

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

April 01, 2013

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Jeff Davis 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 special and regular meetings and approve as written; seconded by Ms. Albright

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

- 2. President Berry moved to excuse Mayor Stage; seconded by Ms. Klemack-McGraw.

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

- 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-17-13 (Authorize the City Administrator to enter into a Multi-Year Contract with Time Warner Cable, Inc.) was given its second reading and public hearing.

Mr. Smith, Director of Law, explained that at the last meeting Council approved a contract with AT&T and we thought bundling it would save us about \$6,000.00 per year. This contract is part of that bundling and with it, the City will see that \$6,000.00 savings.

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

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

- 2. Ordinance C-18-13 (Make Amendments to Chapter 161 of the Codified Ordinances titled Employment Provisions for City Employees) was given its second reading and public hearing.

Mr. Smith requested this be withdrawn. He said they will have a new ordinance with a few additional clean-up measures for Council at their next meeting.

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 Bennett moved it be withdrawn; seconded by Ms.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

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

3. Ordinance C-19-13 (Authorize the Purchase of 3950-3963 Broadway and 3951 Broadway and Appropriate \$1,000,000.00 from the General Fund for said purchase) was given its second reading and public hearing.

Ms. Christie Thomas, resident and owner of the Salon and Day Spa, said she is just trying to figure out what is going on. She read the article in the Messenger and that article is different than what they have been told by the property owner with respect to when they must vacate and who is actually purchasing the building. Mr. Smith explained that Mr. Foreman is responsible for his tenants. It is between the tenant and landlord when those tenants must vacate. However, in the contract it allows for 120 days, after the closing date, for Mr. Foreman to salvage anything from the building and have all tenants vacated. So, there is some time available if Mr. Foreman is agreeable. He asked her when her lease was up. Ms. Thomas said April. Mr. Smith then explained that Pizzuti negotiated the deal with Mr. Foreman and entered into a purchase contract for his property, with the intent to assign that contract to the City for final purchase. If Council approves this ordinance, Pizzuti will assign the contract to the City and the City would buy it directly from Mr. Foreman. She then asked about the Loan Program and if there was any other assistance that didn't require matching funds. Mr. Boso said that "matching funds" is how the Grant Program is structured. She said they don't have money to match a grant. They spent it on the Foreman building. She asked how the City could help them. It was noted that there is a Loan Program available. Mr. Boso said Mr. Bennett asked about assistance in Caucus. He said perhaps there could be a waiver of the match under the Grant Program or something else that the City can look into. Council suggested that she provide a full detailed list of what they will encounter for relocation, so they can get a real life scenario. Mr. Bennett said they can't promise anything, but they will look over it. She asked who to give the list to and was instructed to give it to Mr. Boso.

Mr. Berry noted that Pizzuti will assign the contract to the City. They are not charging the City or making any money off the purchase contract. Mr. Smith said that is correct. Pizzuti will assign the contract to us and we will close with Mr. Foreman directly. The City will write a check to Mr. Foreman. Mr. Berry asked if there was a realtor involved. Mr. Smith said no and no real estate commission/brokerage fee will be paid. Pizzuti will not be paid a commission for anything. Mr. Berry asked about the purchase price and the cost over the appraised value. He asked about eminent domain. Mr. Smith explained how eminent domain would work in this case and explained that it would not save us much money and could cost as much or more if there was a jury verdict. It will also take a lot longer to acquire through an eminent domain process. Mr. Berry then noted that the Foreman property is being purchased for a new library and confirmed with Mr. Boso that the property would not be purchased if a deal is not struck with the Library. Mr. Boso said that is a correct assumption. He said there may be some reason to purchase it, but for now he wouldn't know what that is. Mr. Berry said there will be other public meetings. There are many issues the City is working on, including a recreation center. One is not more important than the other.

Mr. Smith, Law Dir., stated that an executed contract had been received. H noted that the first contract had the wrong purchase amount and this reflects the price at \$1,000,000.00. He asked that Council to replace Exhibit A with the executed version.

Mr. Bennett moved to replace Exhibit A with Exhibit A1; seconded by Mr. Davis.

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

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

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

- 4. Ordinance C-20-13 (Authorize the Purchase 3418 and 3422 Grant Avenue and Appropriate \$292,000.00 from the General Fund for said Acquisition) was given its second reading and public hearing.

Mr. Smith noted that this amount includes demolition cost and his firm took care of these, so there are no broker fees.

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

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

- 5. Ordinance C-23-13 (Appropriate \$4,424,986.00 from the General Fund for the Current Expense of North Meadows Drive, Part 2, Widening and Extension Improvements) was given its first reading. Second reading and public hearing will be held on April 15, 2013.

The Chair recognized Mr. Davis, Chairman of Safety, for discussion and voting under said Committee.

- 1. Ordinance C-11-13 (Amend Various Sections of Chapter 707 titled Special Events) was given its second reading and public hearing.

Mr. Smith explained that there is an additional amendment that needs cleaned up and asked that this be postponed until the next meeting.

There being no additional questions or comments, Mr. Davis moved it be postponed to 4/15 seconded by Ms. Klemack-McGraw.

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

Mr. Davis noted that Mr. Vedra and staff have put together a good Handbook, taking into account a lot of feedback from groups in the community. It is a nice Guidebook for all to utilize.

Ordinance C-21-13 (Authorize the City Administrator to enter into a Multi-Year Intergovernmental Agreement with the Franklin County Commissioners for the Administration of Wireless 9-1-1 Government Assistance Funds) was given its second reading and public hearing.

Mr. Smith explained that this is a renewal of an agreement to receive our portion of the cell phone tax. Mr. Vedra said the State replaced the Section in the ORC and all municipalities must redo their contracts. Ms. Albright asked if this makes it easier to get our portion. Mr. Vedra said it will be about the same.

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

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

The Chair recognized Ms. Albright - Chairman of Service, for discussion and voting under said Committee.

1. Resolution CR-17-13 (Authorize the City’s Consulting Engineer to Prepare Plans, Specifications and Cost Estimates for the Construction and Repair of Sidewalks on Ashgrove, Beachgrove, Brookgrove, Maplegrove and Woodgrove Drives, Brookpark Circle, and portions of Columbus Street and Kingston Avenue) was given its reading and public hearing.

Mr. Smith, Law Director, explained that this is the first step in completing a sidewalk assessment. The next step will bring these cost estimates to Council, and will be on file with Ms. Kelly for public inspection.

Ms. Albright asked what the resident can expect. Mr. Smith explained the process.

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

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

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

1. Ordinance C-14-13 (Approve the Rezoning of 27+ acres located North of London-Groveport Road and West of Hoover Road from SD-1 & CF to PUD-R and PUD-C) was given its second reading and public hearing.

Mr. Jim Houk, representing petitioner, explained that they desire to develop this property with multi-family housing and out-parcels along S.R. 665 for retail and the expansion of the Buckeye Grove Shopping Center. He requested that the Zoning Text attached to this ordinance be amended to replace

3. Resolution CR-18-13 (Establish a Public Hearing on the proposed Joint Economic Development District and Contract between Scioto Township, The City of Grove City, and the Village of Commercial Point) was given its reading and public hearing.

Mr. Smith, Law Dir., explained that the City has been working with Scioto Township and Commercial Point to establish a Joint Economic Development District. He explained that this would be its own taxing entity and this JEDD would basically borrow the City taxing power to allow areas currently receiving city and township services to be taxed, which otherwise are not. He said this is a long process with much public notice. He said this is the first step in the process.

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

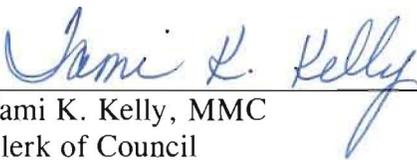
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

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

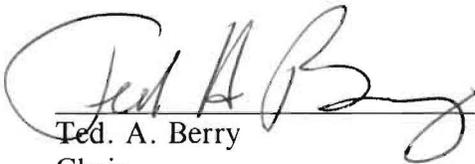
The Chair recognized members of Administration and Council for closing comments.

1. Mr. Turner submitted the monthly financial report.
- Ms Kelly stated that a request for a new liquor permit for Massey's Pizza came in and Chief Robinette has no issues. Council said they did not request a hearing.
3. Mr. Berry asked about the Dog Park. Mr. Keller said he hopes to have a plan at the next meeting to view. He then asked about the community center. Ms. Conrad said they are working diligently and hope to have survey results back sometime in July,
4. Council Members expressed their excitement on the venture of a new library and the vitality it could bring to the Town Center. It is a long time in coming. Mr. Berry announced a Special meeting of Council for 4/8 at 6:30 p.m. to discuss the residential development potential for the Town Center. Mr. Davis introduced Ms. Rosemary Barkus who has been recently published.
5. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:13 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted. A. Berry
Chair