

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

April 05, 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. Mr. Bennett moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Grinch.

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

2. 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-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 second reading and public hearing.

Mr. Honsey, City Admin, explained that this is for additional amenities for this Interchange.

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. Grinch	Yes

2. 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 second reading and public hearing.

Mr. Honey referenced a picture shown on the screen. He explained that this is a multi-jurisdictional project and we are fortunate to have received a \$5 million grant/loan combo from Ohio Public Works Commission. This appropriation is for the design work and is scheduled to go to construction next summer.

Mr. Grinch asked if there was room for the expansion, due to a pond in the way. Mr. Keller said yes. It is tight, but there is room.

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

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

3. Ordinance C-13-10 (Authorize the City Administrator to enter into a Lease Agreement with Pitney Bowes) was given its second reading and public hearing.

Mr. Bennett explained that this is securing an updated postage machine.

There being no additional question 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

4. Ordinance C-17-10 (Authorize the City Administrator to enter into an Agreement with Community Capital Development Corporation and Appropriate \$1,045,000.00 from the General Fund for the Current Expense of Administrative Costs and Loan Principal associated with the Town Center Loan Program) was given its first reading. Second reading and public hearing will be held on April 19, 2010.
5. Resolution CR-19-10 (Adopt the Town Center Loan Program) was given its reading and public hearing.

Mr. Berry complimented Mr. Walters, Mr. Boso and Mr. Turner for all their assistance in putting this Program together. They did an excellent job.

Mr. Grinch said he would like to hear a presentation before voting on this. Since Ord. C-17-10 goes hand-in-hand with this resolution, he suggested a postponement until the next meeting so he could vote on them together. Ms. Albright agreed. She said she had some questions and thought the presentation might change them. Mr. Bennett said if she had any on the Resolution, they can be asked now. Ms. Albright asked about the Terms of the Loan and itemization of those terms. Mr. Bennett said those terms would be negotiated on a per application basis. He noted that all the loans would come before Council for approval. Ms. Albright asked if we were actually approving them or the five-member Board. Mr. Berry said the Board only gives recommendations. He referenced a chart that Mr. Walters put together to show the process. Mr. Walters explained how an application would move through the process. Mr. Grinch questioned the reference on page 4 which indicates these loans are outside traditional bank loan guidelines. He has concerns with that. Mr. Berry said, in his full time job he administers two programs similar to this that have much higher risk than this would. He said the first year, they lost money; the second year they broke even; and now they are making a little money. He said you are investing in your businesses and your community. Some loans may not go your way, but at the end of the day you hope you are helping businesses expand, bringing in new business and hope to make a little money. If you can't invest in your businesses, we need to question where we are. He said it is another tool in the toolbox. Mr. Bennett said unlike the Grant Program, this money

would be coming back to the City. Secondly, we are going to increase jobs and revenue that would also create and generate money for the City. He said this does have some risk, but not everyone will get a loan. He said banks have reduced the money they are willing to loan to small businesses. They may be credit worthy and the Banks just aren't interested. Discussion took place over the operation and implementation of the Program.

Mayor stage said as a banker, he has had to do so much more to get his money back for the bank. He said this program puts the city dollars at risk. Philosophically, it is a good idea. However, it is contrary to our investment policy. He said putting the city's money at risk is a difficult thing for him to accept. He said he would not veto it if approved; but he probably won't sign it. He said the idea of stimulating the local economy with lending money is good philosophically and he endorses anything we can do to build upon the initiative to build the growth. However, lending money and putting taxpayer's money at risk - we will lose money on some of the principle of these loans. He said we have to go into this with our eyes wide open.

There being no additional questions or comments, Mr. Grinch moved it be postponed to 4/19/10; seconded by Ms. Klemack-McGraw.

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

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

1. Ordinance C-18-10 (Authorize the Charitable Solicitations Board to Issue a Permit to the Knights of Columbus per Section 371.06(b)(2) of the Codified Ordinances of Grove City) was given its first reading. Second reading and public hearing will be held on April 19, 2010.

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

1. 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 second reading and public hearing.

Mr. Smith, Dir. of Law, explained that we are negotiating land acquisitions for the I-71/665 interchange. This allows Mr. Honsey to sign the conveyance documents from those property owners who agree to the terms.

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

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

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 second reading and public hearing.

Mr. Smith explained this is the first step in bringing this roadway intersection into the City. Mayor Stage said they have actually identified several intersections where it would be beneficial to have them in the city for safety purposes.

Mr. Bennett asked if there were any concerns from contiguous property owners. Mr. Smith said this does not take in any property other than the roadway, but they would be informed later in the process.

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

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

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 second reading and public hearing and 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

4. Ordinance C-19-10 (Approve a Special Use Permit for Outdoor Seating areas for Parkway Centre East located at 4180 Buckeye Parkway) was given its first reading. Second reading and public hearing will be held on April 19, 2010.

5. Ordinance C-20-10 (Approve a Special Use Permit for Outdoor Seating for the Wet Bar located at 1849 Stringtown Road) was given its first reading. Second reading and public hearing will be held on April 19, 2010.

6. Resolution CR-20-10 (Approve a Sign Request for McClish & Associates, LLC located at 3391 Park Street in the Historical Preservation Area) was given its reading and public hearing.

Ms. Angie McClish, petitioner, was present to answer any questions. Ms. Klemack-McGraw asked if she agreed with the stipulation of Planning Commission and Ms. McClish said yes.

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

7. Resolution CR-21-10 (Approve a Development Plan for Parkway Centre East, located at 4180 Buckeye Parkway) was given its reading and public hearing.

Mr. Sean Cullen, representing developer, was present to answer any questions. Mrs Albright asked about connectivity to the south property line. Mr. Cullen showed how they will provide connectivity along Lamplighter Dr.

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

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

8. Resolution CR-22-10 (Approve a Revised Development Plan for The Mews at Pinnacle Club located at 4714 Buckeye Parkway, as approved by Res. CR-89-05) was given its reading and public hearing.

Mr. Terry Andrews, representing the developer, was present. He said there have been many meetings with residents and staff to work through this. Ms. Klemack-McGraw reviewed the stipulations set by Planning Commission. Mr. Andrews agreed to all of them.

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

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

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

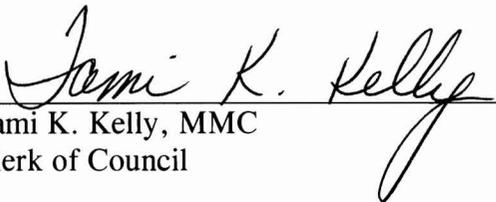
1. Mr. Keller and Ms. Conrad provided an update on some of the Capital Improvement Programs they have been working on: Big Run Water Tower at Fryer Park, Water Improvements, Parking expansion; Haughn Rd. Water Main Extension; Marlane Waterline Replacement; Town Center Improvements and Parking Opportunities. Ms. Conrad provided an overview of the bike trails that would bring people into the Town Center, along with bicycle hub locations.
2. Ms. Sandy Goldman, Woodlawn Ave., shared safety concerns about using cell phones while driving; bicycle helmet requirement for those under 18; and vehicles parked on the street for over 24 hours and parking in yards. Mr. Berry said they would look into these.
3. Mr. Gary Curry, Town Center Property Owner, provided a presentation about the buildings he owns in the Town Center that he believes would be perfect for the Center of Learning. He said he could have them ready by September. He has more than the square footage discussed previously and has room for all the parking. This would leave the City's site available for a park. He is willing to entertain a wide variety of options. Mayor Stage applauded Mr. Curry for stepping forward. He said this is not a City decision. It is what the schools want. He said this is the kind of energy we need. Mr. Berry said he has heard people wanting a central park downtown and is glad Mr. Curry pointed that out in his presentation.

3. Mr. Dick Rutherford, resident, voiced concern about the accommodations for the public during caucus. He asked what the law says. Mr. Smith said any meeting where there is discussion about public business must be open to the public, but that doesn't mean the public has the right to speak or sit. Mr. Rutherford reiterated his feelings on making better accommodations for caucus.
4. Mr. Terry Jones, resident, commented that the Mayor has said in the newspaper that he concerned about taxpayer's money, but he wasn't when he gave \$25,000.00 to a pro-levy campaign or additional money from the Bed Tax funds. To him, the Mayor isn't concerned with Taxpayer's money when it can fund his projects. He read Article 8 of the City Charter dealing with a Recall. He said because of a dismissive attitude toward the voter's of Grove City by the Mayor, he and a group of residents are forming a committee to recall Mayor Stage. Additionally, they are gathering a list of complaints against Mayor Stage.

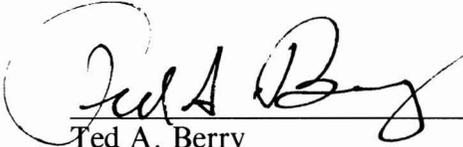
The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage noted that they have met with a company who may bring about 90 employees to Grove City. He announced a Stakeholder's Breakfast Address on 4-19-10; at Pinnacle @ 7:30 a.m.
2. Mr. Smith announced that he has received an executed Deed for the parking lot next to the railroad on Park Street.
3. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:30 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
President