

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 03, 2014

Special Meeting

The special meeting of Council was called to order by President Berry at 7:28 p.m. in the Council Chambers, City Hall, 4035 Broadway.

The following members were present:

Jeff Davis Maria Klemack-McGraw Ted Berry Steve Bennett Laura Lanese

1. President Berry stated that Beulah Park is a major part of our community for years. Council believes there will be more of these meetings, as we go along. He said, for tonight, the Administration provided a general starting point last Fall with some ideas/concepts of what could be good for the community, and Council wants everyone to hear all the concepts and ideas. There is another gentleman here to share ideas, as well. He said Council wants to hear from the residents also. He said nothing is happening with Beulah today. They want to get the community together and engage everyone first. He then recognized the Mayor to share the City's Framework.
2. Mayor Stage said we have lived with Beulah Park on a positive side and sometimes negative side – such as from racing, to Capital City Music, to slot machine gaming. This is a continued evolution. He said having 200+ acres so close to the Town Center is very unique. He said the Administration has put together a “straw man” (or framework) of ideas of what could happen on the site. He said it describes the opportunities and aspirations. He said they believe it will be a mixed use, but haven't assigned any percentages to the uses. He asked Kyle Rausch to provide an overview of the Framework, which he did with a Power Point presentation. He said they applied five principals: Preserving the History of the Park; Keeping an area for community events; providing connectivity with proper roadways; adding residential and; providing for light industry and commercial land uses.
3. Mr. Joe Ciminello addressed Council by explaining his background and his Company's projects. He said it is important to give ideas to come up with solutions. He said he agrees with Kyle on all aspects except the area on Southwest Blvd., which he believes should be commercial. He showed a sketch that he did that shows residential. He said they like designing with something on an axis. He said the axis for the middle of the property would be centered around the old “finish line” of the race track. It would be paired with the score board and a sculpture. Behind it would be a Community Center. The residential would include traditional housing and brownstones closer to the city center. He said rather than fencing, they would use the old race track railing, which captures the history. He said originally, Beulah was connected to the Town Center. He believes its needs reconnected and thinks a good spot is at Columbus Street and Broadway. Beyond that, there would be a Plaza heading back to Beulah with the Library on the south and the redevelopment & Beulah becoming one. The final entrance feature would be more at Demorest Road rather than across from Wal-Mart. He said you need to organize the spaces so they are complimentary to each other. He said there could be some office or small warehousing along Southwest Blvd. He said Southwest Blvd. could also be enhanced to compliment the area. He said Pinnacle had 8 different property owners who all had different wants and needs. He said they have spoken with many of the property owners around this area. Almost, every one said they would be proud to be part of the plan. He said this could happen within a year. He offered a scenario that extends Columbus Street along the new library. He said if you title this property with contingencies and provide a plan with workable areas, developers would be ready to move. He said the City needs to adopt a concept plan. Mr. Berry noted that RFP's could go out for each zone too. Mr. Ciminello agreed.

4. Ms Mary Shaw, resident, said she liked what she saw, especially Joe's concept. She said she feels better about the office areas and wanted to make sure there would be no warehouses.
5. Mr. Marvin Winehart, resident, said he agrees that this is a good spot for a Community Center. He asked if this is still being looked at. The Mayor said yes, it is still an idea but nothing ready to be moved on yet.
6. Mayor Stage said there are many reasons why the City doesn't buy Beulah. He said this is a huge property with many entrances, buildings with multiple uses. It is more to handle than people realize.
7. Council Members shared their thoughts; noting that you usually only get one chance to redevelop a property and they want to hear from the residents so they do it well.

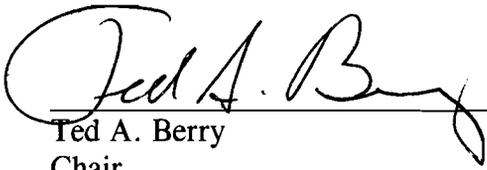
Mr. Berry said we need to consider the next steps to move forward. Mr. Boso said we need to agree on percentages of land use. Mr. Berry said there needs to be an understanding of what "mixed use" is. Mayor Stage said they would work on that, using Mr. Ciminello's concept.

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

Council adjourned at 8:25 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 03, 2014

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 meeting and approved 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 Laura Scott and Cindy Fitzpatrick, new employees of the City to the Building Division and Service Dept, respectively.

The Mayor then presented a Proclamation to the Central High School Concert Band. The Band represented Grove City at the Outback Bowl. They won first place for the Concert Band and also received the Grand Champion Award.

3. The 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-02-14 (Appropriate \$2,500,000.00 from the General Fund for the development of the new Library) was given its first reading. Second reading and public hearing will be held on 2/18/14.
2. Ordinance C-03-14 (Authorize the City Administrator to enter into a Jobs Development and Incentive Agreement with S&T Automotive America and declare an emergency) was given its first reading.

Mr. Boso, City Admin., explained that this company wishes to move into a building that has been vacant for about six years. He said the incentive being offered is an Income Tax incentive of 75% given back to the company the first two years and the next two years is split 50/50.

Ms. Deborah Scherer, Dir. of Global Marketing for Columbus 2020, explained that she has been working with S&T for six months and is excited for them to locate their first overseas location in Grove City. They manufacture shock absorbers. While the deal isn't final yet, this ordinance will go a long way to get them to the finish line. She said the State is also providing incentives for this company and is supportive of the project.

Mr. Davis asked her to explain what Columbus 2020 is about. She provided an overview of their goals & objectives.

There being no additional questions or comments, Mr. Bennett moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Davis.

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

Mr. Bennett moved it be approved as an emergency measure; 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. Lanese, Chairman of Service, for discussion and voting under said Committee.

1. Ordinance C-01-14 (Authorize the City Administrator to Execute the Acknowledgement with the Franklin County General Health District and Vector Disease Control International, LLC for Mosquito Management Services) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that this will be our fourth year under this program. It is a much more comprehensive program than just getting out and fogging. He asked Mr. Spring to further explain.

Mr. Spring, Dir. of Service, explained that they not only fog, but they do pre-treating; testing; track numbers; etc. It is really a full service program.

There being no additional questions or comments, Ms. Lanese 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

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 submitted two months (Dec./Jan.) of Mayor's Court Reports. President Berry moved to accept same; seconded by Ms. Klemack-McGraw.

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

2. Mr. Turner provided Council with monthly financials. He noted that income is down 55% from this time last year, but that is due to the one-time payment from a company last year. If you adjust that payment, then we are up 4.5%.
3. President Berry announced that the next regular meetings will be Tuesday, Feb. 18, in observance of Presidents, Day.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 7:25 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair