

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 15, 2010

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:

Greg Grinch Maria Klemack-McGraw Ted Berry Steve Bennett Melissa Albright

1. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the previous two meetings and approve as written; seconded by Mr. Bennett.

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

2. President Berry recognized Mr. Woody Woodward, Executive Director of Ohio Parks & Rec. Association, who made a presentation to Kim Conrad, P&R Dir., for being named Ohio Director of the Year.

He then recognized Mayor Stage who presented three checks to SWCS Superintendent Bill Wise and two Board Members for the Stringtown Road TIF for \$1,285,318.00; one from the Bacou Dalouz Enterprise Zone for \$26,000.00; and one more from Gateway West Tax Abatement for \$100,000.00. Mayor Stage noted that this is not new money outside their budget. They were planning on it.

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-05-10 (Appropriate \$75,000.00 from the General Fund for the Current Expense of Implementing and Operating a Local Main Street Network Program through Grove City Town Center Inc.) was given its second reading and public hearing.

Mr. Bennett moved to amend Section 3 to read: *An Agreement between Grove City Town Center, Inc. and the City for this Program is hereby attached as Exhibit "A"*; seconded by Mr. Berry.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

Ms. Karen Dover, Town Center, Inc. representative was present. Mr. Bennett asked if they were in agreement with Exhibit "A". Ms Dover said yes. They are very happy with the Agreement and feel both parties can work with it. She thanked the Administration for moving forward with this. Mr.

Bennett asked if the 90 day timeframe to apply for the Main Street Program is adequate. Ms. Dover said yes.

Mr. Grinch stated that he is not comfortable with giving Town Center Inc., what amounts to a \$75,000.00 gift of taxpayer dollars to this group. He said he is not against the Town Center, but feels that all kinds of things have taken place to help support the Town Center – such as expanding the CRA, enhancing the Grant Program, Capital Improvements scheduled, etc. He said his isn't sure about providing \$74,000.00 to an unnamed person to act as a marketer when we already have a Director of Development, and doesn't believe it guarantees any aid or comfort to the Town Center merchants.

Ms. Klemack-McGraw said she is supportive of the Town Center, but believes there are those who don't understand what the Program does. She explained that her understanding of the Main Street Program requires substantial volunteer help from the private sector in order to keep everyone working toward the goals established to promote a positive image – in order to attract residents, visitors, investors and business owners. There needs to be coordinated capital improvements on the part of the business and property owners to make the area desirable. All the businesses and community groups need to be structured with the existing economy in order to expand and diversify. She said one of the reasons for hiring an Executive Administrator of the Program is to provide grant writing services and increase the operating funds beyond what can be supported by the members of the program. This does not mean asking the City to make up the difference.

Ms. Albright also voiced concern over this issue and concurs with Mr. Grinch that we have done quite a lot for the Town Center, probably more so than in other areas. She believes that the Learning Center could spur a lot of movement downtown, as long as we have the businesses that can bring those people to their front door. She has concerns over the Town Center Board, since they are a board of merchants, and funding sources that are almost self-serving in a way, but also the betterment of the City.

Mr. Bennett said these Programs have had extreme success around the United States. He noted that while there has been benefit to the development of the Stringtown Road area, there is also a vortex that sucks everyone's attention in that direction. For a long time, the Town Center has not been at the forefront of anyone's attention, and sometimes you have to put a little extra coal on the fire to get that engine running. He believes that this is what the ordinance is doing. He believes that when you have people from within who understand, they help with a keen undertaking and will get this marketed. While \$75,000.00 sounds like a large amount, it's a drop in the bucket to what could happen when the project is successful and brings tax and business revenue into the City. When we hand money to the CIC without contract – most recent amount was \$50,000.00, and no one blinks an eye, this project would have immediate return and the program has a reputation of success throughout the Country.

Mr. Grinch asked how much the fee is for joining the Heritage Program. Ms. Dover said it would be \$1,000.00. Mr. Grinch said he doesn't mind people asking for money, but there is a disparity in the funding. Ms. Dover said the Plan presented by Frank Elmer actually suggested that a person be hired outside the City Administration to drive development downtown. She said this request came as a culmination of the Planner's recommendations and a meeting with Mr. Honsey and Mr. Berry. Because they have started stepping up the action relating to that Plan, the direct recommendation to hire a person that does not report to the Administration, to focus specifically on the business development activities of the downtown area. That is where the rest of the monies would go – for salaries, travel and marketing of this specific area.

Mr. Bennett moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	No
Mr. Grinch	No
Ms. Klemack-McGraw	Yes

2. Ordinance C-09-10 (Appropriate \$31,788.16 from the Drug Law Enforcement Fund for the Current Expense of Police Services and Equipment) was given its second reading and public hearing.

Chief Wise explained this is money forfeited out of drug arrests. By Ohio Law, it has to be appropriated back into law enforcement expenses. It will help them by some equipment without any expense to the taxpayers.

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

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

3. Ordinance C-10-10 (Appropriate \$1,180.00 from the Law Enforcement Assistance Fund for the Current Expense of Continuing Professional Training Programs) was given its second reading and public hearing.

Chief Wise explained that this is money received by the State of Ohio for mandated training and must be rolled back into the police budget for those training expenses.

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

Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

4. Ordinance C-11-10 (Appropriate \$265,500.00 from the General Fund for the Current Expense of Engineering Services for the I-71/S.R. 665 Interchange) was given its first reading. Second reading and public hearing will be held on April 5, 2010.
5. Ordinance C-12-10 (Authorize the City Administrator to enter into a Cooperative Agreement with Franklin County and Jackson Township for White Road Reconstruction, Phase 2 and Appropriate \$375,000.00 from the General Fund for same) was given its first reading. Second reading and public hearing will be held on April 5, 2010.
6. Ordinance C-13-10 (Authorize the City Administrator to enter into a Lease Agreement with Pitney Bowes) was given its first reading. Second reading and public hearing will be held on April 5, 2010.
7. Resolution CR-14-10 (Authorizing a Then and Now Certificate for the Payment of \$9,100.00 for the 2010 Street Sweeping Contract) was given its reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this and the next Resolution are housekeeping measures to meet State Financial Reporting, since the Purchase Order was not open before the bill came in. On those over \$3,000.00, Council must approve the Certificate.

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

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

8. Resolution CR-15-10 (Authorizing a Then and Now Certificate for the payment of \$7,287.50 for the 2010 Emergency Snow Plowing) was given its reading and public hearing and Mr. Bennett moved it be approved; seconded by Mr. Grinch.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

The Chair recognized Ms. Klemack-McGraw, Chairman of Lands & Zoning, for discussion and voting under said Committee.

Ordinance C-14-10 (Authorize the City Administrator to execute the necessary Conveyance Documentation to Acquire Property Interests in the I-71/S.R. 665 Interchange Construction Project was given its first reading. Second reading and public hearing will be held on April 5, 2010.

2. Ordinance C-15-10 (Authorizing the Annexation of 1.6+ acres of Roadway property located on White Road from Jackson Township into the City of Grove City, Ohio was given its first reading. Second reading and public hearing will be held on April 5, 2010.
3. Ordinance C-16-10 (Accept the Plat of Pinnacle Club, Section 6, Part 1 located South of Pinnacle Club Drive and West of Holton Road was given its first reading. Second reading and public hearing will be held on April 5, 2010.
4. Resolution CR-16-10 (Approve the Sign request for The Human Touch Salon & Day Spa located at 3669 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Ms. Pam Saviers, owner, was present to answer any questions and gave Council a copy of her revised sign. Ms. Klemack-McGraw reviewed the stipulation and Ms. Saviers said she has chosen to remove those words and not replace it with anything.

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

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes

5. Resolution CR-17-10 (Approve a Preliminary Development Plan for Lamplighter Senior Village located South of Lamplighter Drive and East of Buckeye Parkway) was given its reading and public hearing.

Mr. John LeVally, representing the petitioner, was present to answer any questions. He noted that should they receive funding through the Ohio Housing Authority, they will comply with all City codes.

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

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

6. Resolution CR-18-10 (Endorse the Concept of a Center of Learning in the Grove City Town Center) was given its reading and public hearing.

Mayor Stage said they have been working on this since 2008, when he first spoke to Ashland University. He said discussions took place with Mr. Dioun about incorporating this into the Lumberyard Project. Many meetings, discussions and a visit to Lorain County Community College took place. He said this has blossomed and thinks this is an extremely positive part of what could be the redevelopment of our Town Center. He said 51 parcels of land who have signed a petition of support along with 21 businesses on Broadway. He said what they are asking for tonight, is whether they continue working on this effort as part of the Town Center project or do we tell the schools to forget about the Town Center and we will find another home for you. He then introduced Mr. Chris Boring, Boulevard Strategies, who was hired to supplement and/or continue the study he completed for Mr. Elmer for the Town Center program. This edition is specific to what would a Center of Learning/Community College have as an economic impact, and as a prestige and perceived value to our community.

Mr. Boring reviewed the statistics he had from the surveys he conducted during the Town Center Plan, as well as other statistics he pulled from the Census and the Sapperstein Study. He said our timing couldn't be more perfect, with the Federal Government wanting to increase college enrollments. He said we have a perfect recipe for college learning and that was confirmed when Harrison College chose Grove City over 32 different locations. He said this time, he looked at the impact a Learning Center would have on the Town Center in three ways: 1. on retail spending; 2. on earnings and employment opportunities; and 3. what are the qualitative impacts. On the amount of spending (1), he said the businesses could only capture about 6% of the spending, as the tenant mix isn't very well positioned now. By year 10, the businesses should be better positioned and the colleges would have more students. As for local earnings (2), he estimated 100 Bachelor Degrees will be obtained by year 5. These individuals would earn more and the city would have more residents that businesses are looking for. You would also have revenue from the faculty and staff of the new Learning Center. He indicated that it would all be new tax revenue. As for the qualitative impacts (3), he said with the roster of colleges wanting to come here, he believes that this would provide a new focal point for the Town Center and be a significant boost to the image of Grove City. In conclusion, he said there is a need, desire and opportunity for more learning options in Grove City. The University partnership is a proven concept; the Town Center retail impact could bloom over time; there is significant impact for the earnings and employment for the individuals; and would provide a positive identity for the Town Center.

Ms. Klemack-McGraw said she is a strong supporter of College education. She questioned the 700 student figure. She asked what does that really meant - are those individuals through the year, are they 700 students taking anywhere from 1 to 12 classes, or what. She said she is looking for an idea of how many students would come to the campus, on average and how it would impact the traffic and parking. Mr. Boring said students would be spread out over a 14 hour day. All 700 wouldn't be here at the same time. He said he didn't think it would affect traffic. She asked about parking. Mr. Boring said he couldn't answer without knowing where the permanent structure would be. Mayor Stage said the parking would be spread throughout the Town Center and could play in our favor, since they would walk down the streets, alleys, etc.

Mr. Bennett said he spoke to the Provost regarding student ratios and the Provost said he projected about 400 students. They would need a 1:1 ratio for parking, as the students would be destination students - coming after work, going to class and heading home. He said impact on the businesses downtown would be negligible. That doesn't mean he isn't in support of higher education. He believes there are separate reasons for supporting this, but it's not going to be for support of businesses in the Town Center. He also believes that there could be a traffic issue during the times when Beulah Park are receiving and releasing guests. As for the percentage of people with Bachelor's Degrees, he believes this speaks more to destination of jobs more than availability of education. We need to focus on getting more of the high paying/high tech. jobs in our community. He said while those numbers tell a story, they only tell part of it.

Mayor Stage said when Saperstein did their study, 47% said they would take advantage of taking classes here, and they live here already. He said you would have transient students and the others live here today.

Mr. Grinch said we just spent \$75,000.00 tonight to encourage business in the downtown area and then we have this educational resource, which he believes to be tremendously exciting. He said he thinks we should be jumping up and down for any traffic in our Town Center. He asked if the colleges want to be in the Town Center. Mayor Stage said yes. They were excited to be part of the Lumberyard Project and when that didn't come to fruition, they still want to be here. Yes, they can go somewhere else, but this is an opportunity to have the kind of people to springboard additional development downtown. Mr. Grinch said his point is that we are not forcing this location on anyone and the Mayor agreed.

Mr. Berry said he is very much in support of higher education in Grove City. If they want to invest in our community, he welcomes them and encourages them to get here. He said the problem with higher education is no accessibility, it is affordability. The real impact to assist our residents would be grants and scholarships. He also referenced a Study that is out now, and Columbus State just made the news about only having 248 full-time faculty and 1,100 part-time faculty. He said it's not a problem in his mind, but he thought Mr. Boring may want to go back and revisit his figures. He said the visit to Lorain County College was very good and they said they hire 15 - 20 employees for 5,000 duplicate students. He said this is just some information he may want to add to his portfolio.

Mr. Marvin Holt, Chairman of Planning Commission, said they reviewed the Center of Learning proposal and they fully endorse this Center and further, would like to see it in the Town Center. He said we need something to stimulate the Town Center area.

Ms. Albright said it will be incumbent upon the business owners to get these students to visit their stores. If it goes out on Stringtown Road, almost none of the students would come to the downtown area. Some businesses would receive business right off the bat, others may need to add other

services/products to get some of that business. By adding a bookstore or upscale dining, all of those things that everyone would benefit from having could be coming here due to the catalyst of the Learning Center. She said she is looking forward to it.

Mr. Bennett moved to strike Section 1 and replace it with the following: *This resolution expresses Council support for a Center of Learning presence in Grove City with the understanding that City Funds and/or assets shall not be used to construct or maintain buildings, develop the facility or subsidize rents*; seconded by Mr. Berry.

Ms. Albright	No
Mr. Grinch	No
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

Mayor Stage said that amendment kills the resolution. Mr. Bennett asked why. Mayor Stage said the purpose of this Resolution was to clarify for the schools that the primary purpose for the hours invested so far was to have them as part of our downtown. He said we have always shown them other parts of the city. With the fact that Council is saying the City cannot spend any money to help them in any way, nullifies some of the reasons they would come here, as any other business would come here. Mr. Bennett said this is mimicking the Lorain College Partnership, which is funded by a county-wide sales tax. He said the resolution states that we want private property owners to have the opportunity to offer sites and without knowing what the financial implications are to the city, he feels shouldn't be put into this resolution. It should come under separate cover. He said the resolution is to endorse the concept of a Center of Learning and that is exactly what it is doing. As Finance Chair, he would be remiss if he authorized a resolution carte blanche without knowing what the city intends to spend, if any. Mayor Stage said until we know the specifications of the school and if private enterprise is interested, the whole objective was to segregate this. By putting a spin on it that as long as you don't spend any money or promise any money with not knowing what the program is, makes this whole resolution null and void. Mr. Bennett said if we say yes and here is a blank check and go after it, we don't know what this money is going to involve. He said all the Mayor's resolution asked was to endorse the concept of a Center of Learning in Grove City and that is exactly what this still does. All they are saying is that they are not willing to throw money at it until they know exactly what is happening. Mayor Stage said this does not appropriate any money. It only endorses a thought and do we want to continue to use the resources of our personnel and have them be specific to this site. There is no money. Mr. Bennett said exactly, then there should not be a problem.

Further discussion took place over this Resolution. Mr. Grinch moved to amend Section 1 to replace the language in that Section to state what it originally said before the approved amendment; seconded by Ms. Albright.

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	No
Mr. Bennett	No
Ms. Albright	Yes

Ms. Klemack-McGraw stated that she supports higher education, but wants to make sure that her constituents and she do not believe that city funds or assets should be used to develop these facilities.

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

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

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. Mayor Stage submitted the Mayor's Monthly Report with a newly formatted Building Division report, and Mr. Berry moved to accept same; seconded by Ms. Klemack-McGraw.

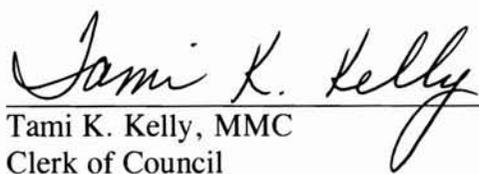
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes

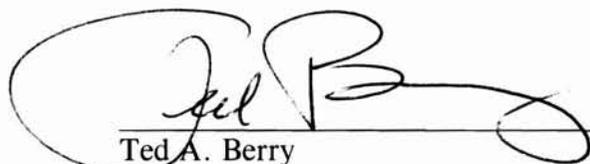
Mayor Stage said he would be imposing the 10 day review on Ord. C-05-10 for possible veto and obtain a budget.

Mr. Turner noted that he did submit a Monthly Financial Report in caucus.

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

Council adjourned at 9:28 p.m.


 Tami K. Kelly, MMC
 Clerk of Council


 Ted A. Berry
 President