

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 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 Nancy Palsgrave. Ms. Palsgrave explained the program they have for obtaining books for under privileged children. The books collected get placed at doctor's offices and they have a partnership with Children's Hospital. The Cat-in-the-Hat was present to promote Reach Out and Read month. Mayor Stage read a Proclamation for this Program and presented it to all present.

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-03-14 (Establish the JEDD Income Tax Fund) was given its second reading and public hearing.

Mr. Bennett moved to amend the ordinance number to C-08-14; seconded by Ms. Klemack- McGraw.

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

Mr. Bennett stated that this is creating a new fund for JEDD monies that will be coming in and allow for proper recording. He asked Mr. Turner to elaborate. Mr. Turner, Dir. of Finance, explained that the administration needs Council approval and the State Auditor's approval to create new accounting Funds. This ordinance will authorize that fund, once it is approved by the Auditor, to create this new Fund. It is simply an accounting fund to record the proceeds of the JEDD taxes and then disburse them separate from the General Fund.

Mr. Berry commented that he voted no on approving the JEDD but this is only to approve a new Fund for housekeeping measures. It does not affect the JEDD from going into effect. Mr. Turner said that

was correct. This is just an accounting issue. *Mr. Davis* commented similarly, citing that he also voted against the JEDD ordinance, but since he cannot abstain, he feels he is in a box. *Ms. Lanese* commented that she doesn't agree with the JEDD creation, but now that she understands that this ordinance is just for accounting procedures, she must vote yes, too.

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

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

2. Ordinance C-04-14 (Amend Section 161.01(e) of the Codified Ordinances titled Eligibility Requirements for Employee Benefits) was given its second reading and Mr. Bennett moved it be postponed to 4/21/14; seconded by Mr. Davis.

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

3. Ordinance C-07-14 (Authorize the Purchase of 4126 Haughn Road and Appropriate \$360,000.00 from the General Fund for said purchase and related expenses) was given its first reading. Second reading and public hearing will be held on March 17, 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 second reading and public hearing.

Mr. Pat Somers, representing the Knights of Columbus, Council #4603, was present to answer any questions. He introduced many of the members who were present. He said he has coordinated this for 17 years, to assist with the Heinzerling Foundation Special Olympics. Their goal is \$5,000.00 and they have been very close the past couple of years. Grand Knight, Dave Foresta said Pat's goal will finally be reached this year and he hopes to exceed it and reach \$6,000.00. He asked everyone to participate, in honor of Pat.

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

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

Mayor Stage presented Mr. Somers with a personal check to kick off their campaign.

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 second reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions.

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

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

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

1. Mr. Roby Schotke, Chair of Southwest Education Foundation, invited Council and the Administration to their annual fundraiser. Monies go to scholarships for students.
2. Mr. Brian Savage, Ohio Insurance Services, introduced himself and his Agency. He passed out a Brochure and said they will be offering a new Cooperative Program that we may be interested in. He said they will offer formal proposals to groups that qualify around July 1. He said Grove City may be interested in the grouping of public entities that will be joining together under this Program. He said if we like what we have currently, he believes we would like a proposal from them to provide like or better benefits at a cost savings. He said he just wanted to get on the radar and hopes to work with the Administration to offer this Program to the City's Consortium.
3. Mr. Berry asked Ms. Shaw if she would wait to comment on Beulah Park. She agreed. Mr. Berry shared copies of the "Framework" that the Administration put together. He said the purpose of going through this is to get Council's remarks in order to get a document everyone can live with. He asked Mr. Boso, City Admin., to explain the Key Findings on page three.

Mr. Chuck Boso, City Administrator, said he didn't know we were going through this tonight but quickly explained that the basis of the entire document was to try to incorporate some principals of what they would like to see developed on the site, trying to be sensitive to the areas - particularly the residential areas surrounding it. He said the north is industrial and if there was going to be any industrial, it would be in that location. He said they want to insure there is land for open space/parks & recreation, and connectivity to the residential area to the west. Mr. Berry asked Council if they had any questions about the General Findings or the way the Opportunities are stated on page 3 & 4. Hearing none, the moved on.

Next they reviewed the Redevelopment Principals on page 5. Mr. Boso explained the 5 principals they developed. Ms. Lanese asked Mr. Boso how much interest there has been in the property. Mr. Boso said he has spoken to about 5 development companies in the last six months. He said the vast majority of the discussion is about the commerce use. Ms. Lanese asked how you get 1-4, while at the same time getting 5. Mr. Boso said he defines industrial to include commerce. He said they believe there space on this property for income tax generation uses. Ms. Lanese said she is confused on how that gets done. Mr. Boso said it is through the deals cut through a TIFF and partnerships; etc. He said, really, the Development Plan will dictate the fiscal impact and benefit it will have for us. At the end of the day, it is the zoning that will be approved by Council as to what will be allowed. He said you can define fiscal impact in many ways. It is a broad statement that we have to look at in

terms of this development – not only will it benefit the 250+ acres, but the entire community and more specifically the downtown area.

Mr. Berry said he doesn't have a problem with the 5 Principals in general, but feels 40-50% needs to remain for public use – so we have space for the large events we have. Mr. Berry moved on to page 6 and asked that language be added that would include a provision to include the opportunity for connectivity to the Town Center and creation of other civic points off Broadway to the property. Mr. Bennett shared support for connectivity at many access points to the 250+ acres. Mayor Stage said they agree that access is very important.

Mr. Bennett said he does not like the language on page 7 for Industrial use. He said he fears having large scale industrial, over 50,000 sq. ft. as noted, listed as an acceptable use. He said he had another client mention all the warehouses we have to him today. Mr. Berry said he doesn't feel comfortable with that either. Discussion took place over large scale warehouses and attempting to define what that means.

Mr. Boso said we are all trying to get to the same place. He said it is all going to depend on the whole package. He believes the administration is on the same page about industrial usage.

Mr. Berry asked Council to review the rest of the document and send him any comments they have by the end of the week.

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

1. Mayor Stage showed a rendering of the property on Haughn Road that they are requesting the City purchase. It's very unique and one of the oldest homes in Grove City. He announced upcoming events and that Mike Boso has been elected President of the Ohio Building Officials Association.
2. President Berry recognized Ms. Shaw and apologized for not recognizing her under New Business.

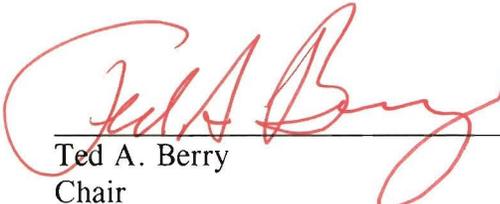
Ms. Mary Shaw said she has spent the last month comparing the City's Framework to Mr. Ciminello's plan and believes it is almost the same. She suggested partnering with Mr. Ciminello, who has a wonderful vision and implementation plan, to move forward with a development.

3. Mr. Bennett questioned the variance for Ohio Health's off premise sign. Mr. Mike Boso said they were all approved. Mr. Bennett said he is concerned about the placement of one sign and may appeal it. Mr. Boso said there was a stipulation on the placement of one of those signs and Mr. Bennett is welcome to come out to the location when they are determining where that sign should go.
4. After 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