

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

April 06, 2015

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:

Maria Klemack-McGraw Ted Berry Steve Bennett Laura Lanese

1. President Berry moved to excuse Mr. Davis; seconded by Ms Klemack-McGraw.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

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

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Ms. Klemack-McGraw	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-18-15 (Levying Special Assessments for the Construction of Various Sidewalks in the City of Grove City – 2013 Program) was given its first reading. Second reading and public hearing will be held April 20, 2015.
2. Ordinance C-19-15 (Levying Special Assessments for the Construction of Various Sidewalks in the City of Grove City – 2014, Part 1 Program) was given its first reading. Second reading and public hearing will be held on April 20, 2015.

Mr. Roger Burket, 4224 Beechgrove Dr., voiced objection to his sidewalk assessment. He said he has been told this price is probably better than he could get himself. He said that is probably true, but, he didn't need a new sidewalk. He said there were seven panels marked on the worksheet as "cosmetic". There is nothing in the criteria that deals with "cosmetic" deficiencies. He said there was a small panel replaced with a larger panel that is now half on his property and half on the neighbor's property. The small panel should have been replaced and he has no objection to that one. He said the next panel had a crack but it wasn't as big as the criteria calls for and he pointed that out to three city employees, who did not dispute him. He said the next part was the driveway approach and he is o.k. with paying for the sidewalk panels over the driveway and approach, even though they were not hazardous. Mr. Berry asked how much he feels is owed. Mr. Burket said he feels he owes \$250.05, which subtracts the panels he doesn't believe met the criteria to be replaced. He said someone took photo's that show some panels that are not his.

Ms. Lanese asked about the cosmetic panels. Mr. Keller explained that the word "cosmetic" was a misuse of a term. He explained that this refers to surface deterioration, which is covered in the sidewalk criteria. Ms. Lanese asked if it was Mr. Keller's contention that it wasn't cosmetic, it was just mislabeled. Mr. Keller said that was correct. He said they met with City Staff to explain this and Ms. Fitzpatrick met with Mr. Burket several times to explain the project and the City's position that these panels needed to be replaced.

Mr. Burket said there were sidewalk panels on the same street that have deficiencies that are worse than his. They did not get replaced. He said he pointed this out to Ms. Fitzpatrick and she indicated that she felt they should be replaced also. Mr. Keller said he has not looked at other parcels in relation to Mr. Burket's, but did identify that Mr. Burket's property needed replaced.

Ms. Lance asked if Mr. Keller's contention is that the sidewalks panels have been completed and all panels did need replacement. Mr. Keller said yes.

Mayor Stage commented that Mr. Burket was not singled out. He said he went to Mr. Burket's home to review them and said they were clearly deteriorating. They reviewed it with City Staff on-site and there is no different program used for this property than was used for all the properties. Mr. Burket said he is not suggesting that he was singled out. He contends there are uneven assessments or evaluations.

Mr. Chuck Boso, City Admin., asked what the age of the sidewalks was. Mr. Burket said probably the same age of the house. He guessed 50 years. Mr. Boso pointed out that the sidewalks were on the end of their longevity. There was a benefit to the property owner, and the assessment that has been put on is what should be on for this property.

3. Ordinance C-20-15 (Levying Special Assessments for the Construction of Various Sidewalks in the City of Grove City – 2014, Part 2 Program) was given its first reading. Second reading and public hearing will be held on April 20, 2015.
4. Ordinance C-21-15 (Appropriate \$950,000.00 from Various Funds for the Current Expense of the Orders Road Reconstruction Project) was given its first reading. Second reading and public hearing will be held on April 20, 2015.
5. Ordinance C-22-15 (Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$14,000,000.00 for the purpose of Paying the Costs of Constructing a Public Library together with all related appurtenances thereto) was given its first reading. Second reading and public hearing will be held on April 20, 2015.
6. Ordinance C-23-15 (Make Amendments to Chapter 161 of the Codified Ordinances titled Employment Provisions for City Employees) was given its first reading. Second reading and public hearing will be held on April 20, 2015.
7. Ordinance C-24-15 (Accept the Donation from Meijer and Appropriate \$1,000.00 for the Division of Police Crime Prevention Programs) was given its first reading. Second reading and public hearing will be held on April 20, 2015.

The Chair recognized Ms. Lane, in the absence of Mr. Davis, Chairman of Safety, for discussion and voting under said Committee.

Ordinance C-25-15 (Enact Chapter 718 titled Food and Beverage Street Vendors) was given its first reading. Second reading and public hearing will be held on April 20, 2015.

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

1. Ordinance C-15-15 (Approve the Rezoning of 3542 Grant Avenue from R-1 to D-1) was given its second reading and public hearing.

Mr. Steve VonJasinski, petitioner, Mr. Bennett asked what the change would include. Mr. _ said they want to put a two-car garage in the back and the Building Division asked what his intent was. He said the home will be for him and his wife. He said they started talking about concepts and ideas and out of that came the thought for an apartment. Initially, it will be for his son and girlfriend. However, in light of the redevelopment of the Beulah Park area, he feels this is in keeping with the desire for increased density and population in the district.

Ms. Lanese asked if any of the neighbors have issued a complaint. Mr. VonJasinski said he spoke to area residents and they have been interested in what he is doing. He said they intend to do some things to bring the property up to snuff.

Mr. Bennett asked where everyone would park. Mr. VonJasinski said they intend to have the two car garage and then use a honeycomb concrete material that will allow grass to grow through, but will allow for water run-off and parking on a hard surface.

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

Mr. Bennett	Yes
Ms. Lanese	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

2. Ordinance C-26-15 (Amend Section 1135.09(b)(4) of the Codified Ordinances titled CBD – Central Business District) was given its first reading. Second reading and public hearing will be held on April 20, 2015.
3. Ordinance C-27-15 (Establish a Racetrack Redevelopment Committee) was given its first reading. Second reading and public hearing will be held on April 20, 2015.
4. Resolution CR-16-15 (Approve the Preliminary Development Plan for Beulah Park located at 3664 Grant Avenue) was given its reading and public hearing.

Mr. Joe Ciminello, developer, was present to answer any questions. He shared the preliminary drawings. He said it is quite comprehensive and has been working closely with the Administration. He quoted portions of the Green Frame Plan and said this is a development prospect unmatched anywhere in the region. He said Beulah Park sits on top of the Town Center and in its day, the entrances came through the Town Center. One goal of the Framework was to reconnect this area to the Town Center. He said they want to reconnect Grant Ave. and other streets/areas. He provided an overview of the various connections. He said there are 12 acres of commercial space, noting that there could be more but didn't want to cannibalize the commercial of the Town Center. He said making this a desirable place to live will drive people to the Town Center and may drive more commercial and visitors to the area. He said their desire is to make this the nicest park in Central Ohio. Mr. Berry asked how big the park area is to Berliner Park. Mr. Ciminello said it's about as big as Berliner. It is bigger than Schiller Park. It could hold the firework show, concerts, Balloons and Tunes, etc.

Ms. Lanese shared concerns over so much traffic dumping out by the library. She asked what he envisions for the commercial space. Mr. Ciminello said it would be commercial/ office space - more offices than retail space. He said if you put office where the apartments are proposed, you will have a

disconnect for walk ability into the Town Center. He said it is in the best spot because it provides a transition from Wal-Mart. Ms. Lanese asked if a Hotel is possible. Mr. Ciminello said perhaps, but he sees that on Broadway. She asked about parking with or without the community center. Mr. Ciminello said that was a comment from Planning Commission and they are looking at that for the final plan. He said you don't want to over design for special events and have too many parking spaces. He shared some ideas he is considering. Ms. Lanese asked where he is on the railroad crossing. Mr. Ciminello said they are in the middle of making a more formal application to the railroad. She said he is asking for about \$23 million of City money. She asked when the City would be on the hook for that money. Mr. Ciminello said there is a lot of work yet to be done, but they have tried to put some numbers together. He said that much of the money would be paid back, just like with the Pinnacle Development. He said there is \$3 million in State money that could be used to clear the site. He said they plan to share the risk and build enough product that would pay the City back for road improvements, etc. There will be letters of intent. She asked if those were binding. He said yes. He said they are giving themselves a year to get financials worked out.

Mr. Boso said that from the Administration's standpoint, a project of this magnitude takes a lot of work. Tonight is the first step. It may sound scary, but those assurances in terms of a Development Agreement and how the City is guaranteed the funds to pay for the project. He said there won't be an agreement until those guarantees are in place, just as they were for Buckeye Grove; Pinnacle; and others. He said they find the project exciting and think it is a positive - not only for the downtown, but for Broadway itself and other areas of the City.

Mr. Berry asked if they were keeping the office/commercial away from the entertainment district, similar to the Grandview Yard and other like places. Mr. Ciminello said in a sense, but the office is situated off a main arterial. They are also showing a potential Phase II, with the bus yard. If this is very successful, it may be beneficial to discuss plans to expand into that area. Mr. Berry noted that it would also keep traffic away from the library. Mr. Berry asked how many condo/apartment units are proposed for the area close to the Town Center. Mr. Ciminello said they are showing 450. Mr. Berry noted that he and the Mayor asked if this was contingent upon a Recreation Center being located in this development and was told no. Mr. Ciminello confirmed that it is not. They have left room for one, if the City would want to do that in the future. They are moving forward without it. Mr. Berry asked what other investments has the City been part of in the past, noting that the Library is over \$17 million. Mr. Boso said Pinnacle was over \$8 million; the Shopping Center was over \$17 million; Mt. Carmel; and S.R. 665, to name a few.

Mayor Stage stated that Mr. Ciminello is a visionary and when you go to the Framework document, he has hit the points. He said the job tonight is to take the concept plan and say it is a concept that has merit. The City is there. Mr. Ciminello is there. The big one is the developer, with will be discussed further. He said what Mr. Ciminello has brought forth is in sync with our normal planning process.

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

Ms. Lanese	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	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.

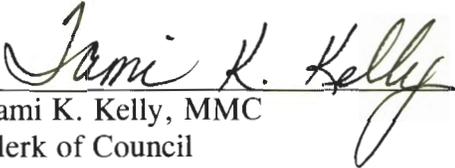
1. Mayor Stage submitted the Mayor's Court Report and Mr. Berry moved to accept same; seconded by Ms. Lanese.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

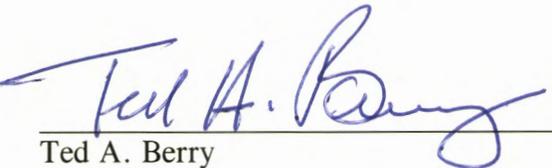
Mayor Stage reported on upcoming events.

2. Mr. Turner provided the monthly financials and a Certificate for the Bond on the Library.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:34 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair