

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

May 02, 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 Jeff Davis Ted Berry

1. Mr. Bennett moved to dispense with the reading of the minutes from the 4/18 and 4/25 meetings and approve as written; seconded by Ms. Lanese.

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

2. President Schottke recognized Mayor Stage who administered the Oath of Office to Robert Dunham, Service Superintendent.
3. The Chair read the agenda items and they were approved by unanimous consent.

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

1. 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 second reading and public hearing.

Mr. Jeff Simpson, Vice President of the Fraternal Order of Police was present to support this contract. He said both sides came together and he believes this represents a fair deal. The members did pass this contract. Mr. Bennett asked if the members are aware that the 15% insurance increase is actually a 50% increase. Mr. Simpson said yes, they are aware. Mr. Berry also asked about insurance. Mr. Simpson said they would like for insurance to stay the same but understand that contracts are give & take and they accept the insurance increase. Ms. Lanese asked what the additional appropriation covers. Mr. Boso, City Admin., said it was for wages and Police Pension payments.

Mr. Vedra, Safety Dir. provided a synopsis of the changes from the last contract. Mr. Berry asked who asked for the elimination of a Captain position. Mr. Vedra said it was an administrative decision and was changed to a Lieutenant position instead. Mr. Berry said he supports all components of the contract except for the insurance increase, and because of that he will vote "no" in the hopes it will go back to 10%. He also commented that we haven't increased officer positions since 2009 and believes two additional positions should be added this year. He said he likes the contract but does not like that we are increasing insurance premiums on the people who we expect to

serve us. Mr. Vedra commented that we are in line with the County and in the Chapter 161 changes, it changes one position to a civilian so one more officer can be put back on the street. Mr. Berry said he understands that but still feels the third shift is light and needs two more officers.

Ms. Lanese asked how long it takes a Lieutenant to get to \$119,000.00. Mr. Vedra said there are no steps for that position. She then asked how long it takes an officer to get to step 5. Mr. Vedra said typically six years, but if someone comes in with their certification, it would take less time. Ms. Lanese asked Mr. Simpson if the contract looks good, in his experience. Mr. Simpson said yes, he feels they have worked out all issues and would not bring it forward if he would not work under it.

Mr. Bennett asked what Mr. Simpson's insurance percentage is as a Columbus Police Officer. Mr. Simpson said they are at a 90 - 10 percentage. However, they used to have a cap that was negotiated out. They do have a physical fitness incentive that provides money for him to pay for Top Step. He said it is all relative to the different packages. He encouraged everyone to vote for this contract. He said there are other ways to supplement this. He said turning it down would cause more controversy for him to go back to his members and renegotiate a contract that may end up being less than the present one.

Mr. Berry asked Mr. Smith, Dir. of Law, if the contract can be amended on the floor. Mr. Smith said no. It is a package and it would need renegotiated if denied. Mr. Berry said he would, reluctantly, support this because of Mr. Simpson's comments

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

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

2. 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 second reading and public hearing.

Mr. Smith explained that this amends the contract to coincide with the Police contract.

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

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

3. Ordinance C-33-16 (Amend Various Sections of Chapter 161 of the Codified Ordinances titled Employment Provisions for City Employees) was given its second reading and public hearing and Mr. Davis moved it be approved; seconded by Mr. Schottke.

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

4. Ordinance C-34-16 (Amend Section 161.09 of the Codified Ordinances titled Fringe Benefits) was given its second reading and public hearing.

Mr. Bennett commented that this is a situation where we are taking our non-representative employees and putting them in the same category. He said it feels like guilt by association. Mayor Stage commented that he feels they put forth what was most fair.

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

Mr. Berry	No
Ms. Lanese	Yes
Mr. Bennett	No
Mr. Schottke	Yes
Mr. Davis	Yes

5. Ordinance C-41-16 (Authorize the Purchase of Part of the Property located at 3985 Broadway and Appropriate \$100,000.00 from the General Fund for said purchase and related expenses) was given its first reading. Second reading and public hearing will be held on 05/16/16.

Mr. Davis commented that he would not want to vote on this at the next mating until there are some conversations on the cost, as some feel this needs further discussion. Mayor Stage said they can discuss tonight but asked for Council to provide those questions before the next meeting.

Mr. Davis voiced concern over the price for the size of the purchase. He asked if part of the price was a \$50,000.00 forgiveness on their City loan. Mr. Boso said there is no forgiveness on the loan, it is a direct payment. The loan is up-to-date on payments. If the owner chooses to use the monies to pay off the loan, it would be his choice. Mr. Davis said he still questions if this is the kind of price we want to pay, which appears to be much more than fare market price. In addition, this promenade was designed to be a benefit to the business on Broadway, as well as the residents. He said if people were walking behind the businesses, we want to make sure those businesses were highlighted and a selling point to those businesses. He said if this is an example of a business owner not acknowledging the fact that it is a benefit, he wants to know that. If it is an opportunity to charge more than the property is worth because of the circumstances, he can consider that, too.

Ms. Lanese asked for answers to the following: How much does this cost, per acre; why is it coming about now as opposed to when Council was first going through this; what were the original plans and why didn't it include this; have we ever paid this much for a strip of land before; have we been in this situation before.

Mayor Stage said there was one hold out when they were building City Hall. He said Council has not seen the design and they would have that design for Council at the next meeting to help provide some understanding for the cost.

6. Ordinance C-42-16 (Authorize the City Administrator to enter into an Agreement with Rev1 Ventures and Cultivate to provide assistance and support for technology entrepreneurs in the City and Appropriate \$75,000.00 from the General Fund for said Agreement and related expenses) was given its first reading. Second reading and public hearing will be held on 5/16/16.

Mr. Schottke asked for clarification at the next meeting on the Rev1 contributions.

Ms. Lanese asked for a presentation from the companies before voting. She said she has a lot of questions that may be answered in their presentation. For example, demonstration of return on investment; how does this overlap with the earlier Rev1 Agreement and are we seeing any benefits from that earlier agreement; she is confused on the breakdown of the \$25,000.00 and \$75,000.00.

7. Resolution CR-23-16 (Determining the Sufficiency of the Application to Add Property to the Pinnacle Community Infrastructure Financing District and to Amend the Petition for Establishment of the Pinnacle Community Infrastructure Financing Authority under Chapter 349 of the Ohio Revised Code, and Setting a Date for a Public Hearing on the Application as required by law) was given its reading and public hearing.

Mr. Boso, City Admin., said the Pre-annexation Agreement requires that any property within the area must be brought into the Community Authority and the TIF. If any surrounding areas were brought into the City, they were to become part of the financing structure. That was done through a contract with Pinnacle Development, the City, and M/I Homes. Mr. Smith said this is the first step in a two step process, which is dictated by State Law.

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

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	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 second reading and public hearing and Ms. Lanese moved it be approved; seconded by Mr. Davis.

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

2. Ordinance C-36-16 (Amend Chapter 713 of the Codified Ordinances titled Garage Sales) was given its second reading and public hearing.

Ms. Lanese explained that this will eliminate the \$2.00 fee, but residents will still have to register and are limited to two garage sales per year.

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

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

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 second reading and public hearing.

Mr. Smith said this is a three year agreement and they would not budge on the terms.

Mr. Davis asked if we use the "Wrap Back" program from the State. Mr. Smith said he would check with the HR Director.

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

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

The Chair recognized Mr. Berry, Chairman of Service, for discussion and voting under said Committee.

1. Resolution CR-24-16 (Establish a Charter Review Committee) was given its reading and public hearing.

Mr. Berry explained that Council met a week ago and determined that they would like to get public input again on the City's Charter. He said if anyone is interested in serving please contact your Council Member or the Mayor. All meetings will be open for the public to participate.

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

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

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

1. Ordinance C-23-16 (Approve the Rezoning of 4164 Broadway from PSO to R-2) was given its second reading and public hearing.

Ms. Elizabeth Lauron, petitioner and owner, explained that the building is better suited and more beneficial to be a residentially zoned property.

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. Davis	Yes
Mr. Berry	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 second reading and public hearing.

Mr. Andy Furr, Town Center Inc. Director, said he helped facilitate the application process. Mr. Bennett reviewed the stipulation and Mr. Furr said they were aware of it.

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

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

3. Ordinance C-39-16 (Accept the Plat of Mount Carmel Health System Grove City Hospital) was given its second reading and public hearing.

Mr. Chris Lagana, Mt. Carmel, was present to answer any questions.

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

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

4. 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, were present to answer questions. Mr. Koma said they have a challenge to bring the best, high-quality facility to the community, as well as be a good neighbor to the surrounding area. He said it does supply a large amount of green space. He said they did have a community meeting with area residents. They feel this is still the best option for parking to sustain the campus.

Mr. Bennett said Council requested a drive-by presentation at the last meeting. Mr. Lagana said they have it but forgot to bring it to tonight's meeting. Mr. Bennett shared many concerns over

these changes: the property values for surrounding residents; the proximity to the existing homes and the obtrusiveness upon them; the renegotiation of the tax agreement since there is a change in the agreement; etc. He asked why the old golf course parking lot could not be used instead as it is not that much further away. Mr. Koma said he understands the concerns of Council. He said one request was to limit the use of this parking area by the second shift staff and they will look at that option. Another request was to change some of their landscaping to 4.5' evergreens. He also appreciates the questions and concerns from the residents, especially with respect to the pond. He committed to working with the property owner, Ms. Lewis, on a resolution to that concern. He believes this is the best option, not the quickest, easiest fix for them. Other areas of the campus are slated to have office buildings and putting parking somewhere else would need to be moved later.

Mr. Schottke said he was at the community meeting Mt. Carmel held and there were about 15 people present. He said their concern was for freeway noise and less concerned about the parking lot. He said if the lot is put somewhere else, it will need to be moved again since other buildings are slated to be developed. He saw Mt. Carmel looking to work with the resident's concerns at that meeting. He said he went in with a mindset and came out with an entirely different one.

Mr. Davis said he walked the property with Mr. Koma this morning and appreciated their intention to work with Ms. Lewis on the pond and adjust the landscaping around the parking lot. Mr. Koma said they are committed to that. He said he is available 24/7 to work on issues with this project.

Mr. Bennett shared concerns for the mounding of soil. He also asked how many parking spaces will be run together before a landscape island is installed above the required 21. Mr. Smith said 27 spaces.

Mr. Smith stated that there were commitments made that could be added as stipulations to this Resolution, if Council so chose. Also, the stipulation concerning the Incentive Agreement may not be needed if this plan is approved, unless Council wants to see the Agreement with only one small change.

Mr. Bennett moved to amend Section 1 to include: "except for stipulation #3 and the following: 1. A deviation shall be granted to allow parking lots to exceed the maximum of 21 consecutive parking spaces without a landscape peninsula or island, with a maximum of 27 consecutive parking spaces."; seconded by Mr. Schottke.

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

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

Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	No
Mr. Schottke	Yes
Mr. Davis	Yes

5. Resolution CR-25-16 (Municipal Services that can be furnished to 236.4+ acres located at 5486 Jackson Pike upon its annexation to the City of Grove City) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is for the Metro Parks land that is not in the City.

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. Davis	Yes
Mr. Berry	Yes

6. Resolution CR-26-16 (Municipal Services that can be furnished to 2.45 acres located at 1401 Borrar Road upon its annexation to the City of Grove City) was given its reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions.

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	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. Worthington, Southern Grove subdivision, reiterated that the neighborhood wants things to stay the same. They have concerns over increased traffic, safety, noise, lighting, etc. He said they don't want City water or sewer. He said the Township streets are not adequate. He said he heard some Council Members share comments that he believes support his position and asked for more discussion on this issue. Mr. Schottke said they should not take how he voted in Planning Commission as a vote to change the Plan now. Ms. Lanese said she sympathizes with them but as she looks at the overall plan, there will still be a change in the neighborhood with connections to Chancellor and Southern Grove drives that were previously approved.

Mayor Stage said he has had several discussions with Mr. Worthington and there was a discussion with the Township on Friday. Discussions are on-going. He went through a chronology of meetings that were held and the public notice given. He said there was no Township representation at the meeting when this was approved and now Grove City is the bad person. He read a letter from Mike Lilly, Township Trustee, that as a general rule, they are always in favor of roadway connections. He said they aren't going to resolve this tonight. He said they are continuing discussions and are waiting on the Township Trustees to get back with the City.

2. Ms. Amanda Chaffin, Southern Grove resident, also voiced concerns about the road connections to Southern Grove. She said in 2001 she recalls that the approved Holton Run plan was to have the roads abut with bollards for emergency access only. She asked why all these roads cannot be made into cul-de-sacs.
3. Mr. Everett Ballis, resident, liked the idea of having questions on the 1st readings; he voiced his opinion on the insurance premiums for the FOP; voiced opposition for the REV1 contract. He said he wants to know where all the parking is going to be for all the City events. He said we have no place for 2,000 cars. He said the City got rid of all the parking and you are going to lose a lot of people for those events. He also wants to be able bike but there are no bike racks and you should never have to use the road as part of the bike path. We need legitimate bike paths. Mr. Schottke asked Mr. Rauch to get with Mr. Ballis to review the City parking plans.

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

1. Mayor Stage commented that the Appreciation Dinner for Little League is this Friday; Opening Day is Saturday; German Student Breakfast is tomorrow; there is an opening on the Board of Zoning Appeals and he is looking for an interested person; recognized the loss of Paul Morrow and Bill "Popcorn" Lewis and extended sympathies.
2. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:06 p.m.


Tami K. Kelly, MMC
Clerk of Council


Roby Schottke
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

May 02, 2016

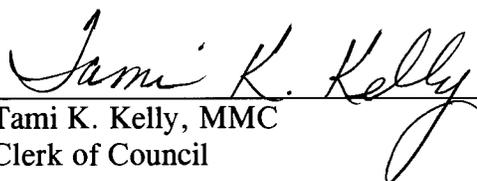
Council met at 6:30 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Ms. Kelly asked about the Liquor Permit for Plum Run Winery and Council had no objections.

Mayor Stage passed out a Press Release concerning the Higher Education Investment Program.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Roby Schottke
Chair