

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 06, 2006

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 "Ike" Stage Ted Berry

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

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

2. President Lester moved to excuse the Mayor; seconded by Mr. Stage.

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

3. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-07-06 (Appropriate \$639,669.52 from the Buckeye Centre Tax Increment Equivalent Fund for the Current Expense of Tax Increment Funding) was given its first reading. Second reading and public hearing will be held on March 20, 2006.
2. Ordinance C-08-06 (Appropriate \$12,587.00 from the Community Environment Tree Fund for the Current Expense of Tree Installation) was given its first reading. Second reading and public hearing will be held on March 20, 2006.
3. Ordinance C-09-06 (Appropriate \$18,000.00 from the Community Environment Fund for the Current Expense of the Keep Grove City Beautiful Program and to Authorize the City Administrator to enter into a Recycling Grant Agreement with the Solid Waste authority of Central Ohio) was given its first reading. Second reading and public hearing will be held on March 20, 2006.
4. Ordinance C-10-06 (Providing for the Construction of Certain Public Improvements within the City by creating a Tax Increment Financing Area encompassing certain parcels of real property, declaring improvements to such parcels to be a public purpose, exempting such improvements from taxation,

requiring the owners of such parcels to make service payments in lieu of taxes, providing for the distribution of the applicable portion of such service payments to the South-Western City School District, establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of the remainder of such service payments, describing the public infrastructure improvements made, to be made or in the process of being made by the City that directly benefit, or that once made will directly benefit, those parcels and Approving and Authorizing the Execution of Township Compensation Agreements) was given its first reading. Second reading and public hearing will be held on March 20, 2006.

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

1. Ordinance C-06-06 (Amend Section 1101.08(a) of the Codified Ordinances titled Plan Content) was given its second reading and public hearing.

Mr. Berry explained that this outlines some disclosure items for the Homeowner's Association, so that what happened in Hoover Park and Hoover Crossing won't happen again.

Mr. John Herold, Hawthorne Pkwy., stated that he is a Hoover Crossing resident and after reading the ordinance, felt Council needed additional information on what the residents of their subdivision have been through. He explained the problems they have had with Homewood Corporation and the control that Homewood continues to have over the subdivision.

President Lester commented that he said he has looked at this legislation from many different perspectives. He thanked Mr. Berry for his initiative in drafting the legislation, but they are at different ends of the spectrum in what they are trying to accomplish. He said in reading the ordinance, he is challenged by finding a positive impact that this ordinance will have on the situation that some homeowners are going through now. He said unless they can regulate a buyer (first and any thereafter) to force them to read the legal documents, there is no way to solve the problem. He said he is a Hoover Crossing resident and is living through the problems personally. This ordinance doesn't solve the problem.

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

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

2. Resolution CR-14-06 (Develop a Plan for the Annual Alumni Homecoming) was given its reading and public hearing.

Mr. Corbin stated that the Resolution talks about limiting or regulating alcohol. He said he didn't have a problem with the Alumni Homecoming, but doesn't think it is the City's responsibility to promote the sale of alcohol. *Mr. Stage* stated that is the reason the word "regulate" is in resolution. He said he didn't think anyone is endorsing the sale of alcohol. It is referenced so that the issue is addressed in the Plan and if the Plan includes alcohol there is a method in place to regulate it. *Dr. Bostic* stated that any Plan put forth by his office will preclude the sale of beer, if it is to be held on City property. He said if the beer issue is as apparent to this event as it was for a number of years, with 1,000 participants, and then when beer was excluded those numbers dwindled to very few, he

questions bringing forth a Plan to resurrect this Event. He suggested having it at Beulah Park as an alternative. He said they appreciate the great community events that take place in the City. He said they will work not to put the City in a position of liability or to send a message to the youth that they endorse alcohol.

President Lester provided a little history over Council's consideration of permitting alcohol for this event. Any time you mention the Alumni Homecoming, there is still some assumption that there would be alcohol sales and he can't support that. He said he supports the Alumni Homecoming being brought back downtown, if it is something that is going to serve the community as a whole.

Mr. Stage commented that Boo on Broadway is not exempt from alcohol. Any time we subject ourselves to having open bars and major crowds, people will walk in and out. He said the intent of the Homecoming was never to have a beer fest. All he is asking for is a Plan to put forth and bring back an event that was very successful in the living room of our community.

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

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

At this time, President Lester noted that he missed a speaker for Ord. C-10-06, and recognized him.

Mr. Arthur "Budd" Eversman, commented on this ordinance and how it relates to the proposed Meijer store development. He said it is obvious that the S.R. 665 bridge needs improved, along with the widening of that road. However, he is against any funding of improvements for the proposed Meijer Store on a parcel of ground in the Area. Meijer stated that money from the TIF would be used to relocate a creek and power lines on the property. He believes that these costs should be absorbed by the developer or property owner. He said he drives this area every day. He commented that there may be a very good financial reason for the City to approve this TIF, but he is not in favor of subsidizing Meijer. He believes this is a Quality of Life issue and doesn't hear anyone in the area clamoring for a Meijer or any other big box user. He said Chuck Boso, Dir. of Development, was quoted in the paper as stating that the TIF really spurs development quicker. Mr. Eversman said he believes this is true, but if it takes a few more years for this parcel to develop, would it be that bad? Last year Meijer asked for more money than they are currently requesting. They said they would not build if they didn't get that amount, yet they are back again - negotiating. He asked if it would be so bad if Meijer did walk away. He said it would only be bad if the City's financial condition is so bad that it needs the income tax from Meijer employees to keep operating. He doesn't believe that is the case. He said development of Grove City is not a race. If it takes longer to develop property to improve the quality of life, he asked that Council take their time.

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

1. Ordinance C-114-05 (Accept the Annexation of 4.09 acres located at 4400 Anglebrook Drive and 3207 Demorest Road to the City of Grove City) was given its second reading and public hearing.

Mr. Joe Hull, attorney for applicant, was present to answer any questions. President Lester asked Mike Boso, Chief Building & Zoning Official, what he found at the property. Mr. Boso stated that

the property is in compliance and he found no violations.

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

2. Ordinance C-11-06 (Approve a PSO Zoning Classification for 0.654 acres located at 4166 Hoover Road Upon its Annexation to the City of Grove City) was given its first reading. Second reading and public hearing will be held on April 17, 2006.
3. Ordinance C-12-06 (Approve the Special Use Permit for a Drive-Thru Window for McDonald's Restaurant located at 1989 Stringtown Road) was given its first reading. Second reading and public hearing will be held on March 20, 2006.
4. Resolution CR-15-06 (Approve the Development Plan for McDonald's Restaurant located at 1989 Stringtown Road) was given its reading and public hearing.

Mr. Dave Warren, McDonald's representative, explained that they are proposing to redevelop this site with a new building. He said it is just about the same footprint as the existing building, but it does have a double-stack drive-thru window that will stack seven additional cars. He explained that they are a little short on the parking because they have created an RV and small truck parking area. He said that gets those vehicles off the streets. Mr. Stage asked how many of those spaces are provided. Mr. Warren said six. Mr. Stage asked if there was any overnight parking allowed. Mr. Warren said no.

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

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

5. Resolution CR-16-06 (Approve the Development Plan for Victorious Living Christian Center located at 2735 Columbus Street) was given its reading and public hearing.

Ms. Marsha Shanefelt, representing Church, was present to answer any questions. Mr. Stage noted that approval of this Plan would waive the minimum standards for setbacks, parking and drive isles, and the foot candle measurement on all vehicular use areas. Ms. Shanefelt showed a color chart.

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

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

6. Resolution CR-17-06 (Approve the Sign Request for Grandstand Pizza Shop located at 4034 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Fred Hollingsworth, agent for petitioner, was present.

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

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

1. Ms. Donette Imperatore, resident, expressed her concern about her neighbor. She showed a stack of Police reports and stated that there is no follow-up. She said nothing is being done about the violations; the destruction of property; the littering; and the personal disruption. She said she is concerned for her safety and feels the only recourse she has now is to move, but is concerned it won't sell. *President Lester* commented that Chief Deskins is here tonight and perhaps they can get together after the meeting to address this. Chief Deskins stated that he has spoken with Ms. Imperatore and will continue to work with her. He said he believes something has been done, as Ms. Imperatore showed with copies of all the calls for service. They have to act within the law. Ms. Imperatore said there have been times when nothing has been done. The behavior continues. She said she has video taped the behavior and was told it couldn't be used because she could have videoed anything. She got a petition signed by the neighbors and was told by Dennis Deskins that it didn't mean anything. She said it is just intolerable. *Mr. Stage* requested that the City Administrator provide a report to council at the next meeting on the enforcement at this property. He even suggested funding a special prosecutor to take over this case.

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

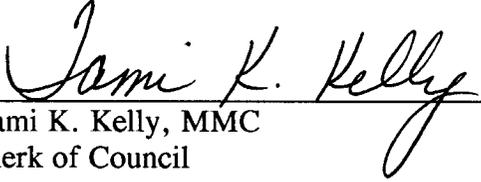
1. President Lester recognized EMH&T for a report.

Mr. Nelson Kohman, EMH&T, brought Council up-to-date on the S.R. 665/I-71 Transportation Enhancement. He said it is somewhat relevant to the TIF Council is considering, even though the numbers are still sketchy. He introduced Scott Campbell, Project Engineer, who provided an overview of the requirements, a synopsis on what they have done so far with ODOT, and the timing and phasing of the construction. Mr. Kohman went through the Funding mechanism. He referenced a handout that was provided to show each phase and the funding. He said the total project is \$28.9 million. It is quite costly for the City to undertake. He said there are grant monies that need to be used in the next two years or they get lost. Ohio Public Works Commission money must be used and started this year. He said the major part of the project is looking to the Federal Government for funding. The City does have \$10 mills earmarked in the budget, but has a 10% match for the federal money. He said the State has committed to take care of the local match of \$1.1 mills. He said they are asking for \$9 mills from TRAC. That would leave \$2.5 mills locally to fund the remaining project. He said worse case scenario, the City would spend \$6.3 mills if no other funding is found. *Mr. Stage* commented that Meijer is only a small part of this project. He feels there are

two big unknowns – one is the TRAC money and the other is the remaining \$2.5 mills. He suggested looking into property assessments. He asked when this would be presented to the other stakeholders. Mr. Kohman said soon. They want to get through ODOT first and get their commitment of a plan first. Mr. Stage suggested speaking with the Township quickly. Mr. Kohman agreed and stated they would also be talking with SWACO.

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

Council adjourned at 9:27 p.m.



Tami K. Kelly, MMC
Clerk of Council



Richard D. Lester
President