

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

April 21, 1997

Regular Meeting

The regular meeting of Council was called to order by President Milovich 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 *Steve Bennett* *Mike Milovich* *Budd Eversman* *Bruce Faris*

1. President Milovich recognized Mayor Grossman for some presentations. Mayor Grossman proclaimed April 21 - 25, 1997 as Arbor Week and presented the Tree Commission with a Proclamation. Next, she presented a Proclamation to Mr. Frank McNeal who retired from the Service Dept., after 30 years of service, on April 1, 1997. Following this, she presented Brian Oles and John Addington, President and Vice President of the Grove City High School Marching Band with a Proclamation for the many outstanding accomplishments they have achieved this season. Finally, she administered the Oath of Office to Ms. Renee Youravich as a Tree Commission member.
2. Mr. Faris moved to dispense with the reading of the minutes of the previous meetings and approve as written; seconded by Mr. Bennett.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

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

1. Ordinance C-17-97 (Rezone 12.835 & 19.478 acres located east of Hoover Road and between Quail Creek Boulevard and State Route 665 from R-1b to PUD-C and PUD-R respectively) was given its second reading and public hearing.

Mr. Faris referenced a letter from Terry Morrison, White Oak Communities, requesting that this Ordinance be amended to remove the 12.835 acres proposed PUD-C and subsequently, has further requested this be amended to rezone only 6.878± acres from R-1b to PUD-R, which will be used for a Church.

Mr. Morrison concurred with Mr. Faris and said the Grove City Christian Church has plans for 21 acres - 14 of which is already zoned PUD-R and this remaining 6 will bring the entire parcel into the same zoning. Mr. Eversman asked if this was currently under contract with the Church and Mr. Morrison said yes. Mr. Faris asked if there was a Development Plan available, at this time, for the PUD-R section. Mr. Morrison said no - once they finish the roadway, the Church will take title and they will have that responsibility. Mr. Bennett asked what the disposition of the existing tree line in this area was. Mr. Morrison showed a "Plan" from Quail Creek to Indian Trails and indicated that they currently have no plans to take out any more trees, except, possibly, for a road. He said he wasn't sure what kind of trees were in the fence line, but, when the Church comes in, this would be addressed. President Milovich asked for an explanation on the proposed use for the

remaining 12± acres previously asking for PUD-R zoning. Mr. Morrison stated that they have always felt that this area was compatible for condominiums, similar to those across the street. President Milovich then asked if it would not be inappropriate to assume that White Oak's would come back with a rezoning request for PUD-R, with text, for condominiums in this area. Mr. Morrison said yes, it is their intent to bring that request back.

Mr. Eric Carine, 5804 Quail Run Dr., asked what will happen to the trees along the creek bed in the area. Mr. Morrison stated that there are single family lots planned and those trees would be included as part of those lots. Mr. Carine asked if they had plans to fill in creek bed and turn them into lots like they did to the west. Mr. Morrison said no. The west side had unusual terrain and it was necessary to deal with the storm water that comes from the west side of Hoover Road. The size of the pond was increased to handle this which necessitated taking down many trees. Mr. Carine said he realizes Mr. Morrison did everything by the book, but, feels there is a lack of communication between the home builder and buyer. He suggested that a copy of the approved Plat for the area be kept in the Model Homes. Mr. Faris asked how this relates to the PUD-R zoning request. Mr. Carine felt it related by having information on future development available to residents without having to come to the meetings all the time. Mr. Faris stated that all the plans approved by Council are available at City Hall. A resident need only come in and ask to see them.

Mr. Terry Taupe, along with Mr. Ron Sheppard & Randy Coffey commented on the loss of trees in the area. Mr. Taupe asked why every tree had to go. Mr. Morrison explained that a 48" storm sewer pipe is being installed and the whole area was a low rolling terrain. Much excavation was needed and because of it, the trees would not have survived. He indicated that they tried to save as many around the edge as possible. Mr. Faris asked how this related to the Ordinance on the floor. Mr. Taupe said if there is no plan for the area proposed to rezone to PUD-R, he asked how we can put a lot of faith in a rezoning, when there is no plan.

Mr. Bennett asked if Mr. Morrison had considered replacing trees, with the new elevation, in this area and help restore it as much as possible. Mr. Morrison said they would be willing to do something along the rear lot lines of the new lots. Mayor Grossman asked specifically how many trees and the size. Mr. Morrison said they didn't have a specific plan, but, was willing to commit to 2" caliper trees, 50 feet apart, like the street trees. He said they would work with Mr. Lathrop (Urban Forester) on the specific type. Mr. Bennett said he would rather see a cluster here and there than a row with one every fifty feet. Mr. Morrison suggested that they work on a plan with Mr. Lathrop and bring it back for approval. Mr. Bennett agreed.

Mr. Faris voiced concern over not having any PUD text or Development Plan for this rezoning. President Milovich asked if Mr. Morrison had a signed contract with the church. Mr. Morrison said they did have a signed contract and the development work they are doing now, which extends Quail Creek Boulevard, is part of what is necessary for them to begin building their church. Mr. Eversman asked if White Oak's was aware that if the rezoning was approved this evening, it would revert back if Development Plans were not approved. Mr. Morrison said they were.

Mr. Faris moved to amend Ord. C-17-97 to reflect only 6.878± acres to be rezoned from R-1b to PUD-R at the Developer's request; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes

Mr. Faris moved it be approved, as amended; seconded by President Milovich.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	No
Mr. Radi	No
Mr. Bennett	Yes

2. Ordinance C-20-97 (Accept the Plat of the Resubdivision of Lot 12 and Dedication of SouthPark Place Extension, located west of Gantz Road) was given its first reading. Second reading and public hearing will be held on May 05, 1997.

Mr. Steve Wolf, Pizzuti Development, was present to answer any questions. Mr. Faris commented that, currently, there is a mound on the north side of property and asked him to explain their intent to buffer the residents on the north and west side of this property. Mr. Wolf said that three years ago they put in a mound with two (2) rows of evergreen trees on the north side and east side of Ziner Farm subdivision. The Plat shows a fifty foot set back, but, they understand that additional landscaping may be required. This will be addressed in a Development Plan for a building.

Mr. Bennett asked if it was their intent to bring development that close to a residential area. Mr. Wolf indicated that they think this will be divided into four (4) lots and showed a preliminary sketch. Mr. Bennett voiced concern for the distance between the industrial buildings and the residential areas to the north and west. He said he would like to have some idea of where the buildings would go and who would use them by the next Council meeting. Mr. Wolf said they could put some *typical* lot layouts together, but, will probably sell this ground like they did with some of the other parcels in SouthPark. He said they would bring back as much information as possible.

Mr. Brian Hill, 3503 Marshrun Dr., asked if a 50 foot building line was approved, isn't that the first step in allowing a building to be placed 50 feet from their homes. He said his home is 50 feet from his back property line and, in essence, this industrial building will have the same yard dimension as a residential lot. He indicated that when asked what will be done, Pizzuti only indicated what they have already done - put up a mound and two rows of trees - not what they will do. Mr. Faris stated that they will have to conform to our Landscape Code and this will be part of the Development Plan, not this Plat. Mr. Hill said the main point he wanted to make is that the 50 foot easement may sound like a lot, but, it isn't and this is a 40 acre lot. They don't need to be putting buildings 50 feet off a residential property line.

Mr. Mark Grewell, 3527 Marshrun Dr., voiced concerns over the development. He asked where a building like this has been permitted to be built in Grove City, 50 feet from a residential home. He doesn't feel this is a safe distance. He brought up other concerns regarding truck traffic, noise, and the necessity to build more warehouses. He said if a building was put that close to his home he would move out of Grove City and he has lived here for 25 years. He feels we can attract better businesses than warehouses.

Mr. Russ Harris, 3378 Parkbrook Dr., commented on Pizzuti and Southpark in general. He feels that Pizzuti doesn't live up to their promises, give half-truths and innuendoes. He said Council is the only buffer/protection. He asked that when they consider C-20-97, to turn down anything that detracts from the residential properties.

3. Resolution CR-19-97 (Approve the Sign Request for Rae Ann's Silk Creations located at 3915 Broadway in the Historical Preservation Area) was given its reading and public hearing.

There being no representation, Mr. Faris reviewed the stipulations set forth by Planning Commission and moved it be approved; seconded by Mr. Bennett.

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

4. Resolution CR-20-97 (Approve the Final Development Plan for Parking Lot Improvements located at 3318, 3324-26 Columbus Street & 3966 First Street) was given its reading and public hearing and Mr. Faris moved it be approved; seconded by President Milovich.

Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

5. Resolution CR-21-97 (Approve the Final Development Plan for Countrytyme Realty Office located at 4218 Hoover Road) was given its reading and public hearing.

Mr. John Ingwersen, was present to represent Countrytyme. Mr. Faris reviewed the stipulations set forth by Planning Commission and Mr. indicated he did not have a color rendering. Countrytyme is still deciding on colors for the awnings. Mr. Faris moved to amend Section 1 to include the following stipulation: *Color of awnings to be approved by the Planning Commission*; seconded by Mr. Bennett.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

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

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes

6. Resolution CR-22-97 (Approve the Final Development Plan for Bethel Lutheran Expansion located at 4501 Hoover Road) was given its reading and public hearing.

Mr. Connie Fox, representing the Church, explained that the church is 28 years old and growing out of its current facility. He showed a 10 year plan that expands the sanctuary, which will be turned into a fellowship hall later; a new sanctuary; and the first part of the expansion - classrooms,

which is what is before Council tonight. He indicated that the entire exterior will be brick. Mr. Bennett asked if they see a need to change the curb cut. Mr. Fox said they didn't feel it was necessary at this time.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

7. Resolution CR-23-97 (Approve the Exterior Change for the Coffee Grove located at 4057 Broadway in the Historical Preservation Area) was given its reading and public hearing.

There being no representation, Mr. Faris reviewed the stipulations set forth by Planning Commission and moved it be approved; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

At this point, Mr. Faris turned the Lands & Zoning Committee over to President Milovich to finish.

8. Resolution CR-24-97 (Approve the Final Development Plan for Artistic Angle located at 4154 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Joe Hull, attorney for owner, commented that this home, zoned PSO, is being turned into a hair salon. They have made changes requested by the Planning Commission and have received approval from the Board of Zoning Appeals for a variance to some of the landscaping requirements, just this evening. They have complied with the City's Consulting Engineer to drain to the front of the property and feel they have met all the requirements. He feels it will be a great improvement to the lot and for the community. President Milovich called on Mr. Little, BZA Chairman, for confirmation of the variance request. Mr. Little stated that the Board approved the Variance, this evening, by a unanimous decision. Mr. Milovich noted that the decision of the BZA had a 21 day waiting period and if the decision was challenged, this Resolution would be void. Mr. Hull said he understood the 21 day appeal process.

Mr. Faris moved to abstain from voting, due to his involvement in the project. Mr. Bennett moved to excuse Mr. Faris from voting; seconded by Mr. Eversman.

Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Abstain

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

1. Resolution CR-25-97 (Authorize the City's Consulting Engineer to Prepare Preliminary Plans, Specifications and Cost Estimates for the Construction of Sidewalks on Hoover Road) was given its reading and public hearing.

Mr. Boso, City Administrator, explained that there are presently three parcels of ground on the east side of Hoover Road, between the Old Fire House and Sonora Drive. This will give the land owners the opportunity to install those sidewalks themselves or allow the City to install them and assess the property.

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

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes

2. Resolution CR-26-97 (Intent to Appropriate a Fee Simple Interest in Certain Lands for the Improvement of Haughn Road) was given its reading and public hearing.

Mr. Blackburn explained that this is the procedure in acquiring right-of-way, in the event that we cannot negotiate and it is necessary to exercise the right of eminent domain to acquire property for the improvement to Haughn Road. These will be on the west side of Haughn, primarily from Woodgrove to the entrance of the Hoover Park subdivision.

Mr. Charles Howard, Sr., 4461 Haughn Rd., commented that he owns two lots in this area and this is a well needed project. But, he asked why it can't be moved three or four feet east to save the existing landscaping, trees, etc. on the west side. He said there are some good, 18" maple trees and a wall that will be removed otherwise. He also requested that the noise ordinance be enforced. When this does get widened, it will put traffic closer to their homes and he gets off work at midnight. He, currently, gets awakened by "boom boxes" and asked that this be addressed. He also asked for a traffic light to be put up at Casa & Haughn. Currently, it is very difficult to get out of the driveway and feels this will also help slow down the traffic that consistently violates the speed limit.

Mr. Jeff Lykins, 4471 Haughn Rd., shared the same concerns as Mr. Howard Sr. He said he has a concrete wall around his property and if he is reading the prints correctly, he will lose it and a blue spruce. He asked if it would be replaced.

Mr. Nelson Kohman, City's Consulting Engineer, explained that normally, when you widen a road you expand equally on each side from the center line. He indicated that there was a public hearing held for the affected residents. He said that shifting the road would affect properties other than in

this short location. It would have to be done the entire length resulting in other ramifications. Mr. Bennett asked if this would be directly in front of Murfin Fields. He was told yes. Mr. Bennett asked if there was any way to accommodate these concerns, especially after speaking of preservation of trees. Mr. Kohman indicated that this project will lower the road to improve drainage in the neighborhood. By doing this, we will be going back a lot further than three feet. The City will be replacing some driveways, 20 - 30 feet back onto the property because of the substantial lowering of the street. He said it is not a matter of moving the road three feet to save the wall, because the wall would be higher than the street and need to be replaced anyway. He said this will also affect the root system of the trees and Mr. Lathrop has been involved so that as many trees as possible can be saved. Mr. Kohman also explained that part of the City's negotiations will be to reimburse the home owner's of any losses and replace the concrete wall if it is disturbed by the improvements.

Mr. Charles Howard, Jr., 4481 Haughn Rd., asked why Haughn Road needs to be this wide. He understands the need for a turn lane, but, Kingston isn't as wide as this proposal and it accommodates three vehicles. He asked about their mail boxes during construction and voiced concern over his 18" maple trees as well as speeding on Haughn Road. He feels if the road is wider, the cars will go even faster. Mr. Kohman explained that the type of street attempting to be constructed is for the safety of everyone. This particular street will have 34 feet of pavement with an additional foot on each side for curb and gutters = 36'. On Kingston, cars are very close together when someone is trying to make a left turn and there is through traffic in both directions. It's not going to be much wider than Kingston, but, they are trying to make it a safer width and the standard used throughout the City. Mr. Eversman asked if the primary reason for the improvement was to provide a turn lane. Mr. Kohman said that was part of the reason. The other being to improve the drainage that has been a problem in the neighborhood and along the roadway.

Mr. Bennett asked if they had contacted the Police regarding the speeding. Mr. Howard, Jr., said yes - several times. President Milovich asked if this additional lane will help eliminate some of the stacking that occurs now. Mr. Kohman said yes - the turning traffic gets out of the through lane and you won't have the delay. There may still be some problem at peak times. He said a traffic count to see if a traffic signal is warranted could be done. He also commented that mail service will be continuous. They work with the postal service to assure this and, in most cases, it is in the same location. President Milovich asked what the speed limit was on Haughn Road now. It was determined that it is 35 mph. Mayor Grossman commented that she has made a notation to discuss the speed of traffic with the Police Chief.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

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

1. Ordinance C-21-97 (Amend Section 1136.10 of the Codified Ordinances titled "Preservation of Trees and Wooded Areas" and to Declare an Emergency) was given its first reading.

Mr. Lathrop explained that currently we require that trees 6" or greater be preserved with 50% of the drip line. This will change to 100% of the drip line. Also, additions which will require a site

inspection by the City's Urban Forester and marking of trees prior to the removal of any, before the development is laid out and before a home is placed on a wooded lot, will be added.

Mr. Bennett said this is intended to continue the thought process behind preservation to preserve a very limited natural resource. Mr. Radi asked Mr. Lathrop if he felt this would be a hinderance or cause any undue delays in development of an area or individual properties. Mr. Lathrop said no. He said he already reviews individual lots, its just not spelled out and as far as developments, there shouldn't be, but, if developer's wait until the last minute, it doesn't become his crisis. Mr. Faris voiced some concern over addressing construction easements, utility easements, etc. with site inspections also. He asked Mr. Lotz if this was appropriate. Mr. Lotz said he felt it was logical and the was it has been handled in the past. They call the area inside the stakes a "clear area" and understand that this will be cleared of trees.

With that Mr. Faris moved to amend 1136.10(a) to read, in part: . . . with fencing prior to construction. *A site inspection shall be performed by the Service Director or his designee, prior to any construction, to evaluate existing trees and those schedules for removal. All trees scheduled for removal shall be marked by the Service Director, or his designee* with the following exceptions;; seconded by Mr. Radi.

Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

There being no additional questions or comments, Mr. Radi moved that the Rules of Council be suspended and the waiting period waived; seconded by President Milovich.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

Mr. Radi moved it be approved as an emergency measure; seconded by President Milovich.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes

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

1. Ordinance C-22-97 (Appropriate \$28,400 from the General Fund for the Current Expense of a Building Inspector) was given its first reading. Second reading and public hearing will be held on May 05, 1997.

Mr. Lotz, Chief Building & Zoning Official, explained that it is necessary to employ an additional electrical inspector in his department. Mr. Bennett asked if this inspector will conduct electrical inspections exclusively. Mr. Lotz said no. All inspectors must get State Certification. The person

he has in mind has passed the electrical test and received State Electrical Certification. He will be hired as an apprentice and will take HVAC and Property Maintenance tests later.

2. Ordinance C-23-97 (Appropriate \$10,016.38 from the Sewer Fund for the Current Expense of Reimbursing the City of Columbus for Tap Fees Collected) was given its first reading. Second reading and public hearing will be held on May 05, 1997.
3. Resolution CR-27-97 (Establish the Base Annual Resident Fee for the Proposed Community Recreation Center) was given its reading and public hearing.

Mrs. Pat Mathews, 2658 Brinkman, wanted to confirm the fee schedule amounts, that they pertained to residents only at this time, and asked if they would be frozen for three years. Mayor Grossman clarified that the resolution stated the fees would not exceed the confirmed amounts - they may be lowered.

Mr. Nicolini, 4070 Franklin St., voiced his opposition to the Recreation Center and cited the excessive spending of the current Administration as one reason. He feels that if a full-page ad. in the Columbus Dispatch, a home for more parking in the Town Center, and the addition of three (3) full-time City staff members were not purchased, there could have been an outdoor pool already under construction - without the need to chase after scarce tax dollars. He said he can't, in good conscience, vote to have his tax dollars spent on a Recreation Center when the school system is so overcrowded and lacking for space. He said he has not heard of any major endorsements, including Council and asked each member if they endorse Issue 3. President Milovich stated that he understood that a government body, that has brought an issue before it's constituents, cannot campaign for or against the specific issue. Council's role is to either allow or not allow the constituents to vote on the issue and doesn't feel it is proper for Council to offer an endorsement. Mr. Nicolini said as elected officials, they have opinions. Mr. Bennett asked Mr. Nicolini if he was suggesting that we have an income tax proposal to subsidize SouthWestern City Schools, which we are a small part of and have no control over. Mr. Nicolini said that tax dollars are scarce enough as it is and this issue was not placed on the ballot in February so as not to compete with the School District, as well as last November. This time, the school doesn't have an issue. He said there are only so many dollars for tax - regardless of what they are (property, income, etc.). Mayor Grossman commented that endorsements have been received by School Board President - Sherol Saxton and SWCS Superintendent - Dr. Bob Bowers. In July, 1996, 83% of people polled in 500 homes, indicated that an indoor recreation facility was their #1 priority and what Council and the Administration has done, is put that question to the voters to decide. She feels by not doing this, they are not doing their job. Mr. Nicolini commented that President Clinton read and misinterpreted polls that the United States wanted national health care and several committees later slipped in the polls and the Democratic Party lost control of both House and Senate. Mr. Bennett asked that Mr. Nicolini keep his comments directed to the issue on the floor. Mr. Nicolini said he had no other comments on that issue, but, feels Council does support the issue since they voted unanimously to put the issue on the ballot. President Milovich stated that Council has only allowed the issue to be placed before the voters. Mr. Faris announced that he would be voting for Issue 3 to satisfy Mr. Nicolini's curiosity.

Mr. Ted Mathews, voiced his support for the Recreation Center. He said he is willing to pay the extra income tax to support it, but, has a concern about the User Fee's. He asked how he will be guaranteed that if he goes there, he will be able to use it. He asked if the swim team will be allowed to use the Lap Pool. Mayor Grossman stated that it has always been her direction that at no time will a resident not be able to use a pool, pick up a game of basketball, etc. She said they will try to accommodate the swim team, etc. and will not schedule these for popular times of the

day. She said she wants the residents of Grove City to have priority use of the facility. Mr. Mathews said he still has a fear that the Parks & Rec. programs will take over the facility. Mr. Babbert, Dir. of Parks & Rec., stated that there will be some programming run from this facility, but, there will always be space available for the drop-in program. Mr. Mathews said he is willing to pay the "Fee" as long as he can use it when he wants to use it and not have someone say "sorry, the lap pool is in use now". Mr. Babbert indicated that the Park Board has taken the same stand as the Mayor and scheduling of programs will be during most off times. Currently, we are at the mercy of other facilities scheduling, but, if this is approved we will have control. Mr. Bennett commented that this will establish a Park Management Fund and the Recreation Center will be the first project, but, others will follow. The idea is to give residents a safe and healthy way to recreate.

Mr. Lee Brown asked what the overall proposed budget for the facility is. Mr. Boso, City Administrator, indicated it is 9.6 million dollars - which includes all fees, architecture, engineering, utilities, equipment, furnishings, etc. Mr. Brown asked, with the proposed fees and the .25 tax, what is the potential revenue from the tax payers for operation. Mr. Boso said in terms of the report by Sports Management in 1996, they did a couple of scenario's - best and worst. Annual passes, not differentiating from resident or nonresident, are estimated to generate \$165,000.00, at a certain price level generating 600 passes. The operation and maintenance of the structure is estimated to be 1.3 million, plus debt service of about one (1) million. Mr. Brown said he has the same concern as the other gentleman. It doesn't sound like the fees would be appropriate at the price ranges presented. He asked if there were buildings already in existence that give the residents the opportunities to do indoor swimming, basketball, etc. Mr. Boso said he answered the previous question with respect to fees, but, feels he questions is more toward income tax. Mr. Brown said yes. Mr. Boso said that figure is approximately 1.7 million, of which 50% would be paid by Grove City residents. Mr. Brown asked how long it would take to pay for the facility. Mr. Boso said they have a scenario of 25 years for debt service, but, could take as little as 20 or as many as 30 years. Mr. Brown asked how much of the City's budget would be appropriated for this facility. Mr. Boso indicated that other than the income tax, none. President Milovich said the hope is that as time goes on, the Park Management Fund ends up creating its own source of income. This may create an opportunity for inside millage to be reduced and property taxes lowered. Mr. Brown asked how many new positions would be created in the City to be working at this facility. Mr. Babbert said for lifeguard staff, approximately 40 - 50. This would be paid for out of the proposed FUND. Mr. Brown asked what this facility would provide that we don't have now. Mr. Boso said he didn't think we had an indoor pool; we are competing with every other youth organization for space to provide programs, such as basketball; it would give the citizens more recreation. Perpetually, they are looking at open space, outdoor pools, improvements to Fryer Park, etc. We do not have facilities to adequately house the demands expected. Mr. Brown commented that he hopes his family will be able to use the facility and hope they have a facility to go to school they way he did.

Mrs. Pat Mathews asked if Homestead Park was looked at when planning Fryer Park. Mayor Grossman said yes. Mrs. Mathews said when she tried to rent a shelter house there she was not allowed because she wasn't a resident of the Township. She respects this position and asked if Grove City tax payers will be protected, in writing, before the vote. Mayor Grossman said she will always give Grove City residents priority. Mr. Boso said that the question is certainly valid and if this project comes to fruition, a need will exist to develop a process to determine what the capacity of the facility is. As the project evolves, the management of the facility will be dictated by usage itself. At this point, it is hard to say if it will be open to others. Mrs. Mathews said that when you are getting into her pocketbook, she would like a little more of a guarantee. She feels more comfortable knowing what the rules are before she commits. Mr. Boso said Administration shares those same concerns and they must be sensitive to all the residents of the community.

President Milovich thanked Bob Behlen, Dir. of Finance, for putting together the back-up documentation on the figures used to come up with the fee structure and to show how the Recreation Center will be funded as a whole. He referenced a memorandum dated April 21, 1997, which is attached to these Minutes and made a part hereof.

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

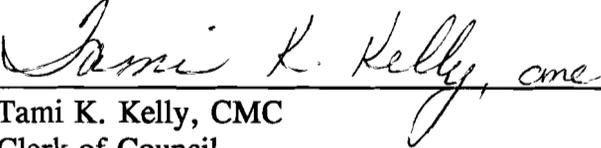
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

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

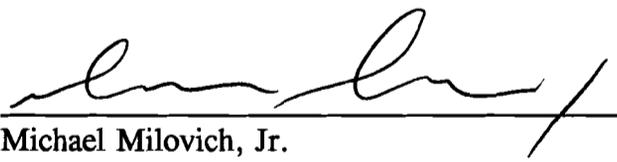
There being none, President Milovich recognized members of Administration and Council for closing comments.

1. Mayor Grossman announced that the first City Calendar was sent to every resident in Grove City and she hopes they find it handy and useful. She also commented that she feels that all the churches expanding in our City says something very positive about our community.
2. Mr. Lathrop, Urban Forester, announced that the Tree Commission will be handing out free Blue Spruce seedlings at the Library on Wednesday, from 1:00 - 3:00 p.m. and 6:00 - 8:00 p.m. for Arbor Week. On Thursday, there will be an Arbor Day planting at Keller Farms Park.
3. Mr. Marvin Holt thanked Council for passing Resolution CR-27-97. He indicated that the CARE Committee has over 100 supporters and these will be in the next issue of the Grove City Record.
4. *Mr. Eversman* noted that much thought has been put into the fee structure and just as much into the operation of the Center. *Mr. Radi* commented that anyone who would sit on their hands and not move the community forward because of the schools should not be on Council. The City has no control over the school system and it must solve its own problems. He feels the Rec. Center offers many benefits for children and the community. He said he feels we are taxed too much, but, this has merit and when he sees something of benefit, he will support it. *Mr. Bennett* said he trusts that the citizens feel they are doing the job they were elected for. He thanked those who took the time to speak this evening, noting that its that type of input that helps them make decisions. *President Milovich* congratulated the Band, Tree Commission, Mr. McNeal and Mr. Bennett for initiating changes in the Landscape Code to preserve our trees.
5. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 10:48 p.m.



Tami K. Kelly, CMC
Clerk of Council



Michael Milovich, Jr.
President