

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

January 20, 2009

Regular Meeting

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

Larry Corbin Ted Berry Mike Uhrin Greg Grinch

1. Mr. Grinch moved to excuse Ms. Klemack-McGraw; seconded by Mr. Uhrin.

Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

2. Mr. Grinch moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Uhrin.

Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes

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

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

1. Ordinance C-01-09 (Appropriate \$1,500,000.00 from the General Fund for the Current Expense of Engineering Services for Phase 3, I-71/SR665 Interchange & Corridor Improvements) was given its first reading. Second reading and public hearing will be held on 2/02/09.
2. Resolution CR-01-09 (Authorize the City Administrator to Advertise for Bids and Award Contracts for Fiscal Year 2009) was given its reading and public hearing.

Ms. Reichard explained that this is an annual housekeeping measure to allow for contracts to be awarded throughout the calendar year.

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

Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Mr. Berry	Yes

2. Resolution CR-02-09 (Authorize the City Administrator to Advertise for Bids and Sell Items no longer needed by the City) was given its reading and public hearing.

Ms. Reichard noted that this is another housekeeping item that allows us to auction items no longer needed year round.

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

Mr. Grinch	Yes
Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes

3. Resolution CR-03-09 (Authorize the City Administrator to Execute and File an Application with the Ohio Department of Natural Resources for Acquiring Funds for Public Rec. purposes) was given its reading and public hearing.

Ms. Reichard, explained that this and the next resolution will allow them to apply for grant funds for the trails at Windsor Park.

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

Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

4. Resolution CR-04-09 (Authorize the City Administrator to Execute and File an Application with the Ohio Department of Natural Resources for Acquiring Funds for Public Rec. purposes) was given its reading and public hearing and Mr. Uhrin moved it be approved; seconded by Mr. Grinch.

Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes

5. Resolution CR-05-09 (Authorize the City Administrator to enter into a Development and Incentive Agreement with JD Equipment, Inc. & JD Power Systems, LLC) was given its reading and public hearing.

Mr. Norm Murphy, CFO for JD Equip; explained they are looking at this facility for their administration offices. He said they have outgrown their administrative functions location in London. Their power systems business continues to grow and they are looking at this site and others to allow for growth of both sides of their company.

Mr. Chuck Boso, Dir. of Dev., said this is in a Community Reinvestment Area where there is three years left on their real estate property abatement. What they tried to construct, was a deal that would commit this company to Grove City for a long period of time. What has been agreed to is, after the three year abatement, for every dollar their employees pay in income tax, they would receive a rebate of 20% of that income tax for five years. Both parties feel this commitment is for an extended period and hopefully beyond the 8 years of this agreement. President Berry noted that there would be 20 positions with approximate payroll of \$1 mill. Mr. Murphy confirmed this and said they anticipate increasing staff by another six positions.

Mayor Stage asked if they were in an incentive situation in London. Mr. Murphy said that was correct. The Mayor asked if they were still leaving some business in London. Mr. Murphy said yes. Mayor Stage asked if this gets the job done. Mr. Murphy said they are still working on the lease with the property owner, but this is a key component.

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

Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Mr. Berry	Yes

6. Resolution CR-06-09 (Authorize the City Administrator to Execute an Option to purchase up to 10 acres of Real Property from the Solid Waste Authority of Central Ohio) was given its reading and public hearing.

Mr. Chuck Boso, explained that this allows the City to purchase up to 10 acres of ground at last years valuation. He said the birth of this stemmed from our concept of incubator systems. It sets aside 10 acres, mutually agreeable to both parties that we can purchase at a set price today. He said it also acknowledges the assessment for the relocation of Haughn Road, which will be paid for by SWACO and they will not object to it. It also requires the City to construct a Water Tower that will benefit that district. If the Tower is located on SWACO property, they will give us the property at no cost.

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

Mr. Grinch	Yes
Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes

The Chair recognized Mr. Grinch, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-02-09 (Approve a Special Use Permit for Dogs Rule for a Dog Day Care Center located at 4095 Hoover Road) was given its first reading. Second reading and public hearing will be held on 2/2/09.

Mayor Stage noted that if this would get approved, he may Veto it.

2. Resolution CR-07-09 (Approve a Sign request for Mane Body & Sole Salon & Day Spa located at 3312 Columbus Street in the Historical Preservation Area) was given its reading and public hearing.

Mr. Chuck Boso noted that this HPA sign was approved by Planning Commission with 3 stipulations and the petitioner agreed to those stipulations.

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

Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

3. Resolution CR-08-09 (Approve a Development Plan for Indiana Business College located on Jackpot Road) was given its reading and public hearing.

Mr. Marc Kenesco, asked Mr. Grinch & Mr. Corbin for their impression of their trip to the schools in Indiana. Mr. Grinch said he was impressed with the operation of the school. Mr. Corbin concurred. Mr. Kenesco explained the philosophy of the business and their community service/ involvement. He also explained the types of students they attract. He said this is their first school outside Indiana. They looked at other States and other communities before settling on Grove City. He thanked Chuck Boso & the Mayor for their efforts. He said the Plan is a good compromise. He feels there are two parts to their Plan the building and the sign.

President Berry asked Mr. Boso to speak to the building. Mr. Boso said his department reviewed the submittal and they are satisfied with the building as submitted. Mr. Holt, Chair of Planning Commission, said they were satisfied with the building and the applicant was agreeable to the 10 stipulations they placed on the project.

Mr. Nick King, property owner, said he believes this is the highest and best use. He feels the location sets back far enough that the building won't be seen from I-71. In order for the College and the City to benefit from it being here, it needs more signage than regularly allowed.

President Berry asked if there was a picture of the sign. A graphic was shown. Mr. Boso noted that there are other signs in the area that are 20 feet high. He believes the issue at hand is the LED portion of the sign.

Mr. Kenesco said their original request was for a 47' high sign with full LED capabilities. They have seen an increase in enrollment at their other locations with a sign of this type, thus the push from IBC to have such a sign. He said they have made change and also agrees to no movement or animation on the LED screen. They also agree to remove this sign if they ever leave this location.

President Berry noted that they obviously know Council's issue. He said this City has worked hard to enhance & clean up this area. He asked what makes them any better than a Burger King. Mr. Kenesco he believes they bring a higher value to the community than a Burger King. President Berry said he isn't questioning their value. He said he works for a University and doesn't know one university in Central Ohio that has a sign like this. He said if we approve this, everyone along the freeway wanting a sign like this. He said they are better than this. They do great work and doesn't understand why they want to cheapen themselves with this type of sign. Mr. Kenesco said this is a \$100,000.00+ sign and is very robust. He said there are numerous examples of these type of signs across the country. He disagreed that this will cheapen their image. President Berry noted the State of Ohio allows for signs along the Highway, that they would be able to access.

Mr. Grinch said the signs @ Parkway Center are different in that those advertise for 8 businesses not one. He said this is the entrance to our city and it looks very nice now. He said this looks like a scoreboard that is a massive scale and will detract from the area. It is a 7' x 14' television screen that is larger than the Indiana Business College portion above it. You wouldn't see this at Easton or anywhere that are trying to put a nice face on their city.

Mr. Uhrin said he is against signs. He asked if Council approves this, would every other business in the City be able to have an LED sign. Mayor Stage gave a little history on the area. As for the sign, he suggested that the sign portion be removed from the Development Plan and the Code be revised to address LED usage and location, if Council & IBC are agreeable.

Mr. Corbin commented that is he believes it is wise to address this problem and would hate to lose the school because we can't agree on a sign. Mr. Grinch said he understood Mr. Corbin's position, but asked why we should sacrifice this intersection for one business. He said he is an educator and just doesn't agree to this sign. It is the entrance to our City. President Berry agreed with Mr. Grinch. He said the City would work with them to advertise and promote their college but he can't agree to the LED sign. Ms. Sharon Brooks, working with IBC, advocated for the sign. Mayor Stage again suggested that they peel out the signs and review it separately. Mr. Grinch said, by doing that it eludes to Council approving an LED sign. Mayor Stage said he disagreed.

President Berry moved to remove Stipulation #1 of Planning Commission; seconded by Mr. Uhrin. Mr. Kenesco commented that for them to be successful in Grove City, they do need signage and by breaking the sign and building apart, he can see that it will be easy to say yes to the building and no to the sign.

Mr. Smith, Dir. of Law, explained that removing Stip. #1 only removes the additional constraints imposed on the sign by Planning Commission. He said Council can remove #1, but they need to add a stipulation that approval of this development plan does not include approval of the signage and all signage must come back through the process for approval.

Mr. Berry moved to amend his motion to Amend Section 1 of the Resolution to read, in part except for Stipulation #1 and with the following stipulation: 1. This development plan does not include approval of the signage and all signage must come back through the process for approval; seconded by Mr. Uhrin.

Mr. Smith asked Mr. Kenesco if he agrees to remove the sign portion of his development plan. Mr. Kenesco commented that in the current economic state we are in, there are certainly a number of cities interested in their type of business. The sign is a very important component for them to be successful in Grove City. Mr. Smith said he wanted to make sure they do this correctly and suggested that this be postponed and have some further discussion.

After further discussion, President Berry withdrew his motion and Mr. Uhrin withdrew this second. Motion withdrawn.

President Berry moved to postpone to 2/21/09; seconded by Mr. Uhrin.

Mr. Kenesco asked if we proceed forward with Mayor Stage's suggestion to amend the Code, would the sign code changes be done in two weeks. Mayor Stage said they could have something drafted in two weeks. Mr. Smith said right now, the Code prohibits electronic, changeable face signs. He said a change in Code could not be in effect in two weeks, but the parties could come to an agreement in principal, as to where they would go at a later date, in a short period of time. Mr. Kenesco said he would be willing to work toward something like that. President Berry called for the vote.

Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	No

4. Resolution CR-09-09 (Accept the Grove City Town Center Plan) was given its reading and public hearing.

Mr. Chuck Boso explained that the City has been working on a Town Center plan, which everyone has been involved in. He said this exercise made it clear that we need more density & the Plan provides action Points to make the Town Center more vibrant. President Berry thanked the Administration for their efforts. He said this is a good document to use for future development. There being no additional questions or comments, Mr. Grinch moved it be approved; seconded by Mr. Corbin.

Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Mr. Berry	Yes

5. Resolution CR-10-09 (Authorize the City Administrator to execute the Real Estate Exchange Agreement and Agreement to Lease with the Grove City Community Improvement Corporation and the Operators of Sound Communications) was given its reading and public hearing.

Mr. Smith explained that this is the second step in the process to allow a swap of buildings with Sound Communications. He said there are many more steps to get this accomplished before the deal is finished. There is a contingency that would allow Sound Communications to move into the Bimco Bldg. before the deal is complete.

Mr. Grinch asked the Mayor if this is in the best interest of the City. Mayor Stage said absolutely. He said we don't like being in the real estate business, but Mr. Elmer complimented us on assembling land and using it effectively.

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

Mr. Grinch	Yes
Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes

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

1. Mr. David Maple, local artist, explained that he is working on the concept for a new design for a third Mural in the Town Center. He showed a draft of the design and explained the history of it. He noted the buildings depicted sat where City Hall is today. They anticipate this Mural going on the Massero Heating & Cooling wall on Grove City Rd. He said no matter how much we grow, it is important to remember our history and bring back memories for some of our residents. Mayor noted that this was included in the Appropriation Ordinance.
2. Mr. David Hellard, spoke on single-family residential zoning. He feels that many developers attempt to place as many apartments as possible on a piece of property. He believes it is important for Council to know how residents feel about apartment zoning. He referred to a certain development from years past that was for apartments behind his home. Although residents were opposed, Planning Commission approved it. In the end, the property owner removed his request to develop these apartments. He brings this up to make a point on how much they value single-family residential zoning in the Haughn/Orders road area. He explained that there is a new piece of property currently undergoing annexation to the City. The property owner is Larry Corbin and when he contacted Mr. Corbin, he said he appreciated Mr. Corbin's honesty in explaining that he is only asking for

annexation at this time, but his eventual plan is to build apartments there. Mr. Hellard delivered a petition, from others, that don't even want the property annexed. He said he is not addressing that issue. His point is, if this property is brought into Grove City with anything other than single-family homes, there will be a lot of residents in opposition to that.

3. Mr. Grinch moved to approve the T.I.R.C. Report; seconded by Mr. Uhrin.

Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

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

1. Mayor Stage submitted the Mayor's Monthly Report and Mr. Uhrin moved to accept same; seconded by Mr. Grinch.

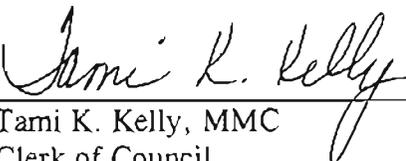
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes

The Mayor expressed his appreciation to Council's attendance at the 1/13 meeting of the Library Board. He then reported that he attended the Chamber Board meeting to request their participation in the move to the Huntington Bldg. and was told it isn't consistent with their strategic plan. President Berry asked how much the lease was for. Mayor said \$50.00/month and offered to pay for moving costs. He then complimented the Service Dept. for keeping the streets free of snow.

President Berry noted they have received a copy of an ODOT letter on awarding the \$5 mills for S.R. 665/I-71. Also, we have copies of the Town Center Plan if anyone is interested. He noted that Mr. Turner submitted the year end financials

- 2. Condolences were sent to Ms. Klemack-McGraw on the loss of a family member.
- 3. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:31 p.m.



 Tami K. Kelly, MMC
 Clerk of Council



 Ted A. Berry
 Chair