

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

May 06, 2013

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:

*Jeff Davis      Maria Klemack-McGraw      Ted Berry      Steve Bennett      Melissa Albright*

1. President Berry recognized Dr. Erika Bourguignon and her assistant Jane Hoffelt, who presented the City with one of her husband's Original Paintings for the City's permanent art collection. Council and Mayor Stage presented Dr. Bourguignon with a Resolution of thanks and accepted the piece called "Spanish Face". Dr. Bourguignon said she was very pleased for her husband's work to have such a wonderful home and thanked them for the Resolution.
2. Ms. KlemackMcGraw moved to dispense with the reading of the minutes from the previous special and regular meetings and approve as written; seconded by Ms. Albright.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	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-25-13 (Amend Various Sections of Chapter 161 of the Codified Ordinances titled Employment Provisions for City Employees) was given its second reading and public hearing.

Mr. Bill Vedra, Safety Director, explained that this is the final phase of a year long process to update our employment practices, which includes the complete review of the positions in the City and the pay structure. He said they used the MORPC salary survey and an independent reviewer to make sure the practice was sound. He offered to answer any questions.

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

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

2. Ordinance C-28-13 (Authorize the City Administrator to enter into a Multi-year Agreement with the Southwest Public Library regarding the Relocation of the Library and Redevelopment of the current Library site in accordance with the Pizzuti Concept Plan and declaring an Emergency) was given its first reading.

Mr. Boso, City Admin., explained that this will be a \$14 million project - \$10.8 for the library, \$1.25 for acquisition of property; \$,1080,000.00 for engineering & architecture; \$150,000. For demo and utilities; \$500,000.new parking lot; and \$220,000.00 for contingencies. Urnder the agreement, the Library's properties have been appraised at \$2.5 mill. which will be dedeed to the City. They will also pay the City \$1. mill by the end of this year and another \$1. mill. by end of next year. That brings the projected debt down to \$9.5 million. This amount is projected to be split 50/50 between the Library and City. The cost is estimated at \$265,000.00 each, per year for 30 years. The Library will lease the property from the City until after the 30 year payments are made.

Mr. Berry asked what the next steps would be. Mr. Smith, Dir. of Law, said the financing and lease agreements must be approved by Council. Mr. Boso said there may be a Development agreement. Mr. Berry asked if the Library Board already approved this contract. Mr. Shaw, Library Director, said the Board approved this in principle last month and will approve this contract next Tuesday.

Mr. Boso said this isn't a new idea. The first attempt granted the Library \$8 million. This project has the City investing \$4.7 million. It is less money, but in terms of public dollars - he believes this is exactly what public and private partnerships should be.

There being no additional questions or comments, Mr. Bennett moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Ms. Albright.

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

Mr. Bennett moved it be approved as an emergency; seconded by Ms. Albright.

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

3. Ordinance C-29-13 (Amend Exhibit "A" of the Town Center Commercial Revitalization Grant Program as approved by Ord. C-03-10) was given its first reading. Second reading and public hearing will be held on May 20, 2013.
4. Resolution CR-24-13 (Accept and Thank Dr. Erika Bourguignon for the donation of a Paul-Henri Bourguignon Original for the City's Permanent Art Collection) was given its reading and public hearing and Mr. Bennett moved it be approved; seconded by Ms. Klemack-McGraw.

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

5. Resolution CR-25-13 (Affirming that the City of Grove City will Pick-up, using the salary reduction method, Statutorily required Contributions to the Ohio Police & Fire Pension Fund for the Employees of the City pursuant to Internal Revenue Code Section 414(h)(2)) was given its reading and public hearing.

Mr. Boso, City Admin., explained that the City does not pick up any portion of the contribution. The amount will increase for each employee over the next three years, as part of their pension.

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

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

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

1. Resolution CR-21-13 (Waive the provisions of Section 529.07(b)(3) of the Codified Ordinances for the Annual Homecoming Celebration on July 26, 2013 in the Town Center) was given its reading and public hearing.

Mr. Davis moved that Section I be amended to include language to require insurance; seconded by Ms. Albright.

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

Mr. Davis moved it be approved; seconded by Ms Albright.

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

2. Resolution CR-26-13 (Declaring the Necessity of Constructing Certain Sidewalks in the City of Grove City Requiring that Abutting Property Owners Construct Same) was given its reading and public hearing.

Mayor Stage commented that we have put dollars into other improvements, such as sidewalk ramps, etc. They thought they would put this approach to use with some of the older neighborhoods and do a joint venture to repair sidewalks.

Mr. Smith, Dir. of Law, explained that this is the next step in a Sidewalk Assessment. All properties affected will receive notice.

Mr. Davis moved that Exhibit "A" be replaced w/ that dated 516113; seconded by Ms. Klemack-McGraw.

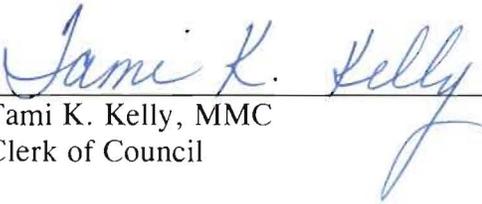
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

The Mayor reported on the Arbor Day event; the Miracle Field Dinner; Baseball's opening day; and the Prescription Drug Drop off & Environmental Day Drop off. He also shared condolences to Ms. Klemack-McGraw on the loss of her mother and the loss of Betty Evans.

Mr. Turner submitted the Monthly financial report.

3. Ms. Conrad invited Council to participate in the Mayor's Golf outing. She then shared a picture of the black vinyl fencing to be used for the Dog Park. She also explained the plan for irrigation of the Dog Park and the other plans to maintain the grass in the Park.
4. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 7:56 p.m.

  
\_\_\_\_\_  
Tami K. Kelly, MMC  
Clerk of Council

  
\_\_\_\_\_  
Ted. A. Berry  
Chair

\*Editor's Note:

Immediately following this meeting, Pizzuti gave a presentation on their latest concept for the Town Center, which focused on the City Hall property, clear to the railroad tracks.

Mr. Jim Russell, Executive officer of Pizzuti, began the presentation. He said he understands how important it is to have a project fit into the community. That is why they looked at the whole area around and in the Town Center. They looked at what investment they could make to draw people to the Town Center and residents back to the community. He said the latest plan takes into account the need for walking and an opportunity for those items needed for future growth. He said this plan is a starting point and they want future input and discussion on the importance of size, style, amenities, etc. They would like to have a planning session with Council to roll up sleeves and review this project with them. They are also reaching out to the Town Center Inc. and the Chamber to get public input.

Mayor Stage commented that when we asked Pizzuti to look at the whole area, for him it doesn't stop with the Library. He said the whole package would put \$40 million in improvements to the Town Center.

Mr. Russell said they are trying to create Urban living with walking, shopping, eating, etc. with the authenticity that Grove City has.

Ms. Albright commented that she liked his comment that the Library is just one component of the overall Plan. She believes we are going down the right path.

Mr. Shannon Hamons, Pizzuti, noted that they have engaged an architect to develop options and hope to have it ready for the work session with Council. Mr. Russell said this is not a cookie-cutter plan and wants to create a nicer, unique project.

Mr. Bennett said he has heard some push-back from the younger and older sect that has gotten wind of this concept. The younger say they won't be able to afford it and the older don't want studio apts. Mr. Russell said they will look at the mix of units and the rent. Mr. Hamons asked that they look at their schedule and get back with them on a date for a work session. Mr. Russell said they have a meeting with the Town Center Thursday evening and the Chamber will also be making plans.

Mr. Berry said the original report said the railroad track was a problem & now they aren't? Mr. Russell said they don't think so now. Mr. Berry asked if they looked at the seven (7) acres on the other side of the tracks. Mr. Russell said no. Mr. Berry said he has traveled the country and the more he sees the more has ideas. He said he doesn't believe the small area shown for green space is enough. Mr. Hammons said they want to create a focus off Park Street. They don't want to impede the desire to walk to the Library.

Further suggestions and ideas were shared by Mr. Berry for Pizzuti to consider. Pizzuti representatives said they will continue to evaluate other properties and concepts that make sense and are cost effective for them.

President Berry opened the floor for questions. A resident voiced concern for taking away parking and moving other parking spaces so far away for existing restaurants & businesses.

Mr. Hamons said they are trying to target the business professionals and the empty nesters. Mr. Russell said they are also trying to create a walking community, and make it feel inviting.

The presentation ended at 8:55 pm