become a city asset and this waiver is needed.

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

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

6. Resolution CR-64-15 (Municipal Services that can be furnished to 51.683 acres located at 1421 Borror Road in Jackson Township upon its Annexation to the City of Grove City) was given its reading and public hearing.

Mr. Mike Gosztyla, Borror Road resident, representing many neighboring property owners who were present, said he understands there is a process to development and that the land holder has the right to annex, but they have many concerns. They would like to be notified about any development of this property. They would like to work with the City. They want to know what the impact might be on Borror Road, which is narrow and rural. Ms. Kelly offered to meet with those residents after the meeting to help them obtain information about any future development.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions. She said the reason for the annexation at this time is because the family would like to sell the house now. In order to split the house from a larger piece of property, they need to annex into the City because they don't have enough road frontage in the Township to split it there. They would also like sewer and water access.

There being no 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	No
Mr. Bennett	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 announced that the Senate approved our license plate. It now moves to the House of Representatives. He reported on Harvest Days; and the Gold Star Program for acknowledging families of deceased soldiers

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

Council adjourned at 8:27 p.m.

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

Oct. 05, 2015

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

Council Members reviewed the Agenda items. Much of the discussion surrounded Ord. C-74-15 and how best to plan for additional parking in the Town Center.

Mr. Turner provided Council with the monthly financial report.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
Chair