

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

April 18, 2016

Regular Meeting

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

*Laura Lanese                  Steve Bennett                  Roby Schottke                  Ted Berry*

1. Mr. Bennett moved to excuse Mr. Davis & Mayor Stage; seconded by Ms. Lanese.

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Berry	Yes

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

2. The Chair read the agenda items and they were approved by unanimous consent.

**The Chair recognized Mr. Berry, in the absence of Mr. Davis, Chairman of Finance, for discussion and voting under said Committee.**

1. Ordinance C-25-16 (Authorize the City Administrator to enter into an Agreement with Pitney Bowes for a Postage Meter for Mayor's Court) was given its second reading and public hearing.

Mr. Hurley, Info. Systems Dir., explained that this is for a new postage machine for Mayor's Court and the contract is for 60 months.

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

Mr. Schottke	Yes
Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes

2. Ordinance C-26-16 (Authorize the City Administrator to enter into an Agreement with Time Warner Communications for Data Connectivity to the Statewide Ohio Multi-Agency Radio Communications System) was given its second reading and public hearing.

Mr. Hurley said this is for a fiber optic line that connects the Police Dept. to the State of Ohio computer center. We currently have a monthly contract and this will reduce costs to \$370.00/mo. instead of \$900.00/mo.

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

Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

3. Ordinance C-27-16 (Authorize the City Administrator to enter into an Agreement with Lighthouse Fiber Networks for Data Connectivity between the City of Grove City and Jackson Township) was given its second reading and public hearing.

Mr. Hurley said this will allow us to take advantage of "dark fiber" from an unauthorized provider. It will provide connectivity to Jackson Township Station 201, police dept., safety complex, Township Admin. Bldg., and Station 202. The cost is completely covered under the contract with Jackson Township that was approved at the last meeting.

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

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Berry	Yes

4. Ordinance C-28-16 (Grant an Exceptional Circumstance for 3946 Broadway to Increase the Maximum Award under the Town Center Commercial Revitalization Grant Program) was given its second reading and public hearing.

Mr. Michael Mantkowski, owner, asked for assistance in getting the building up to Code; with ADA compliance; new roofing, etc.

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

5. Ordinance C-29-16 (Authorize the City Administrator to enter into an Agreement with Time Warner Communications for Data Connectivity) was given its second reading and public hearing.

Mr. Hurley explained that we have a connection that services us to a data center downtown. The State term pricing has been decreased and this will allow them to renew a contract with the reduced rates.

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

Mr. Schottke	Yes
Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes

6. Ordinance C-31-16 (Authorize the Mayor and City Administrator to enter into a Contract with the Fraternal Order of Police, Capital City Lodge #9 and to Appropriate \$176,165.00 for the Increased Cost) was given its first reading. Second reading and public hearing will be held on 5/2/16.
7. Ordinance C-32-16 (Amend Ordinance C-16-16 to Authorize the City Administrator to enter into an Agreement with the American Federation of State, County and Municipal Employees Local 1116, Ohio Council 8, AFL-CIO) was given its first reading. Second reading and public hearing will be held on 5/2/16.
8. Ordinance C-33-16 (Amend Various Sections of 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 5/2/16.
9. Ordinance C-34-16 (Amend Section 161.09 of the Codified Ordinances titled Fringe Benefits) was given its first reading. Second reading and public hearing will be held on 5/2/16.
10. Resolution CR-17-16 (Waive the provisions of Section 139.05 of the Codified Ordinances to Purchase Flexmat to Stabilize the Banks and Prevent Erosion at the Fryer Park Pond) was given its reading and public hearing.

Ms. Conrad, Dir. of Parks and Rec., explained that this is a specific product that will be set into the ground and allow the grass to grow through the material. She said there is no other competitor for this material and the reason they are asking for the waiver in provisions. Mr. Schottke asked if the product is slippery. Ms. Conrad said it is a concrete type material and will find out if it gets slippery for Council. Mr. Bennett asked about the cost. Ms. Conrad said the contract is \$55,180.00.

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

Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

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

1. Ordinance C-35-16 (Amend Sections 1305.17 III and V titled Building Division Fee Schedule) was given its first reading. Second reading and public hearing will be held 5/2/16.
2. Ordinance C-36-16 (Amend Chapter 713 of the Codified Ordinances titled Garage Sales) was given its first reading. Second reading and public hearing will be held on 5/2/16.
3. Ordinance C-37-16 (Authorize the City Administrator to enter into an Agreement with the Ohio Attorney General for Employment Related Background Checks) was given its first reading. Second reading and public hearing will be held on 5/2/16.

4. Resolution CR-18-16 (Waive the provisions of Section 903.05 (a&c) of the Codified Ordinances for the Annual Alumni Softball Tournament on July 30 & 31, 2016) was given its reading and public hearing.

Mr. Alan Portney, Fiscal Officer for Deaf Services, was present to answer any questions. He said they work with Grove City Sertoma to raise money for the deaf teen's club. Ms. Lanese asked if they were a local organization. Mr. Portney said yes. He said the requests in Grove City have gone up about 70% for their services in the past year.

Mr. Bennett commented that this is a continuation of the Sertoma Club who has been part of this event for 30 years.

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

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Berry	Yes

**The Chair recognized Mr. Bennett, Chairman of Lands, for discussion and voting under said Committee.**

1. Ordinance C-30-16 (Vacate a 10+ wide Easement between Lot 475 and Lot 476 of Pinnacle Club, Section 5) was given its second reading and public hearing.

Mr. Smith, Dir of Law, explained this is for an easement between two lots that has been determined to no longer be needed by the City. The two property owners are also in agreement with the vacation.

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

2. Ordinance C-38-16 (Approve a Special Use Permit for Outdoor Sales for Déjà Vu Boutique, The Farm Table, Zassy's Treasures & Design located at 3952 Broadway) was given its first reading. Second reading and public hearing will be held on 5/2/16.
3. Ordinance C-39-16 (Accept the Plat of Mount Carmel Health System Grove City Hospital) was given its first reading. Second reading and public hearing will be held on 5/2/16.
4. Ordinance C-40-16 (Amend the Zoning Text for 625.92 acres located South of White Road and East of I-71, as adopted by Ord. C-126-03) was given its first reading. Second reading and public hearing will be held on 6/6/16.
5. Resolution CR-19-16 (Approve the Amendments to Subarea E of the Development Plan for the Pinnacle Club located South of White Road, as approved by Res. CR-24-04) was given its reading and at the request of the petitioner's agent, Mr. Bennett moved it be postponed to 6/6/16.

Mr. Schottke	Yes
Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes

6. Resolution CR-20-16 (Approve Amendments to the Development Plan for Mount Carmel Grove City Medical Center as approved by Res. CR-36-16) was given its reading and public hearing.

Mr. Jason Koma and Mr. Chris Lagana, Mt. Carmel, showed a PowerPoint presentation to explain the changes which include a parking lot rather than a garage for employees that they cannot afford. He said they have nestled it between two homes and heavily landscaped around it. They have also selected "down", soft lighting for the area to reduce light from shining to the surrounded areas. Additionally, they want to spread excess dirt on site rather than having it hauled away. Mr. Koma said even with these alterations, the entire property has 50% green space and the selected location for the parking lot provides a closer proximity for employees to walk to their entrance into the hospital. He said the only other alternative location they have identified would put the employees 2,200 feet away.

Mr. Bennett questioned the removal of the parking garage and voiced his concern for the change in the area for the residents. He said there will be noise along with the lighting. He asked about the number of cars anticipated. Mr. Lagana said: first shift = 70 cars; 2<sup>ND</sup> shift @ 3:30 would be less; and third shift will have even less. Mr. Bennett said he has concerns for the continuity for the surrounding property owners. Mr. Kona said if they had the funds, they would be building the garage. They are simply not available now. They are looking at their best options for the care givers getting to the hospital. He said they are happy to take another look but, the other option pushes them 2200 feet away.

Mr. Berry said the Incentive Agreement showed two garages. He said when the financial package was put together he thought the City was paying into two garages. Mr. Boso, City Admin., said that was part of the Incentive Agreement – not only the garages but the overall development in terms of the City buying property, etc. Mr. Lagana said the Plan did show two garages, but the Text talks about a garage. Mr. Berry said one reason he agreed to the financial package was because there were two garages and they weren't encroaching on the residents. He said he sees two issues for them – one is the distant parking lot and two -for the residents to have another parking lot on a very busy road. He suggested they take this back and come up with something better than this.

Mr. Bennett commented that when this project was first being discussed, the residents were told that the traffic would come off of North Meadows Drive and no entrance would come off of Hoover. Now, there is an entrance.

Mr. Schottke voiced concern about the parking lots being fronted on Hoover Road – not only for the homes on each side but for those across the street too. He asked if they have reached out to the residents directly affected. Mr. Koma said they have not, but have tried to have a two-way level of conversation to his cell phone about any aspect of this project. He said they want to bring a significant community asset and be a good neighbor in doing so. He said they will ask to postpone and work on this.

Ms. Lanese said she heard complaints about being able to see the garage and it seems they have addressed that issue but, to the detriment of others. She said she heard that they tried to purchase the surrounding properties, but to no avail. Mr. Lagana said that was correct.

Mr. Bennett asked if they could do a “drive by presentation” so Council could get a better sense of what the best approach would be. Mr. Lagana said yes.

There being no additional questions or comments, Mr. Bennett moved it be postponed to 5/2/16; seconded by Mr. Schottke.

Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

7. Resolution CR-21-16 (Intent to Appropriate Fee Simple Title for the Improvements to Gantz Road) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is the first step in taking property for the round-a-bout at Gantz Rd. and Brookham Dr. He has had contact with three of the four property owners. The fourth is an LLC and cannot be found. He said if it is necessary to take any of these properties, additional legislation would come back to Council, and the project would stay on time and meet the timelines for the grants.

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

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Berry	Yes

8. Resolution CR-22-16 (Affirm the Insight2050 Initiative as part of the Mid-Ohio Regional Planning Commission’s effort to prepare the Central Ohio Region for Future Growth and Support the Commencement of GroveCity2050) was given its reading and public hearing.

Ms. Kerstin Carr, MORPC, provided a presentation about Insight 2050. She said long story, short - if we develop more compactly, it will be better in all areas of development. She said Grove City is already working on these components and MORPC is using G.C. as a test market for other research areas. Mr. Rauch said they are working to launch Grove City 2050 and hopes to have an application in place soon to select residents to serve on this committee very soon. Mr. Schottke asked Mr. Rauch to send Council some additional information on this Program. Mr. Rauch said he would.

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

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

1. Mr. Randy Worthington, Southern Grove Dr., read a letter from 1/27/16 by Mike Lilly to Mr. Schottke, seeking a reason for the connection of a street to Williamsburg Ct. in Southern Grove subdivision. A petition was submitted to Planning Commission asking that this not occur. He said the plans on the City website still show that street as being a cul-de-sac. He said Council gave great consideration for the neighbors around Mt. Carmel tonight, but there was no discussion when the Southern Grove connection was before them. He asked Council why this was changed from what was approved by Planning Commission.

Mr. Schottke stated that he was on Planning Commission when the Development Plan came through and there was some discussion about the connectivity and why it was shown the way it was. He said when it came to Council in January, they were asked to modify what came through Planning Commission to make a total connectivity there. He said some of the reasons were to have the ability to have more than one way in and out of a subdivision and for safety reasons. He said he understands there will be differences in the street size. He stated that everyone in Grove City are also residents of Jackson Township and pay taxes toward the upkeep of Township roads. He asked Mr. Boso, City Admin., for advice on why this was changed. Mr. Boso said during the Development Plan process, questions about drainage were brought up and it was asked that some changes be made to the ponds. As part of that process, it became evident that it was possible to bring the street through, which allowed for another entrance into the subdivisions especially for safety personnel.

Mr. Berry asked if the concern is about the street being underdeveloped or did they just want the street to stay the same. Mr. Worthington said they don't want connectivity. They want the neighborhood to stay the same. Mr. Berry said this is not about improving the street it is about leaving it alone.

2. Ms. Amanda Brofferd, Williamsburg Ct., said there are many places in Grove City where developments with stub streets are not connected to new subdivisions. She said her home is in the corporate limits of Grove City and she hasn't heard from anyone on Council. She said they have left messages and have only heard from Mr. Rauch. She said they have talked to other neighborhoods who want a quicker way to the YMCA through their neighborhood. She voiced concern for their safety. She asked that Council reconsider this; come to the neighborhood and see what they are speaking about. Mr. Berry, said he did visit the neighborhood and walked the area with the Dir. of Service. He said when the Plan came before them, there were no objections and he didn't hear from anyone. Ms. Brofferd said once it went through Planning Commission with their petition, they didn't think there was any reason to reach out to anyone else and thought it was a done deal. She said they did what they thought was their due diligence and feels something underhanded was done.
3. Mr. Richard Yoho, Williamsburg Ct., asked why Council would do this to people who have lived in an area for over 40 years. He asked them to reconsider this issue; come out and visit their neighborhood before deciding. He said their area should not be any different than the residents around Mt. Carmel. He said they understand progress. Why did you do this - because you could.

Ms. Lanese said she understands that there could have been some better communication and understands their frustration. Theoretically, everyone is on notice that things can change and she said she doesn't recall anyone speaking on behalf of the Township at the January Council meeting. However, if they had listened to those who didn't want Mt. Carmel, that development would not have been approved. She said with every improvement, there are almost always people against it. Council has to look at what is best for the entire community. Unfortunately, that comes with a certain amount of impact to other people. She said they do have a nice, private enclave and that

may be detrimentally affected by this. She said she spoke to the Mayor today and he discussed the possibility of trying to help, using some of the City monies that that give to the Township for road improvements, to improve their roads. She said she understands that is only a slight benefit and their goal is for the road to not connect.

Mr. Berry asked Mr. Smith to explain the process. Mr. Smith did so. Mr. Berry asked if we could legally reconsider this issue. Mr. Smith said he will check on it and get back to Council.

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

1. Ms. Fitzpatrick introduced Mr. Rob Donham, the new engineer for the City.
2. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:32 p.m.

  
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Tami K. Kelly, MMC  
Clerk of Council

  
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Roby Schotke  
Chair

CITY OF GROVE CITY, OHIO  
COUNCIL CAUCUS NOTES

April 18, 2016

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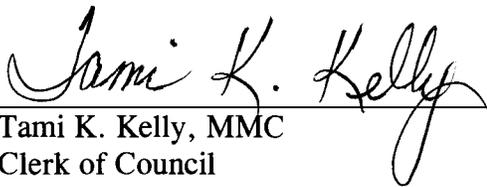
Council met at 6:00 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council reviewed part their Rules of Council and discussed making some updates and changes.

It was decided to have a special meeting on 4/25/16 at 6:00 to review the Charter changes.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.



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Tami K. Kelly, MMC  
Clerk of Council



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Roby Schöttke  
Chair