

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

March 09, 2009

Special Meeting

The special meeting of Council was called to order by President Berry at 5:30 p.m. in the Council Chamber, City Hall, 4035 Broadway.

Roll was called and the following members were present:

*Larry Corbin          Maria Klemack-McGraw          Ted Berry          Mike Uhrin          Greg Grinch*

**The Chair recognized Mr. Grinch, Chairman of Lands, for discussion of the Lumberyard Project.**

1. Mr. Mo Dioun, Developer, introduced his team. He provided an overview of the site and the latest preliminary plan.

Mayor Stage interjected to remind Council of his review of this project in Dec. (5), 2008. At that time, the estimate was \$17,000,000.00. Since then, they have determined the need to do a soil evaluation, update City Hall's utilities, and include a \$200,000.00 contingency. The price now goes to \$19,900,000.00.

Mr. Dioun continued with reviewing the plan and financing. (see attachment.) He turned the discussion over to Gerry Bird to discuss what we can get if we stay with the \$15 million budget. Mr. Corbin said he understands that costs are down now. Mr. Dioun said some are, but he advises taking a defensive posture because the Stimulus Package may have an effect on those prices.

Mr. Bird reviewed the Parking Garage and the options. Currently, the plan calls for a basic, concrete garage. One option adds 60 more spaces and adds \$50,000.00. The first aesthetic enhancement would add trellises to the façade. The next adds corner features along with the trellises. The third adds a full natural materials façade to make the garage look like buildings. President Berry asked if the first floor was below grade. Mr. Bird said it was at grade. He explained the levels and the height. Mr. Corbin asked if these options were built anywhere that they could go see them. Mr. Bird said he didn't know if the trellis feature was built anywhere in Columbus. Mr. Corbin asked if one of these designs were like Easton. Mr. Dioun said no. That type would be somewhere between the second a third scenario. Mayor Stage asked if Council agreed to add the 60 additional spaces. No consensus was given. Some members suggested creating a green roof on top. Mr. Bird said they would have to create a lid before adding the green space. Mr. Uhrin asked if the top was open. Mr. Bird said yes.

Discussion then moved to the streetscape, plaza landscape and hardscape, and a water feature. Enhancements to the streetscape to move from concrete to brick sidewalks, brick landscape boxes, etc. would add \$350,000.00. For the Plaza, irrigation would be added and tree size would increase. The concrete seating would use natural materials; and add \$750,000. The water feature would add \$1,000,000.00 for something that would attract people and provide a "wow" factor. Mr. Dioun said this should be looked at as an urban park. He recommends security cameras at \$200,000.00 additional, and restrooms at \$150,000.00 additional. On the private side, he said they are committed to building the building.

Mr. Corbin said at one time he saw a drawing that moved Grove City Road and he doesn't see it here. Mr. Dioun said the engineer's and administration suggested that be dropped. Mr. Boso explained that it would cost \$1.3 million and we didn't gain anything.

Mayor Stage commented that the Parking Garage would also be bicycle friendly, with its own parking area and bike trails to connect to the west side of town.

President Berry voiced concern over job creation. He said if we aren't creating many jobs, then maybe we don't spend so much. He asked if they had any projected numbers for job creation. Mr. Dioun said they are hoping to bring white collar jobs. They are very competitive right now, but he and Mr. Boso have calculated it to be somewhere about 250 - 425 jobs (2.5 jobs per 1,000 sq. ft.). President Berry asked if they had numbers on paper, broken out by uses. Mr. Dioun said yes. Mr. Boso showed a breakdown of projected jobs for each type of potential business. The Mayor said there are others areas not included and feels this is a conservative estimate.

President Berry asked if Mr. Dioun was familiar with the Incubator Concept, setting aside funds and using the interest to offer low rent, and is he considering this. He said he hasn't done this, but is familiar with the concept and is looking into it. President Berry said he wants the jobs decided before he considers the aesthetics, and how much he is willing to add and spend. Mr. Grinch disagreed. He said he appreciates waiting to know how the building will be utilized, but it is Mr. Dioun's building.

Mayor Stage said they have worked the numbers and taken it all the way to a \$23 million project and it will work. He said they are going full steam on the Parking Garage. Mr. Dioun said the question of whether the City wants to move forward with the additional 60 spaces needs addresses in order to finalize the documents for bidding.

Mr. Corbin said he supports the project and feels we need it, but we don't want to build a White Elephant. He said we need to have support of the community and be careful. Mayor Stage he has the most conservative people in City Hall working on it and the key is financing.

Mr. Uhrin asked if they would be asked to approve this in total or in pieces. Mayor Stage said ideally, in total. He said it will need to be leveraged and the inside mileage of debt retirement increased. He said they need to have another meeting to go through the math. Mr. Uhrin voiced concern over approving things without knowing what the Library was going to do. The Mayor agreed and hoped they could continue this at the next Council meeting.

There being no additional questions or comments, Council adjourned at 6:40 p.m.

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Tami K. Kelly, MMC  
Clerk of Council

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Ted A. Berry  
Chair

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

March 02, 2009

Regular Meeting

The regular meeting of Council was called to order by President Berry 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-McGraw            Ted Berry            Mike Uhrin            Greg Grinch*

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

Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

2. President Berry recognized Mayor Stage who presented a Joint Resolution to Sharon Reichard, recognizing her service to the city in her position as City Administrator. He then recognized John and Nora Matera with a Joint Proclamation to Nora's Café for their business in the Town Center and the many contributions the Matera's made to downtown. After eight years, the Coffee shop is closing.
3. President Berry recognized the Visitor's & Convention Bureau for their Annual Report. Mr. Jim Hale, Director and Mr. Budd Eversman, President, reviewed the Annual Report with Council. Mr. Eversman said revenues were up overall from 2007 by 4.9%. He explained the promotional efforts anticipated for 2009. They will also revive a Grant Program for those who bring guests to the City. Their long-term goal is to make Grove City the most recognizable Community for business and family.

President Berry thanked them and noted that a copy of their written report is on file with the Clerk.

4. The Chair read the agenda items and all items were approved by unanimous consent.

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

1. Ordinance C-08-09 (Authorizing the Issuance of not to exceed \$9,530,240 of General Obligation – Limited Tax Bonds for the Purpose of Widening, Reconstructing, and Improving State Route 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, and Retiring Notes Previously Issued for such purpose; Authorizing a Bond Purchase Agreement appropriate for the sale of the Bonds; Authorizing the use and delivery of an Official Statement relating to the Bonds; Authorizing the Purchase of a Municipal Bond Insurance Policy, if desired, in connection therewith; and declaring an emergency) was given its second reading and public hearing.

Ms. Megan Browning, George K. Baum Co., reported that the City's bond rating of AA2 was affirmed for this year again. She said this Rating really helps in the current, tough, economic market. They have been pre-bidding the bonds and there is good interest on the street for these Bonds.

Mr. Uhrin asked how many other communities have this rating. Ms. Browning said very few.

Mayor Stage asked if she could speculate on the interest. Ms. Browning said below 5%. Mayor Stage asked if we need to purchase insurance. Ms. Browning said no.

There being no additional questions or comments, Mr. Uhrin moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Ms. Klemack-McGraw.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes

Mr. Uhrin moved it be approved as an emergency measure; seconded by Ms. Klemack-McGraw.

Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes

2. Ordinance C-13-09 (Appropriate \$70,000.00 from the General Fund for the Current Expense of Moving a Donated Building to Century Village) was given its second reading and public hearing.

Mr. Steve Jackson, SW Historical Society, provided a brief background on the existing buildings at Century Village. He said this legislation will allow for a new building to be added and enhance the educational programs that they conduct at the Village. President Berry said he has been asked why Grove City is not in their name. Mr. Jackson said, while he wasn't around when the Society was named, they do serve and have members from four (4) different Townships.

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

Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

**The Chair recognized Mr. Grinch, Chairman of Lands, for discussion and voting under said Committee.**

1. Ordinance C-14-09 (Approve a Special Use permit for Drive Thru Facilities for Citizens Bank of Asheville located at 2250 Stringtown Rd.) was given its first reading. Second reading and public hearing will be held on March 16, 2009.

2. Ordinance C-15-09 (Accept the Annexation of 5.191 acres located at 5000 Haughn Road) was given its first reading. Second reading and public hearing will be held on March 16, 2009.
3. Ordinance C-16-09 (Vacate a portion of a 13' easement located on Carnoustie Circle and being Lot 105 of Pinnacle Club Section 1, Phase 2) was given its first reading. Second reading and public hearing will be held on April 20, 2009.

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

1. Mr. Steve Armstrong voiced concerns over traffic light problems in the City. He said he has spoken to the Administration and feels its time to get into the 21<sup>st</sup> Century and get our lights on a system that is coordinated. He questions whether certain lights are even needed now and suggested an overall review. He said when people are caused to stop on arterial roads, it causes many problems. President Berry asked if he could put together a list and get it to the Administration. Mr. Armstrong agreed to do so.
2. Ms. Mary Shaw expressed her concern over all the newspapers being thrown in the neighborhoods. She quoted Littering Sections of the Code. She believes these papers are litter and not everyone picks them up. She asked that Section 521.08 be enforced and the delivery people charged.

Mr. Smith, Dir. of Law, explained that there is Case Law in Franklin County that states these newspapers don't meet the definition of litter. While we could change the definition in our Code, he doesn't believe it will hold up or fix the problem. He said there may be other areas to review.

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

1. Mayor Stage submitted the Mayor's Monthly Report and President Berry moved to accept same; seconded by Ms. Klemack-McGraw.

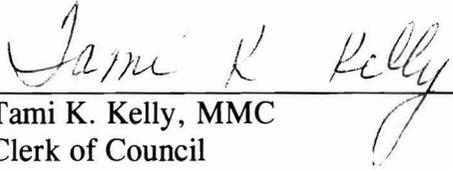
Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes

Mayor Stage showed some information on the Stimulus Package that he received at his Country-wide Planning Committee conference in Washington last week. He said the Governor has 30 days to do something with this. There are very short timelines that must be met. He said there is a lot of publicity on this, but the reality is, it's not that simple to obtain these funds. He said after 3 days in Washington, they found everyone has the same problem. He said they have 10 projects identified and requested, but he wants the public to understand that this is a difficult process with very short timeframes.

2. Chief Wise shared that crime is up somewhat, so far this year. It seems to be linked to heroine users, but they are doing some thing internally to address this. He also asked that residents call with any suspicious activity they see. He would rather get a call and find out it is nothing than to not get a call and miss a crime.
3. President Berry announced a Special meeting of Council on Monday, March 9 @ 5:30 p.m. to review the Lumberyard.

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

Council adjourned at 9:09 p.m.



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Tami K. Kelly, MMC  
Clerk of Council



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Ted A. Berry  
Chair