

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 18, 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. Mr. Bennett moved to dispense with the reading of the minutes from the previous regular and special meetings and approved as written; seconded by Mr. Davis.

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

2. Ms. Klemack-McGraw moved to excuse the Mayor; seconded by Mr. Davis.

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

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 second reading and public hearing.

Mr. Smith, Dir. of Law, explained that these are the funds to pay for the Architect and Construction Manager. He said they are using the process under State Law to choose these contractors. These funds will enable those contractors to be hired.

Mr. Boso, City Admin., commented that there was a Committee that reviewed the proposals received by the Architects. The Committee mutually selected the one under negotiation now, who has extensive experience in library renovations and new construction.

Mr. Davis commented that sometimes there is skepticism about why we are doing this. He showed a newspaper clipping about Columbus libraries and the money being spent to upgrade them. He said they understand the value of libraries to their community. It is the same with Cleveland. He said old libraries may have been built for collections, but the new libraries are very different. They are built for connections. He said with what we are talking about in Grove City should be on the front page of the paper. He said we are talking about a library built for connections. That is what they are and that's what they mean to folks. He said if you don't believe libraries are essential to communities, he showed

a picture of the Seattle library that was designed by an international architect and costs \$160 million. He said they understood what libraries do for a community and how they reshape, and put a new face on a downtown. Grove City is doing the same thing here. We are on the same path as other communities. He said the library is not just a compliment to what is going on in other places, it is a cornerstone.

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

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

2. Ordinance C-03-14 (Establish the JEDD Income Tax Fund) was given its first reading. Second reading and public hearing will be held on March 03, 2014.
3. Ordinance C-04-14 (Amend Section 161.01(e) of the Codified Ordinances titled Eligibility Requirements for Employee Benefits) was given its first reading. Second reading and public hearing will be held on March 03, 2014.

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

1. Ordinance C-05-14 (Authorize the Charitable Solicitations Board to Issue a Permit to the Knights of Columbus per Section 371.06(b)(2) of the Codified Ordinances) was given its first reading. Second reading and public hearing will be held on March 03, 2014.

The Chair recognized Ms. Lanese, Chairman of Service, for discussion and voting under said Committee.

1. Resolution CR-08-14 (Authorize the City's Consulting Engineer to prepare plans, specifications and cost estimates for the construction and repair of Sidewalks on Wilbur Ave., Sawyer Dr., Sawyer Ct., Voeller Cir., Gladman Ave., and Portions of Ashgrove Dr., Beechgrove Dr., Brookgrove Dr., Maplegrove Dr., Woodgrove Dr., Brookpark Cir., Columbus St., Park St., Haughn Rd., Moore Ave., Patzer Ave., and Kingston Ave.) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is the first step in beginning the assessment process for the 2014 Sidewalk Program. He said the street list may get tweaked, based on the budget and estimates received.

Mr. Davis asked what criteria will be used to determine if someone gets a new sidewalk or not. Mr. Spring said the neighborhood will be reviewed for cracks, crumbling, buckling, etc. Mr. Davis asked if this was for the entire sidewalk. Mr. Boso said no, only the portions needing replaced. Mr. Davis asked if there is an appeal process. Mr. Smith said there isn't an appeal on whether the sidewalk will get replaced or not, but there is an appeal on the assessment price. Mr. Boso said this is the second year for the program and they did work with residents last year. Under this program, the City is paying 50% of the cost. Statutorily, we do not have to pick up 50% of the cost, but the program seemed to work last year. Mr. Berry commented that the property owner is still fully responsible for their sidewalks, including snow removal, etc. Mr. Boso said yes. Mr. Bennett asked who marks the sidewalks. Mr. Boso said that is done through the Service Dept., not the installing contractor.

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

1. Ordinance C-06-14 (Accept the Annexation of 1.010 acres located at 2402 and 2388 White Road) was given its first reading. Second reading and public hearing will be held on March 03, 2014.
2. Resolution CR-09-14 (Approve the Development Plan for a Commercial/Residential Conversion located at 3909 – 3911 Broadway) was given its reading and public hearing.

Mr. Doug Grossman, petitioner, was present. Ms. Klemack-McGraw reviewed the one stipulation from Planning Commission, which Mr. Grossman agreed to.

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

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

3. Resolution CR-10-14 (Approve the Development Plan for Grove City Christian Child Care located at 2996 Columbus Street) was given its reading and public hearing.

Mr. Phil Biggs, representing petitioner, was present to answer any questions. Ms. Klemack-McGraw reviewed the five stipulations set by Planning Commission, which Mr. Biggs agreed to.

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

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

4. Resolution CR-11-14 (Approve the Development Plan for Carriage Court of Grove City located at 2320 Sonora Drive) was given its reading and public hearing.

Mr. Randall Woodings, architect for petitioner, was present to answer questions. He explained that this will add a Dementia/Alzheimer's unit to the existing assisted living facility.

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

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

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

1. Mr. James McDonald voiced opposition is any expansion to Columbus Street. He said it would go right thru the new library site and kill that project. He said there are plenty of entrances to Beulah and sees no justification for that extension. Mr. Berry explained that Council is fully committed to the construction of the new library. He said there has been talk about an option to extend Columbus Street, but the Library would still be built in the same location. Mr. McDonald said if Columbus Street was extended he believes there would be a lot of high speed traffic running across it. Mr. Berry thanked Mr. McDonald and assured him that Council is committed to the Library.
2. President Berry stated that he asked that the agenda show discussion of Beulah Park under New Business so Council could share their thoughts about what they heard at the last special Council Meeting concerning Beulah Park; share what they liked, didn't like; and give some general guidance to the Administration about the area.

Mr. Bennett said he would like to see the Administration approach the land owners, with regard to showing interest in securing the land in some way, with creative financing, to be able to control the development better. He said he does not want to see any more big-box warehouses. He does feel multiple uses make the best avenues and opportunities to enhance the area and the Town Center. He suggested: upscale housing, a city recreation center, park space, restaurants, possibly a new City Hall.

Ms. Klemack-McGraw added on to what Mr. Bennett said by stating that corporate endorsements need to be pursued to help pay for the Rec. Center. She said she is excited about the Plan that has come forward so far. She wants it to be safe for the library and have enough green space. She agrees with Mr. Bennett. One good thing may be to partner with the Blue Jackets for a hockey rink.

Ms. Lanese built off of Ms. Klemack-McGraw's comments. She said she is looking for something unique, historic and perhaps Race Track-theme oriented. She wants something that will bring in some money – commercial/professional. She doesn't think anyone wants to see more warehouses. She said one problem with housing is that it doesn't bring in much money. She said she, too, has heard of people wanting a hockey rink, but they cost a lot of money. So does a Recreation Center. She said she has some mixed feelings about moving too fast on this property. She doesn't feel we need to rush into this. She wants to see the Library go up quickly first.

Mr. Davis said he hopes we are past the idea of if we are going to take advantage of Beulah Park and have moved on to how we are going to do it; and can we do it effectively, with the outcome we want. He said he thinks the next step would be for a Resolution to be fashioned that outlines what concepts they would want at Beulah Park. This would give developers a clear idea of what Council and the Mayor would accept. He said we can shepherd and manage the expectations without promising too much. He is extremely excited about the opportunities and believes Council and the Administration will manage this in the right way.

Mr. Berry said he has a Draft Resolution for Council to review. Based on the comments tonight, he will tweak a bit and, hopefully, have it ready for the next agenda. He said, basically, there are three options to work from: 1. Buy the property outright; 2. wait for developers to submit a Plan; 3. Assembling options on land to secure properties, then go to developers with RFP's. He said the good part about using the third option is the City could earn revenue by selling the options. He asked Mr. Bosso if he was correct in the basic three scenarios.

Mr. Bosso said there are probably even more scenarios that could be used. As he shared with Council previously, the Pinnacle project was done by a private developer securing all the options. He said the Beulah property is over 200 acres and had about 80 buildings on it. There are a lot of issues to

consider and will take over a year to evaluate before something could be done. He said the largest concern seems to be the reference to Industrial in the "Framework". He read that section from the Framework, citing that it says light industrial and small scale flex space, with a limited amount of large scale industrial uses (over 50,000 sq. ft.) MAY be appropriate away from residential areas. He said they have to discuss what type of industrial or commerce would be allowed. He said he has met with five development companies and they ask how much industrial can they get. He said he has told them not much, if any. He said he knows there are people trying to get options on the property.

Mr. Berry asked Mr. Boso to come up with a list of what could go into the light and large scale industrial areas. He also asked for an economic analysis for the City. Mr. Boso said that would be a difficult model and would be an 18 month process.

Mr. Bennett said he had a conversation with a customer today about disaster preparedness and his customer told him there is so much warehouse availability in Grove City, he isn't worried about it. Mr. Boso said that is a false statement. Mr. Bennett said whether it is false not, there is a perception that Grove City has more than enough warehousing.

Further discussion took place over the desires and cost of this type of project.

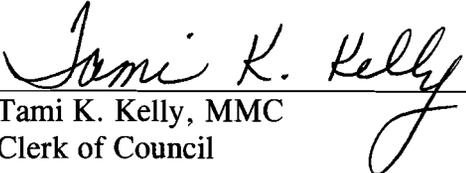
Mr. Berry said he wants for everyone to be going down the path together and thought the Resolution could assist with that. Mr. Boso asked rather than that, for Council to provide him with their comments on what they like or dislike about the Framework.

3. Mr. Marvin Winehart asked how much they want for Beulah. Mr. Boso said about \$9 mill. Mr. Winehart said that he thinks it's worth it. Part of his family property is now part of Beulah. He asked for some historical monument with the new development.

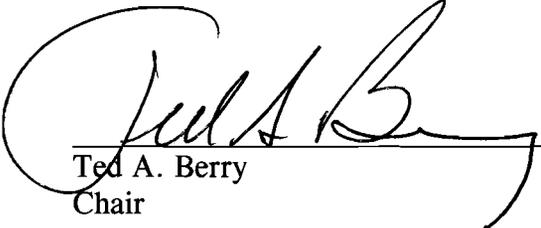
The Chair recognized members of Administration and Council for closing comments.

1. Ms. Conrad, Dir. of Parks & Rec. gave an update on Park activities.
2. President Berry announced that Mr. Davis and Ms. Lanese have been appointed to the Work Force Study Group as Council's representatives.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:07 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair