

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 16, 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 two meetings 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 the Mayor who presented a Joint Proclamation to Darryl Hughes, Dir. of Service, who is leaving to become the Service Director for the City of Upper Arlington. Darryl expressed thanks to Council for all their support.
3. Mr. John O'Mara, Franklin County Metro Parks, shared the need for a renewal of the Metro Parks Levy and the small increase they have on the ballot this Fall. He asked for support and left Fact Sheets for interested persons. President Berry asked how much the increase would be. John said \$10.00 per \$100,000.00 of valuation on a home, per year.
4. President Berry recognized Mr. Walters, Communication Supervisor, who introduced Mr. Marty Sapperstein, Sapperstein & Associates, who presented the latest Community Survey conducted in the City. This is the 8th Survey conducted for the City. He shared many results, one being that schools are still the main concern. Concern for unemployment and jobs was up to 17% and good jobs are also a concern. New questions included burying utility lines with road improvements; having Colleges in town and attending a higher education learning center. A copy of the summary is on file with the Clerk of Council. Mr. Uhrin asked if there were any questions about the Library on the survey. Mr. Saperstein said yes, but they were about the Library's service.
5. 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-17-09 (Appropriate \$1,248,680.00 from the Capital Improvement Fund, \$434,818.00 from the General Fund and \$98,295.00 from the Sanitary Sewer Fund for the Current Expense of the Grove City Road Reconstruction Project and to declare an emergency) was given its first reading

Mr. Turner, Dir. of Finance, noted that is in the form of an \$858,000.00 grant and a \$390,000.00 loan from the Ohio Public Works Commission. So the majority is being paid by the OPWC.

Mr. Horsy, City Administrator, said the request for an emergency is due to avoiding penalties from the Ohio Public Works Commission.

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

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; seconded by Ms. Klemack-McGraw.

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

2. Ordinance C-18-09 (Appropriate \$18,348.00 from the General Fund for the Current Expense of Roof Replacement on Gantz Barn) was given its first reading. Second reading and public hearing will be held on April 6, 2009.
3. Ordinance C-19-09 (Appropriate \$237,937.00 from the Sanitary Sewer Fund for the Current Expense of the Republican Run Area Sanitary Sewer Evaluation Survey, Phase 1) was given its first reading. Second reading and public hearing will be held on April 6, 2009.
4. Ordinance C-20-09 (Appropriate \$144,697.00 from the Sanitary Sewer Fund for the Current Expense of the 2009 System-Wide Sanitary Flow Monitoring Project) was given its first reading. Second reading and public hearing will be held on April 6, 2009.
5. Ordinance C-21-09 (Appropriate \$160,000.00 from the General Fund for the Current Expense of Renovating the Huntington Building) was given its first reading. Second reading and public hearing will be held on April 6, 2009.

Mayor Stage commented that they gave Council an estimate and this is the City's estimate. It will go out for bid. It includes lighting and carpeting that were not in the initial estimate and believes these figures will come in less than their estimate.

Mr. Warren Guard, resident, questioned using tax dollars to renovate this building and then providing what amounts to free rent to the VCB and Chamber. He said the Chamber owns their building and he offered them good luck in explaining that move to their members who are having a hard time paying their bills or their customers who may be losing their homes. He said you can put whatever spin on this you want, but it appears that there is a lot more cost on this project than they are aware of.

6. Ordinance C-22-09 (Authorize the City Administrator to enter into Lease Agreements for the former Huntington Bank Building located at 3378 Park Street) was given its first reading. Second reading and public hearing will be held on April 6, 2009.

Mr. Jackson, SW Historical Society President, was present to answer any questions. Mayor Stage

asked if the had a place for a Museum. Mr. Jackson said no. They have been working on that intensively for the last 7 years. Mayor Stage asked if a museum in the Town Center adds value to the general public. Mr. Jackson said he thinks it's extremely important issue for the general public because one of the things the Town Center needs is a reason to come downtown.

President Berry asked if anyone from the Chamber was present. A member stood. Mr. Berry said he understood the Chamber was still working on a Lease and asked when the Board would have that decided. The Chamber member said they meet tomorrow. Mr. Berry asked if they would be willing to share in the cost with some of the building improvement expenses. He said he would bring this up to the Board. Mr. Berry asked if there was someone present from the Visitors & Convention Bureau. Mr. Budd Eversman, President, stood. President Berry asked where they were with their Lease. Mr. Eversman said the Draft that they have seen, seems to be fine. They do have a meeting scheduled with the Administration next week to work out a few details. Mr. Berry said they are a little different, in that they are City funded, but asked if they would be willing to help with expenses since he asked the Chamber. Mr. Eversman said they would be happy to consider it.

7. Resolution CR-11-09 (Authorize the City Administrator to enter into a Contract with the Ohio Department of Transportation for the Purchase of Sodium Chloride for the 2009-2010 Winter Season) was given its reading and public hearing.

Mr. Uhrin asked what we paid last year. Mr. Hughes said we paid \$148.00 per ton. With ODOT, the City will be looking at about \$57.00 a ton. This resolution just allows the City to be part of that bid process.

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. Corbin, Chairman of Safety, for discussion and voting under said Committee.

1. Ordinance C-23-09 (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 first reading. Second reading and public hearing will be held on April 6, 2009.

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 Ashville located at 2250 Stringtown Rd.) was given its second reading and public hearing and Mr. Grinch moved it be approved; seconded by Mr. Uhrin.

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

2. Ordinance C-15-09 (Accept the Annexation of 5.191 acres located at 5000 Haughn Road) was given its second reading and public hearing and President Berry moved to excuse Mr. Corbin from all discussion and voting on this item; seconded by Mr. Grinch.

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

Mr. David Hellard voiced concern that Mr. Corbin has stated he would like to put apartments on the property. He said the surrounding residents do not want to see apartments in this area. He said they would like to go on record by stating that any future deviation from SF-1 would be looked on unfavorably by these residents. He said apartments have their place, but not in the midst of single-family dwellings. He do not oppose the annexation with an SF-I zoning, however, they would like to have an additional provision that would prohibit any apartment zoning. Mr. Smith, Dir. of Law, said that provision could not be added, as it would go against the rezoning provisions of the Code that gives public notice and an avenue to speak on any rezoning. President Berry noted that the only request tonight is the annexation. When and if the owner decides to come back with something else, they would have to review that at that time.

Ms. Dorothy Miller, resident said there is enough traffic on the road and don't need any more apartments. She feels there are enough and the person should put the money toward schools.

Mr. Fred Ferre, Haughn Rd., voiced concern over additional traffic. There are many bicycler's and no full sidewalk and believe that to be an accident waiting to happen.

Pres. Berry again noted that this is only for the annexation.

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

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

3. Ordinance C-24-09 (Approve the Use for a Tattoo business for Bleeding Ink, LLC located at 3697 Garden Court) was given its first reading. Second reading and public hearing will be held on April 6, 2009.
4. Ordinance C-25-09 (Approve the Rezoning of 2706 Kingston and 2707 Kenny from SD-1 to R-2) was given its first reading. Second reading and public hearing will be held on April 20, 2009.
5. Resolution CR-12-09 (Approve the Development Plan for Southwest Chiropractic Offices located East of Hoover Road & North of Southwest Blvd.) was given its reading and public hearing.

Mr. John Banes, architect, was present. Mr. Grinch voiced concern over the exterior facing Hoover Road. He noted that brick is wrapped all around the building until you get to the front and then it stops on one half. Mr. Banes confirmed that Mr. Grinch was only talking about the area that is totally gray on the drawing, and said they would be happy to finish the front with brick.

Mr. Grinch moved that Section 1 be amended to include the following stipulation: 1. The brick on the Hoover Road façade shall continue the full length of the building; seconded by Mr. Corbin.

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

Mr. Grinch asked if Mr. Banes agreed to the other stipulations by Planning Commission. Mr. Banes said yes.

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

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

6. Resolution CR-13-09 (Approve the Exterior Modifications to 3800 Broadway located in the Historical Preservation Area) was given its reading and public hearing and at the written request of the petitioner’s agent, Mr. Grinch moved it be postponed to April 6; seconded by President Berry.

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

7. Resolution CR-14-09 (Approve the Preliminary Development Plan for the Lumberyard Redevelopment located west of 4035 Broadway) was given its reading and public hearing.

Mr. Chuck Boso, Director of Development, explained that this area has three different zoning classifications on the property and in order to have a uniform zoning, it is the developer’s intent to request a rezoning to PUD. Because of that, a Preliminary Plan is required. This Plan gives Council the opportunity to look at the footprint and approve it in principal only. It doesn’t bind the City or the Developer in any way. The next step would be the rezoning and then the final Development Plan. It does not approve any particular uses within the structures.

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

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

1. Mr. Bill Habig, Consultant to the City as mediator between the Library and City. He has had several meetings with the Library and summarized their discussions. The first meeting discussed the future site of the library. Mayor Stage said the City could keep the Library's move to a new building, expense neutral. The 40,000 sq. ft space would cost about \$8 million and the library would own the building and land. The second meeting discussed the subsidy issue. Director Shaw said they don't expect the State budget to recover until 2013 and they are expecting to make cuts & layoffs. In response to their request, Mayor Stage offered to work to hold them harmless to the State 2008 revenue figure. It was agreed that issues of parking, operational control of the building & maintenance could be captured in an umbrella legal agreement. Mr. Habig was asked to develop a three year revenue projection and he worked with Bird Houk to develop cost estimates for expanding the existing building and the new building. He said the current building expansion was estimated at \$6 million and the new building was estimated at \$8 million. At the third meeting, they presented financial projections for the next three years. He said deficits were as follows: 2009: -\$320,000.00; 2010: -\$466,000.00; and 2011: -\$455,000.00. He said Mayor Stage outlined possibly funding sources for their deficit and be able to move to the new building. One being the use of the City's inside mileage for 5 years. He said Mr. Grinch agreed to contact the Township Trustees about assisting with funding the library deficit. He noted that Mayor Stage said the building would be complete by the first quarter of 2011 and City support could begin when the Library occupied the new building. The Mayor told the Library Board he is willing to seek city support of \$300,000 - \$400,000 for five years. Mr. Habig gave reasons for supporting the library and expressed the importance of having a modern, public library.
2. Val Moeller, President of Columbus State Community College, voiced support for the library. She said they are looking to partner with the City in the new building. She said they have looked at what they could do, jointly, with the County, in developing a library. She said this is not a new model. It does exist in Ohio. A college and a library in the same facility make it less expensive to operate a library and the community has longer hours to use it. She said children learn at an early age to use the library and continues when they go to college. Mr. Grinch said it becomes a natural extension. Ms. Moeller agreed. She said it could decrease the building and operational costs for the library and the college.

President Berry asked if she felt the needs of a college student were different than the needs of a community and would Columbus State look at supporting the library in any way. Ms. Moeller said she believes so, and expects that would be part of the Lease and show how that would be done. President Berry asked if they would be amenable in sharing the operating costs of the library and Ms. Moeller said yes.

3. Mr. Robert McGraw, Professional Planner and husband of Ms. Maria Klemack-McGraw, said the Mayor asked him to analyze different libraries around the area, because many communities have successfully used libraries as a tool to enhance the opportunities for redevelopment. He said he did a preliminary analysis of the relative appeal of these libraries. He recognized that the ability of a library to look good is a function of the funding they are provided with. He said Dublin and Upper Arlington were, by far the best. They were very open, inviting, and always had someone asking you if you needed help. He said the Southwest Community Library is constrained with a 1960's architecture; the facility is inadequate if you are going to use it as some kind of inducement. He said it is a nice library and could be very comfortable, but he wondered around for ½ hour and was ignored by everyone. That is not a good sign. He said the audio visual and music were in the basement. In a modern library, they are the first thing you see. He said it is unfortunate that the Board has been unable to secure additional funding. He said it makes it tough to sell your area for redevelopment or ongoing development if your facilities are looking like they are a generation behind.

4. Mr. Chuck Engelman, resident, asked who will own this development. Mayor Stage said there are different components. He said the City will own the Atrium, Plaza, & Parking Garage. The Developer will own the big building that would run parallel to Park Street. If the Library becomes part of the package, then 40,000 sq. ft. would be transferred and owned by the Library. Mr. Engelman commented on the use of City money for moving the library and operating expenses. He said it seems like every other city in the Country is hurting for money, but Grove City is able to dole out for other things. Mayor Stage said over the last 20 years, we have been diligent in our dollars and have a savings of about \$23 million. It was, primarily, going to be used for the redevelopment of the Town Center and entice new development. We have used it for many activities and puts this in the same category. Mr. Engelman asked what the existing library would be used for. Mayor Stage said there are several suggestions. Ideally, it would be used to bring in housing on perimeter. The building would be used as community center, and part of it as an incubator site. The main goal is for redevelopment. Mr. Engelman asked who came up with the number of parking spaces in the garage. He believes it is too many. Mayor Stage said there were 220 cars parked in the grass for a Farmer's Market event last year. He said 290 spaces are not too many.

5. Mr. Andrew Furr, resident, thanked Council for being frugal with our tax dollars. He said in these economic times, it is a pleasure to hear that Grove City is not facing a financial crisis, like many communities around us. He said in these oppressive times, it is clearer then ever that our money needs to be spent as wisely as possible. He said the upcoming project that the City has on the table, he believes our money would be better used to promote the City for new economic growth rather than offering existing business entities money incentives at the cost to the tax payers. These existing businesses have budgets in place to pay their own way. Why should the taxpayers give their money to these businesses so they may operate at a lower cost to themselves, while they are all self-sustaining. With the fact that we have current vacant buildings in the community, why wouldn't we invest those dollars, and the dividends, to promote our city to generate new businesses to come to our city? With no outlay of taxpayer funds, the City could use interest to promote the wonderful community we have to attract employers and, therefore, increase economic development. Competition is very tough in this period of our lives. If the City can concentrate on filling our vacant sites, rather than spending money through reduced monetary incentives, there would be that much less vacant areas in Grove City.

6. Mayor Stage said the dollars we spent in 1987, '88, & '89 are almost the same as in today's dollars. Back then, we were coming out of a recession. We didn't have cash or own land. We bought land, built a new Safety building, a new City Hall, and redid the downtown. We selected Stonehenge two years ago to develop this project and it is time to discuss where we are going. He noted that we heard from the Community Survey that downtown education is an extremely important part of what is going to make us different and add economic viability. We also heard from the President of Columbus State Community College say that a partnership of a college and a library makes all the sense in the world. For the first time tonight, he heard her say they would be interested in making some contribution in the operation of the library. He said if the library moves, the City would inherit three acres for redevelopment. We would get a state-of-the-art Library in the new building; future development; and the library closer to retail; a community center; and incubator space. He said they have talked about the possibility of giving the Library transitional funding that would be capped for a certain period of time, and the only way we could go into it. The second option is to take the library out and have more incubator space. He said they have run some figures and these two scenario's are about the same. When they had an appraisal done, comments came back that the best use for the ground were: a call center, general office, public use; and education use, such as a charter school. Parking and location of the library limits cross shopping. He said the question tonight is probably two-fold. One is about parking and the other is if he can continue discussions

with the Library. Mayor Stage asked Council about the parking garage and if they prefer 230 spaces or 290 spaces. Mr. Grinch asked how much the additional 60 spaces cost. Mr. Dioun said \$500,000.00 but, the cost will go up if you add them later. It is more cost effective to include them now. Mr. Grinch said he would support 290, as did Mr. Corbin and Ms. Klemack-McGraw. Mr. Berry said he wanted to know the uses, but just as a straw, would support 290 spaces. Mr. Uhrin agreed with Mr. Berry. Mayor Stage said the next piece is not a direct. He said if we were given a good financial model (including if there were other entities to subsidize it); if we can reach an agreement about a levy, which he said the only way he would support transitional money is if they have a Levy, would the library be in or out. However, he doesn't want to be that direct. Rather, he asked Council if he could continue conversations with the Library. President Berry asked if there was a representative from the Library. Ms. Bright was present. President Berry said he sees great value in having a state-of-the-art library downtown. However, he voiced his concern over funding their operation. He asked if the Library can work with the City on this issue. Ms. Bright said they receive 95% of their funding from the State. President Berry asked if they could ever be able to meet the \$300,000.00 operating costs. She explained that the State is currently cutting their funds and they couldn't meet that obligation until those funds are increased to them. President Berry asked if the State has ever increased their funding. Ms. Bright said it was quite complicated. Mayor Stage commented that the library is actually on a formula that goes by the gross revenue of the State. When the State gets more money, so then do the libraries. He said we are one of maybe three library systems that do not have an operating levy. Mr. Uhrin stated that he received an e-mail from Director Shaw today that states that their revenue peaked at \$4.4 million in 2001 and is projected to decrease to \$3.6 million in 2009. The reduction from 2008 to 2009 is estimated to be \$300,000 - 400,000.00, depending on how badly the State's economy continues to bottom out. Mr. Shaw voiced his concern that if the City gave money to SPL and they wanted it to be solely for Grove City, he didn't know how that would play out because SPL always tries to keep the library in Grove City and the one in Westland equal. Mr. Uhrin asked if that stipulation would be written into the Agreement. Mayor Stage said that is contrary to the statements made at the last meeting, where Mr. Shaw said it could go to Grove City. He said tonight is not to say library in or out, it is to say give him the flexibility to meet with the Library Board and Planning Committee to work out these issues. Keeping a viable library is a concern of the community. He said we should not pay for all of it or forever, but believes we should have transitional money. President Berry said he doesn't want to slow down this project anymore on the Library. If we can make something work where the City isn't paying for the operation and we don't end up with a White Elephant, then he doesn't have a problem with the Mayor continuing the conversation. He believes the City has been more than amenable and put their best foot forward. He feels Council Members all agree that the library is very important, but we need to work on the jobs too. If a middle ground can't be met, then we need to cut bait and go. He said he has always supported a new library downtown, but he doesn't want to use current tax dollars to operate it. Perhaps we ask the voters of Grove City to help fund it. He said they need to work together because this is a once in a lifetime opportunity to do what they want for downtown. Mayor Stage says he thinks that is very appropriate. Mr. Corbin said he would support the Mayor continuing discussions with the Library, as did Ms. Klemack-McGraw. President Berry agreed, with the stipulations he already mentioned. Mr. Uhrin said yes. Mr. Grinch said yes, but he is looking for a win-win situation and if the Library Board feels this is not in their best interest, he is not pressuring them into it. It is an opportunity, subject to the Library Board.

7. Ms. Sandy Engelman, resident, asked if the City owns all the land and they are going to build certain things and the developer is going to build and own items, is he going to buy that ground from the City. The Mayor said yes. She asked if it would be for more than we paid for it. Mayor Stage said probably more. She then asked about the mosquitos in the open ditches and retention ponds. Ms. Reichard said she would get a report to Ms. Engelman.

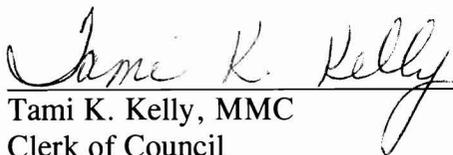
8. Mr. Warren Gard commented about the Community Survey question about higher education. He said it was nice, but it was so vague he doesn't think you can draw any conclusions from it. He said there are a lot of positives in this project, but if it is The project, then why doesn't the developer do it 100% himself and control it. Mr. Dioun said he would control as much as the City will allow them to control. They are only taking the portion that the City is allowing them to take. The public plaza is being done by the City for the benefit of an urban park. The parking garage is being done for the public to use. As a Developer, their preference is to take as much as they can, but they are not in the business of building a public plaza and charging people to come in it. It is a public/private collaboration. You will not find a developer to build this amount of square footage without public amenities being a part of it. He said they are being constrained by the City, because they want to create public spaces. President Berry noted that Mr. Dioun has not lobbied either way for the move of the library.

Mayor Stage noted that Indiana Business College is close to making a commitment to come to Grove City and did a statistically sound sampling of the availability of higher education in this part of Franklin County. As a result, they want to build a 23,000 sq. ft. facility. He thinks this is an opportunity to serve an under-served business, right in our downtown.

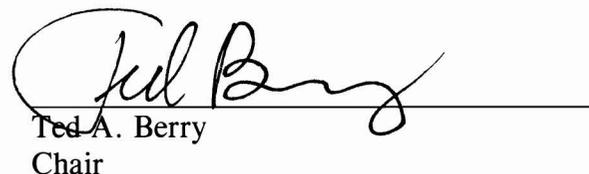
The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage announced that GCHS Boy's Basketball team won the District Championship. They will be in the Regional game against Northland on Thursday, at the Coliseum.
2. Ms. Reichard said they have received additional funding for the S.R.665 Interchange and provided a report on the total funding to date. She said they are applying for Stimulus money and noted that it is not the amount that we get. If we just get a dollar, it bumps our project right to the top of the heap.
3. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 10:05 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair