

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 20, 2007

Regular Meeting

The regular meeting of Council was called to order by President Lester 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 *Maria Klemack* *Rich Lester* *Richard Stage* *Ted Berry*

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

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

2. President Lester recognized the Mayor who recognized TORCS (The Ohio Radio Control Society), who presented the Parks & Rec. Dept. with a check for \$600.00, since this Dept. closely relates to their activity. They announced their Air Show the weekend before Labor Day, at their location on S.R. 665, and invited everyone to attend. She then presented a Proclamation to Mrs. Pulsgrove & Dr. Weis, SWCS, for their efforts with the Reach Out & Read Program – sponsored by Children’s Hospital. This is a program to collect new books for needy children.
3. President Lester read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-06-07 (Amend Ordinance C-75-06 Authorizing the use of a Portion of the Proceeds of Bonds or Bond Anticipation Notes of the City in the Estimated Principal Amount of Not to Exceed \$4,500,000.00 to Reimburse the City’s General Fund for moneys previously advanced for such purpose and to declare an emergency) was given its second reading and public hearing.

Mr. Stage moved that the Rules of Council be suspended and the Waiting Period waived; seconded by President Lester.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

Mr. Berry asked why there was a need for an emergency. Mr. Behlen, Dir. of Finance, explained that this ordinance needs to be passed and approved prior to C-07-07, as it will reimburse the General Fund for project costs. Mr. Berry asked what the emergency measure does. Mr. Stage explained that this only waives the 30 day grace period from the process and allows the Finance Dept. to get this to market immediately with bonds. It removes the possibility of a referendum.

Ms. Reichard, City Administrator, also noted that this is the money that will be used to acquire rights-of-way for the project and it is needed immediately. They are also opening bids on the project tomorrow. The request for an emergency isn't to stop the referendum; it is to obtain the funding immediately to proceed with this much needed project.

Mr. Stage moved it be approved as an emergency measure; seconded by Ms. Klemack.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	No
Mr. Corbin	Yes
Ms. Klemack	Yes

2. Ordinance C-07-07 (Authorizing the Issuance of Special Assessment Notes in the amount of Not to Exceed \$10,800,000.00 in anticipation of the Issuance of Bonds for the purpose of widening, reconstructing and improving S.R. 665 between North Meadows Drive and Hoover Road, including the intersections therewith, with related signage and striping, leisure path, drainage, utility relocation, and site improvements, paying engineering, design and legal expenses related thereto, approving the form of Official Statement and declaring an emergency) was given its second reading and public hearing.

Mr. Stage moved that the Rules of Council be suspended and the Waiting Period waived; seconded by President Lester.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

Mr. Berry thanked Ms. Reichard for her memo regarding the power lines. He asked what the actual cost is for moving those lines. Ms. Reichard said they do not have a final cost to do that, but the biggest problem is the additional time it adds to the project. Mr. Berry asked if AEP is the only person who can move those lines. Ms. Reichard said AEP is in charge of that. There are many issues when you go to underground lines. Mr. Berry stated that we are already moving the utility lines with this project; they are just not being placed underground. He said with the weather conditions earlier this month and outages in many counties, he believes this to be a safety issue. He said if we are going to move forward with road projects in the future, we need to take into consideration that all the lines should be buried. Ms. Reichard suggested that a master plan be put in place to address this and determine what lines should be buried, where to start and do it in phases. She explained that even though they are buried, power outages still occur. She also noted that there is an outstanding lawsuit against AEP, by the City of Reynoldsburg. If the city prevails in this case, it will set a precedent and AEP will then be required to pay for the burial of their lines. Mr. Berry stated that we are paying \$10 million to do this and while everything is already unearthed, it is a great opportunity to bury the lines. To wait would require digging up the new road and costing more money.

Mr. Berry moved that the ordinance be amended to include a new Section that would require the power lines to be buried and the timelines for the project adjusted to allow for this change; no second. Motion died.

Mr. Stage moved it be approved as an emergency measure; seconded by President Lester.

Mr. Berry	No
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

3. Ordinance C-08-07 (Appropriate \$140,760.00 from the General Fund for the Current Expense of Designing and Constructing a Recreation Pathway around Rotary Lake) was given its second reading and public hearing.

Ms. Conrad, Dir. of Parks & Rec., showed a drawing of the leisure path around Fryer Park. She explained that the path provides interconnectivity to the features in the Park. She explained that this ordinance is for the first phase of this path. Once finished it would provide several miles of path for residents to use. She indicated that there were a couple of Park Board Members present and noted that the Park Board does support the path.

Mr. Stage noted that there still isn't a path around Windsor Park, which is the most used park in the city. He said we need something that doesn't require bikers to go through the park and intermingle with those watching games. Also, he asked how much we have spent on Fryer Park to date. That is \$2,600,000.00. He said he was Mayor when this park was purchased and he is a strong proponent of Fryer Park, but we have spent this much and we still can't walk or ride a bike to this park. Ms. Conrad said they are working on it.

There being no additional questions or comments, Mr. Stage moved it be approved; seconded by President Lester.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

4. Ordinance C-09-07 (Appropriate \$224,595.00 from the General Fund for the Current Expense of developing Town Center Green) was given its second reading and public hearing.

Ms. Conrad, Dir. of Parks & Rec., showed a drawing of the proposal. She provided Council with a letter of support from Krista Vanbuskirk, Town Center Merchants Assoc., in support of the project. Ms. Conrad explained that there is a need for green space in the Town Center area. They didn't want to over plan the site. It is designed to be a passive area, with a gazebo for bands, theater productions, poetry readings, etc. She said she spoke to the Director of the Library and he voiced excitement about doing some joint programming in this new area. Also, if the area ever needed to be developed to help the library, the bandstand could be moved to another park.

Mr. Berry asked if the Comprehensive Plan for the Town Center area that he requested at the last meeting was available. Ms. Reichard stated that she noted a parking plan being requested. Mr. Berry stated that he asked for a total plan for downtown. He said he would like to see what that total plan is, since buildings are being torn down for parking, etc. He said he is in full support of park land, but would like to see what the full, long term plan is before putting \$250,000.00 into something. Ms. Reichard stated that there is not a single Comprehensive Plan for the Town Center, per se. The City is going through a Comprehensive Plan process for the entire community and they don't want to usurp that process. They are continuing to work on the lumberyard development and

as she understands this request, the structure could be moved. Mr. Berry stated that before they start spending large sums of money, he would like to see a plan. Ms. Reichard said that is still in the future, as she believes that the lumberyard development would have a significant impact on the area and doesn't want to usurp the process taking place on the overall Comprehensive Plan. Mr. Berry explained that this was his point. He said he would personally donate a bench or tree, but doesn't want to spend \$250,000.00 until we know where everything is going to be and the community has some input on that.

Ms. Sandy Larger, contiguous property owner, said Council has a wonderful opportunity to put a Town Green in the heart of the downtown area, similar to Worthington and voiced support for this project. She asked who is to say that the property won't serve the community in a different capacity in the future, but at present, she believes the only logical use is a green space. She asked Council to vote for a unique community gathering place; to enhance the surrounding neighborhood and the Town Center Merchants. Mr. Berry commented that he is in full agreement that there is a need for green space, but it is a matter of planning.

Mr. Berry moved that this item be postponed until August 6, 2007; seconded by Mr. Stage.

Mr. Stage commented that they had the same concept for Gantz Park, when they put the gazebo in that park. A lot of money was spent, but the use isn't as great as anticipated. He said he agrees that we have an opportunity to upgrade this corner, but feels we need upgrading on Broadway. He likes the idea of postponing this and having the Administration come back to Council with a macro look for doing some things in the Town Center rather than just this corner.

President Lester said he didn't feel this needed postponed. He said this has grown into a nice plan, accenting the Town Center, with support from the residents and business owners. He questioned waiting until August. He said he is not opposed to a global plan, but doesn't believe that any project should be postponed because of the dynamics of others.

Mr. Stage commented that on 9/26/2006 Council was given a plan that showed different areas of parking in the Town Center. This parcel was included in that plan for parking.

The vote was called to postpone this item.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	No
Ms. Klemack	Yes
Mr. Lester	No

5. Ordinance C-10-07 (Appropriate \$100,000.00 from the General Fund for the Current Expenses of the Unified Community Marketing Program for 2007) was given its second reading and public hearing.

Mr. Stage moved to amend the Ordinance to replace all references to the General Fund to be the Community Development Fund; seconded by Ms. Klemack.

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

Ms. Nancy Schlagheck, Commun. Relations Officer, explained that she has been working since last fall to market and receive the 2007 Parade of Homes. This is a rare and unique opportunity for the City to capitalize on a regional spotlight. They have put together a plan to take that spotlight and broaden its width and duration. She said the impact will be difficult to measure, but will make every effort to track the success of this plan. She said this is the economic development push for the year. The money the city can bridge with the money the BIA puts out will really send us to a place we have never been before. She then introduced Mr. Jim Hiltz of the BIA.

Mr. Hiltz stated that they are very excited about the 55th Annual Parade being at Pinnacle. He said they are not about marketing the Parade of Homes, but about marketing the community. He hopes that everyone will be proud when it is all said and done. He explained some details of the show. He explained that the connector tent would offer space for the community to man. This is the first time for space like that. There will be articles in Columbus Monthly, inserts in the Columbus Dispatch, TV, Radio, additional print ads. He said they have completely redone the marketing plan for this event because of the partnership with the city and local businesses. *Mr. Stage* asked what the total packaging price is. Mr. Hiltz said it has a value of upwards of \$350,000.00. *Mr. Berry* asked if another Parade would be taking place at the same time in Delaware County. Mr. Hiltz said he isn't aware of one. There is only one Parade of Homes, and this is it. Mr. Berry stated that he would like to have a Marketing Plan that outlines the: who, what are the pieces, who is the target audience, etc. Ms. Schlagheck stated that there was an outline provided in Council's packet.

Ms. Jackie Popa, WBNS 10TV, provided information about WBNS and television in general. She said they are excited to be a part of this initiative. She reviewed the research given to Council. It is the most used and most persuasive medium. Over half of all adults learn about services, products, etc. from television and 51% feel it is the most authoritative medium available. *Mr. Stage* asked who the traffic cop is on making sure there is a common message. Ms. Popa said they can work as an ad agency as well, and have had discussions with Nancy. She said they will be working directly with Nancy. Mr. Stage asked the BIA the same question. Mr. Hiltz said they do have a marketing agency and PR firm. Nancy said a common message is already underway. She is a quasi member of the BIA Marketing Team and they are going together with a very unified, branded message. They will leverage their dollars as best they can in print and media. Mr. Stage asked what the shelf life will be on the print material. Nancy explained that everything will be usable for at least two years. *Ms. Klemack* asked about the layouts of the printed materials and Council's ability to see them. Ms. Schlagheck said there are no materials being printed that are specifically for the Parade of Homes. They are overprinting regular materials, such as The Source, The Walking Tour Brochure, The Resource booklet. *Mr. Berry* asked about the commercial. Ms. Schlagheck said the script for the commercial is in the marketing plan. She also noted that donations from the Convention Bureau (\$3,000) and the Chamber (\$1,000) have been awarded to this effort. Mr. Berry asked if Council could see the commercial before it airs and has some type of approval. Nancy and members of 10 TV said yes. Mr. Stage asked if the contributions from the Convention Bureau and Chamber would go against the total appropriation. Ms. Schlagheck said yes.

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

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

6. Ordinance C-11-07 (Appropriate \$1,000.00 from the DARE Fund for Current Program Expenses) was given its second reading and public hearing and Mr. Stage moved it be approved; seconded by Mr. Corbin.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

7. Ordinance C-12-07 (Appropriate the Outstanding Fund Balances and Certain Project Funds for Current Expenses) was given its second reading and public hearing and Mr. Stage moved it be approved; seconded by Ms. Klemack.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

8. Ordinance C-16-07 (Appropriate \$1,250.00 from the General Fund for the Current Expense of Police Equipment) was given its first reading) was given its first reading. Second reading and public hearing will be held on March 5, 2007.

9. Ordinance C-17-07 (Appropriate \$92,925.00 from the General Fund for the Current Expense of the Installation of Voice/Data Wiring for existing City Facilities) was given its first reading. Second reading and public hearing will be held on March 5, 2007.

10. Ordinance C-18-07 (Appropriate \$35,700.00 from the General Fund for the Current Expense of Engineering of the US62/Home Road Intersection) was given its first reading. Second reading and public hearing will be held on March 5, 2007.

11. Ordinance C-19-07 (Establish the VOIP System Fund and Appropriate \$349,267.00 for the Current Expense of System Acquisition and Installation) was given its first reading. Second reading and public hearing will be held on March 5, 2007.

12. Ordinance C-20-07 (Appropriate \$348,450.00 from the General Fund for the Current Expense of Developing Phase I of Henceroth Park) was given its first reading. Second reading and public hearing will be held on March 5, 2007.

The Chair recognized, Ms. Klemack, Chairman of Safety, for discussion and voting of legislative agenda items under said committee.

1. Resolution CR-13-07 (Approve the Natural Hazards Mitigation Plan for Franklin County) was given its reading and public hearing.

Mr. Chuck Boso, Dir. of Dev., explained that the jurisdiction has identified the mitigation areas in the city and this Plan must be approved in order for the city to retain Federal Funding. It must be passed by municipalities before March 1st.

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

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

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

1. Ordinance C-21-07 (Enact and Adopt a Supplement to the Grove City Codified Ordinances and declare an emergency) was given its first reading.

Ms. Kelly, Clerk of Council, explained that this is a routine item and that all changes in this supplement were approved by separate ordinances, under the regular process. Mr. Berry asked why an emergency is requested. Ms. Kelly stated that this would allow all Code Books to be updated with the laws already passed by Council and provide updated pages to all code books kept in libraries across Franklin County.

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

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

Mr. Berry moved it be approved as an emergency measure; seconded by Ms. Klemack.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

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

1. Ordinance C-05-07 (Approve the Rezoning of 95.327 acres located South of Orders Road and East of Haughn Road from R-1 to PUD-R) was given its second reading and public hearing.

Mr. Tim McGrath, attorney for petitioner, explained that they are preparing to build a new church and relocate from Kingston. The total parcel is 95± acres and they have identified 38 acres for the church. The City planners strongly recommended a PUD-R zoning category and they complied. No one knows, at this stage, how the balance of the property would be developed. They have been told that it doesn't matter. They simply wish to progress and move forward with building their church.

Mr. David Hellard, Orders Rd. resident, indicated that he abuts the church site. He noted that he is also speaking for Ms. Kathy Faught, directly next to this property, which is home ill. He said he has no negative thoughts towards the church. He believes they will be good neighbors. However, with this rezoning, the balance of the property has no development plan submitted. It would be one huge

PUD question mark for the surrounding residents. Currently, the surrounding zoning is R-1 and that is the way they would like to see it kept. He referred to a proposal several years ago, that requested PUD-R, for the purpose of place 200+ apartments in the area. They are wary that something very similar could be proposed for the balance of this property, if it is rezoned to PUD-R. This is a very nice single-family residential neighborhood and asked that this rezoning be denied for the total acreage. He suggested that the rezoning for the church be resubmitted with a request of SD-1 (church zoning) and the balance left until a development plan is proposed. He said he has spoken to city officials and understands they believe PUD gives them more flexibility. However, every time they are faced with PUD, it involves some type of multi-family housing and they are definitely opposed to that.

Mr. Ron McClure, abutting resident, said he is troubled with this. He feels there is a better way to zone the property and suggested the church property be rezoned to SD-1 with the balance remaining R-1.

Mr. Jerry Kimmel, surrounding resident, stated that he has spoken to other neighbors and they are all very glad to see the church, but have deep concerns over the balance of the property. He said four (4) years ago, they battled over apartments on the same site. They want the balance of the property to remain R-1.

Mr. Berry asked if the church is against having the total property zoned SD-1. Mr. McGrath said the church just wants to build its new church. They have followed the emphatic direction of the City for PUD and have no opinion of the SD-1 zoning classification. He said the PUD-R zoning allows for a church and when the remainder of the property wants to be developed it must go through the approval process.

President Lester asked what the allowable size is in an R-1 zoning classification. Mr. Chuck Boso stated it allows for a minimum 1,600 sq. ft. home and a minimum 10,000 sq. ft. lot. Pres. Lester asked Mr. Boso to explain the desire for the PUD zoning. He realizes that there is a big question with PUD, but if someone came in with 10,000 sq. ft. housing Council would have no recourse to ask for something else. The PUD protects the surrounding area by allowing the city to require more.

Mr. Boso commented that the Development Dept. looked at the overall area and felt that 1,600 sq. ft. homes were unacceptable in the area. They felt the PUD zoning would allow for larger homes with restrictions. He said they believe it gives Council the latitude to be more restrictive. The residents voiced their disagreement with this opinion.

Mr. Berry asked why it is unacceptable to change the entire acreage to SD-1. Pastor Neal said whatever makes Council happy is fine by them, as long as they can build the church. Mr. McGrath commented that it was felt that they would not want to rezone the entire site for SD-1.

Much discussion continued on the best way to zone this property. It was suggested that if the concern was about multi-family, that use could be excluded from the PUD-R zoning.

Mr. Stage moved to amend Section 1 to add, after PUD-R, the following: excluding multi-family uses as designated under Section 1135.14(g)(2); seconded by Mr. Berry.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

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

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

2. Ordinance C-14-07 (Approve a Special Use Permit for Starbucks for a Drive-Thru Window located in the Turnberry Retail Center) was given its second reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, showed a drawing of the Starbucks building and agreed to all the stipulations set by Planning Commission for this and the next ordinance.

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

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

3. Ordinance C-15-07 (Approve a Special Use Permit for Starbucks for Outdoor Seating located in the Turnberry Retail Center) was given its second reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, was present.

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

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

4. Ordinance C-22-07 (Accept the Annexation of 0.50 acres located at 3188 Ventura Blvd.) was given its first reading. Second reading and public hearing will be held on 3/5/07.

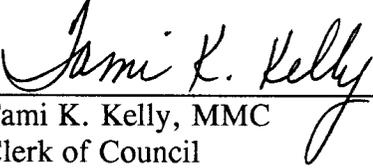
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

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

1. The Mayor commented on the fire at Graters and wished them well in the recovery. She also congratulated the Street Dept. on their efforts in snow removal.
2. Ms. Reichard reminded everyone, residents and business alike, that they are required by Code to clean off their sidewalks. She also asked them to consider clearing the storm drains in front of their home and around their mailboxes.

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

Council adjourned at 9:58 p.m.



Tami K. Kelly, MMC
Clerk of Council



Richard D. Lester
President