

**CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES**

March 03, 1997

Regular Meeting

The regular meeting of Council was called to order by President Milovich at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, which was lead by Boy Scout Troop #136, roll was called and the following members were present:

*Steve Bennett*

*Mike Milovich*

*Budd Eversman*

*Bruce Faris*

President Milovich read the Agenda items and acceptance was made by unanimous consent.

1. President Milovich recognized Mayor Grossman for some presentations. Mayor Grossman administered the Oath of Office to Mrs. Bernadine Wallace as a member of the Park Board; she presented Mr. Marvin Weinhardt with a Proclamation for his dedication and commitment to the community. Mr. Weinhardt has retired as Manager of the Grove City Lumber Yard after 48 years and the Mayor proclaimed February 28 as Marvin Weinhardt Day; finally, she recognized Mr. Bob Behlen, Director of Finance, for his diligence and seeing to it that we have a fiscally responsible Budget. Due to this, the City has received, for the 8th year, a Certificate of Achievement of Excellence in Financial Reporting for Fiscal Year 1995.
2. Mr. Faris moved to dispense with the reading of the minutes of the previous meetings and approve as written; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

**The Chair recognized Mr. Faris, Chairman for the Lands Committee, for discussion and voting of items under said committee.**

1. Ordinance C-12-97 (Approve the Plat for Scioto Meadows, Section 2 located north of S.R. 665 and west of S.R. 104) was given its second reading and public hearing.

Mr. Richard Talbott, President of Scioto Holding Co., was present to answer any questions and requested that Council consider waiving the 30 day waiting period since construction is due to start a week from Thursday. Mr. Faris asked Ms. Kelly, Clerk of Council, if there had been any inquiries regarding this project since the last Council Meeting. Ms. Kelly indicated that there had not.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Bennett	Yes

Mr. Faris moved it be approved as an emergency; seconded by Mr. Bennett.

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

2. Ordinance C-15-97 (Repeal Ordinance C-32-96, an ordinance approving the Plat of Scioto Meadows, Section 1, located east of S.R. 104 and north of S.R. 665) was given its second reading and public hearing.

Mr. Talbott explained that due to a rezoning of a portion of this property, it was necessary to change the road patterns & utility lines from the original plat that was accepted in the spring of 1996. This new pattern reduces the number of lots by three and requested that the original plat be repealed and this new plat adopted.

There being no additional questions or comments, Mr. Faris moved that the Rules of Council be suspended and the waiting period waived; seconded by President Milovich.

Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

Mr. Faris moved it be approved as an emergency; seconded by President Milovich.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

3. Ordinance C-16-97 (Approve the Plat for Scioto Meadows, Section 1, Parts 1, 2 & 3, located east of S.R. 104 and north of S.R. 665) was given its second reading and public hearing and Mr. Faris moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Bennett.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Bennett	Yes

Mr. Faris moved it be approved as an emergency; seconded by President Milovich.

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

4. Ordinance C-13-97 (Approve the Special Use Permit, Wendy's Restaurant Drive Up Window located at 3521 Broadway) & Resolution CR-6-97 (Approve the Final Development Plan for Wendy's Restaurant, 3521 Broadway).

Mr. Faris announced that a FAX was received today by the petitioner requesting that this and the Development Plant be postponed until April 7, 1997.

There being no further discussion, Mr. Faris moved to postpone Ord. C-13-97 and Res. CR-6-97 until 4/7/97; seconded by Mr. Bennett.

Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

**President Milovich, Chairing of the Safety Committee, took the floor for discussion and voting of legislative agenda items under said committee.**

1. Resolution CR-10-97 (Authorize the Administrative Assistant to Agree to Amendments to the Ohio Legal Services Fund Trust #2 dated 7/1/82) was given its reading and public hearing.

Mr. Behlen, Director of Finance, explained that in 1982 the City contracted with Ohio Legal Services to meet their obligation under the FOP contract. This was a self-funded plan by the City of Grove City, but, administered by a group that included the City of Columbus and other communities. In the last year and a half, the City of Columbus went self-funded on their own program and changed the economic viability of the Ohio Legal Services Plan. The City has entered into a new, pre-paid, contract with another carrier. However, we need to modify our Trust Agreements so we can include our responsibility under the old part of the Contract. The original Plan Administrator has been retained.

There being no questions or comments, President Milovich moved it be approved; seconded by Mr. Faris.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

**The Chair recognized Mr. Bennett, Chairman for the Finance Committee, for discussion and voting of items under said committee.**

1. Ordinance C-14-97 (Reappropriate \$143,000 from the Sewer Fund for the Current Expense of Sewer Oversizing) was given its second reading and public hearing.

Mr. Bennett explained that this appropriation was not encumbered and the project not started last year and it is necessary to reappropriate the funds in order to begin the project and fulfill our obligation to the sewer oversizing.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Bennett	Yes

**President Milovich asked that any new business to be brought before the attention of Council be done so at this time.**

1. Ms. Sue Meyer, Queensway Dr., requested that answers to her questions be documented in an honest and forthright manner as soon as possible. Those questions were: 1. What percentage of her tax dollars are designated toward Creative Housing; and 2. In dollar figures, what does the City of Grove City, County of Franklin, and State of Ohio realize from these properties - better known in the best of political circles as "kick backs".

Mr. Boso commented that in terms of Grove City, none of our tax dollars go toward this organization. He believes it is funded through the County. There is no direct subsidy from the City of Grove City. As far as her second question, we do not gain any tax dollars. The residential property tax paid will be the same for this organization as for any property owner. Ms. Meyer asked if they will pay property tax. Mr. Boso asked Mr. Clark, Director of Law, to check on this organizations Taxing Status, as to whether they were tax exempt. Mr. Clark did say they were a non-profit organization according to their Charter with the Secretary of State, and he would check into their taxing status. Ms. Meyer indicated that she has also contacted Mr. Pat Rafter, Creative Housing, and requested information on where they get their funding and how it is distributed. She is still waiting for this.

President Milovich commented that Mr. Rafter met with a small group last Thursday. He took time to answer a number of questions and offered his phone number to answer any additional questions. Mr. Rafter had indicated that they were a not-for-profit organization and the purchasing of housing is done by working with a financial institution in Central Ohio. The average price for a home is approximately \$80,000.00. President Milovich said he didn't know that when everyone left the meeting they were pleased that this will continue, but, Mr. Rafter made whatever concession he could in order to make it easier for the residents to understand the living conditions of these new residents. Ms. Meyer asked why the three (3) homes in Grove City are within a two mile radius of each other. President Milovich said he couldn't answer that question. He did say that the housing is chosen to be within a certain radius of the existing homes of the potential residents, who apply to Franklin County MRDD and are put on a waiting list. At the appropriate time, these residents are interviewed by Creative Housing to determine their housing needs and then communities are searched to find a home that fits the needs of the potential residents. Once a home is found, the potential residents get to see it and decide if it meets their needs, before the home is purchased. Creative Housing does not go into a community and purchase a home and then try to find residents for it. These residents are also on a one year, automatic renewable lease. So, if something happens that requires those individuals to be removed from the home, that option is available to Creative Housing. Creative Housing just provides the house. Franklin County provides the service to those residents as to whether they need help balancing their checkbook, shopping, etc. He said in this case, two of the individuals moving into that home, work in the Grove City area.

Mr. Faris indicated that there is one on Orchard Lane and asked former Council Member, Jeff Warner, to comment on their experience. Mr. Warner, who also lives on Orchard Lane, explained that there was a very similar sentiment in his neighborhood and concern, because many of us are not familiar with people with disabilities and the challenges they face. There was a fear factor. What they found, however, is a very good relationship for everyone involved. The residents of the home have become a part of the neighborhood and their parents are, also, very involved. But, initially, there was a fear on all parts. He said it is very much like allowing your child to move out into their first home. There is a great deal of pride and they have found it to be very positive.

Mr. Bennett commented to Ms. Meyer's question regarding the two mile radius. He said he feels it would be very common to go to a listing book, looking for housing in a certain price range and find multiple houses in a short radius of each other, and feels that this is the case for the three homes we have now.

2. At this time, President Milovich announced that last Monday, Council had an opportunity to interview seven (7) candidates for the Ward 1 seat and said it was very encouraging to see seven individuals willing to sacrifice part of their life to serve the community. He then opened the floor for nominations.

Mr. Faris nominated Mr. Vaughn Radi. There being no other nominations, President Milovich closed the floor to nominations.

President Milovich moved to appoint Mr. Vaughn Radi to the Ward 1 Council Seat; seconded by Mr. Bennett.

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

President Milovich administered the Oath of Office to Mr. Radi and Mr. Radi commented that he appreciated the opportunity to serve the community and expressed honor in becoming a part of the Council.

**President Milovich recognized members of Administration and Council for closing comments.**

1. Mayor Grossman submitted her Monthly Report and requested it be accepted.

Mr. Faris moved to accept the Mayor's Monthly Report; seconded by Mr. Eversman.

Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

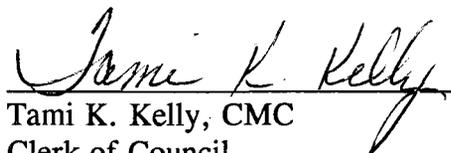
In closing, Mayor Grossman commented that the Building Department has reported \$78 million in total valuation for 1996 in new structures. There were 33 new industrial and commercial structures and 44 new tenant improvements in the amount of \$45 million. This is a banner year and speaks very highly of the continued success and recognition of our community. She welcomed Mr. Radi to Council and Mrs. Wallace to the Park Board. She announced that she shared the State of The City with the Chamber of Commerce last Thursday and expressed thanks to Nancy Schlagheck, Suzanne Brown and Todd Hurley for their efforts in putting this together. Lastly, she thanked everyone for their cards, flowers and prayers on the passing of her father-in-law.

2. Mr. Bob Lathrop, Urban Forester, announced that the Tree Commission is hosting a Round Table discussion for Tree Commission members around Central Ohio on Thursday, March 6, 1997 from 6:00 p.m. to 9:00 p.m.
3. Mr. Jeff Warner, SWCS Representative, announced that the School Board will be holding Community Dialogue meetings on April 15, 16, 17, 21, 23 & 24, 1997 to discuss the issue of overcrowding in the schools and ask the community for their direction in dealing with this situation. He said all meetings will be held at 7:00 p.m. and he would let us know the locations.
4. Council members welcomed Mr. Radi to Council; congratulated Mrs. Wallace on her appointment to the Park Board; thanked Mr. Weinhardt for his 48 years of service to the community; and congratulated Mr. Behlen on the financial achievement award. President Milovich stated that on

February 9, 1997 the City had a full-page, color advertisement in the Sunday issue of the Columbus Dispatch. The Sunday issue is distributed to 1.2 million people. We received some money from the Visitors & Convention's Bureau for this, but, the City receives income through Bed Tax - which is to be used to promote our community. He stated that this was a project that he spearheaded and put into motion, allowing us to take some funds that were garnished away over the years from the Bed Tax and promote our community to let Central Ohio know of the quality of life we have here. He commented on an article in the paper that did not shine a very good light on the Mayor for this project and wanted to make those aware that he was the one that brought the issue before Council.

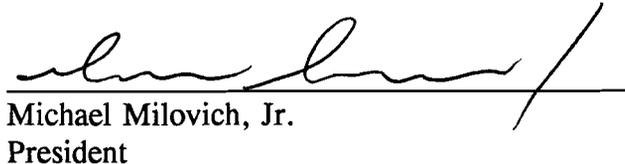
4. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:40 p.m.



---

Tami K. Kelly, CMC  
Clerk of Council



---

Michael Milovich, Jr.  
President