

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 20, 2000

Regular Meeting

The regular meeting of Council was called to order by President Bennett, 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:

Vaughn Radi Chris Fulton Steve Bennett Budd Eversman Maria Klemack

1. Mr. Eversman moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Fulton.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

2. President Bennett, on behalf of the Members of Council read a Resolution for International Building Safety Week and recognized the City's Building Department for their outstanding work. He presented the Resolution to Mike Boso, Chief Building Official.
3. President Bennett read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-19-00 (Accept the Plat of Hennigan's Grove, Phase 1, Section 1, located north of Hibbs Road) was given second reading and public hearing.

Mr. Doug Holtz, engineer representing petitioner, was present to answer any questions. Mr. Eversman commented that during caucus it was explained that some adjustments needed to be made on some of the lots and he asked Mr. Kohman, City's Consulting Engineer, if the Plat was acceptable now. Mr. Kohman said yes. All the lots now meet Code and are reflected accurately on the Plat. Mr. Eversman said he understood that there was some urgency in obtaining approval for this Plat. Mr. Holtz said yes. There has been a change in ownership of the property between the approval of the development plan and now. The new owners have begun to sell lots, unaware that the Plat had not been approved and filed. It is necessary for them to get started on the lots sold immediately and cannot begin until the Plat has been filed.

Mr. Eversman moved to waive the Rules of Council and the Waiting Period; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

There being no additional questions or comments, Mr. Radi moved it be approved as an emergency; seconded by Mr. Eversman.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

2. Resolution CR-19-00 (Approve the Final Development Plan for Grove City Cabinet Company, located at 6129 Enterprise Parkway) was given its reading and public hearing.

Mr. Andy Jacobs, petitioner, was present to answer any questions and submitted a color rendering of the new building, during Caucus. Mr. Radi reviewed the stipulations set by Planning Commission, which Mr. Jacobs agreed to. President Bennett questioned the color of the building and Mr. Jacobs said the rendering came out darker than it will be. It will be more on the lines of a buff color.

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

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

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

1. Ordinance C-20-00 (Appropriate \$53,000.00 from the General Fund for the Current Expense of Road Construction and to Authorize the City Administrator to enter into a Cost-Sharing Agreement with the South Western City Schools for the construction of Mallow Lane) was given its second reading and public hearing.

Mr. Eversman explained that this is for additional funds to cover the costs not anticipated in the Annual Appropriation Ordinance. Mr. Fulton commented that this was a letter Agreement and asked if the Director of Law would review it before the City signed. Mr. Behlen, Dir. of Finance, explained that the Dir. of Law has already seen the letter and what has been submitted is a result of his review. They are comfortable with the Agreement.

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

2. Ordinance C-21-00 (Appropriate \$14,000.00 from the General Fund for the Current Expense of the Installation of Entry Door Equipment) was given its first reading. Second reading and public hearing will be held on April 3, 2000.
3. Ordinance C-22-00 (Appropriate \$202,331.75 from the Big Splash Fund for the Current Expense of Pool Operations) was given its first reading. Second reading and public hearing will be held on April 3, 2000.
4. Resolution CR-21-00 (Approve the Request of Banner Realy, L.L.C. for the Issuance of not to exceed \$14,000,000.00 of Multi-Family Housing Revenue Bonds for the purpose of Financing the Acquisition and Renovation of a Residential Rental Housing Facility) was given its reading and public hearing.

Mr. Sujyot Patel, attorney for Peck, Shaffer & Patel, representing petitioner as Bond Council, explained that this is an Inducement Resolution that will allow the purchaser to negotiate with the City for the issuance of Bonds for the acquisition and renovation of an existing apartment complex. It is not intended to bind the City into issuing Bonds. They will need to come back to Council for approval of any Bonds. This will allow them to set criteria for which any Bonds may be issued. President Bennett asked where the \$14 mill. amount came from. Mr. Patel introduced Mr. Milton Pinsky, representing the purchaser, who explained that their estimate is a little under 14 million (\$13.5) dollars to purchase the apartment complex, make renovations and repairs, as well as the cost of issuance. Mr. Radi asked what the responsibility or liability of the City was. Mr. Patel stated that, for this Resolution, there is none. When they return for approval of the Bonds, after meeting the criteria, the City will still have no liability, it will be held harmless, and the Bond documents will demonstrate that to the City's satisfaction. Mr. Radi said he understands that this will not tie up any of the City's funds and Mr. Patel said that was correct. Mr. Eversman reiterated the fact that this Resolution is not binding and only enters the City into negotiations. Mr. Patel said yes. Mr. Eversman asked about a letter of credit, which Mr. Patel explained that they would use Fanny Mae Credit. By using Fanny Mae, if the property owners default on the loan, Fanny Mae will make the payment for them. Mr. Fulton asked if there would be a separate Hold Harmless agreement or if it was just on the Bonds. Mr. Patel said that it is usually on the Bonds and in the Bond Agreement. Actually, there are several places that it will be noted. Mr. David Gotlieb, rep. Bonner, introduced himself and commented that they are owner/managers. They have done two other rehab. projects in the Columbus Area (one off Wilson Road and one in Reynoldsburg). He distributed some information about the company, itself. Mr. Fulton asked if this was a Section 8 project and all representatives said no.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

5. Resolution CR-22-00 (Accept the Donation of a Police Vehicle for the D.A.R.E. Program) was given its reading and public hearing.

Mayor Grossman explained that through the generosity of Steve Funk, Columbus Auto Resale, the City has been provided with the use of a Jeep Cherokee for the D.A.R.E. Program.

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

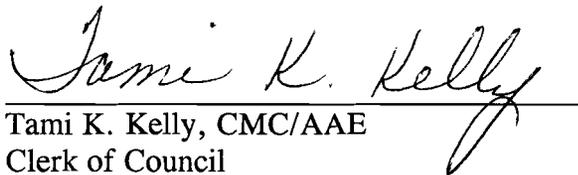
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

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

There being no new business, the Chair recognized members of Administration and Council for closing comments.

1. Mayor Grossman announced that Mr. Jeff Hammond has accepted the City's offer for the position of Aquatic Supervisor. He is coming from Toledo and will be here in about two weeks. She also mentioned that to date, there have been 452 members join the Big Splash for the coming season. She expressed appreciation to Columbus Auto Resale & Steve Funk for the Jeep Cherokee.
2. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:31 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Steven M. Bennett
President