

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

May 16, 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 presented: the Noon Lions with a Proclamation; Ms. Katie Novak with a Proclamation for being selected Intermediate School Principal of the Year across the State; and a Proclamation for Police Week.
3. President Schottke recognized Ms. Kerstin Carr and Mr. Tim Maloney, MORPC, who gave a presentation on their Greenways Plan.
4. 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-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 second reading and public hearing.

Mr. Davis explained that this is part of the Pizzuti Redevelopment Plan and a promenade between the Library and apartments.

Mr. Berry moved to amend the amount to \$50,000.00; seconded by Mr. Bennett.

Mr. Davis explained that the amount is being changed because there is already \$50,000.00 appropriated in the construction budget.

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

Mayor Stage said this sounds like a purchase of real estate, but it is much more than that and asked that Mr. Rauch, Dir. of Dev., give a more detailed explanation. Mr. Rauch explained the reasons for the need for this property. There are existing sanitary and storm sewer lines running under this property without an easement. An outfall for storm drainage is also needed for The Little Theater Off Broadway property and that requires another storm sewer on Mr. Abdula's property. He said the price includes these easements, a 10' pedestrian easement, and takes into consideration the impact this and the construction will have on Mr. Abdula's property. Ms. Lanese asked where this puts the total cost of the promenade. Mr. Rauch said about \$300,000.00. Ms. Lanese asked if we see this happening anywhere else, where there is no easement. Mr. Rauch said he wasn't sure. This is a sewer line from the 1930's. He said they are trying to balance the purchase of the property with the impact that will take place on the property. Ms. Lanese asked if Mr. Rauch foresees the City paying anyone else for easements for this project. Mr. Rauch said he did not, with regard to the promenade project. Ms. Lanese pointed out that while the ordinance was reduced, the total amount for this piece is \$100,000.00.

Mr. Roger Burkett, Grassley Rd., questioned the price for this property. He said he understands that there will also be a need for an easement on Mr. Laws' property on Grant Ave. He asked how much that is going to cost or is it already included. He said it seems that the real answer is in a statement made in a memo to Council: "the complete elimination of the walk way corridor between 3985 Grant would have the least impact." He said that is the answer - eliminate the walkway. How can you possibly pay this much for 100 yards? He doesn't want his tax money spent like this.

Mayor Stage commented that if you have a unique automobile, you may want to pay \$100,000.00 or sometimes you may want to pay \$1,000.00. He said this is a unique piece of property with easements, right of entry, old sewer lines, etc., that need taken care of.

Mr. Berry said he feels this may become an economic tool for the City in the future, besides being a walking path for the 120 units of apartments being built now.

Mr. Bennett commented that although he voted no for the promenade, that issue has been decided and this piece is an important part. However, there are other issues within this property that could cause us to legally take it, but the cost of taking it would be the same or more. Mr. Smith, Dir. of Law, concurred and said litigation takes time as well as money. He said there are also other easements that are required outside of the piece of ground.

Ms. Lanese commented that Mr. Burkett isn't the only one who is unhappy with this purchase. She has heard from others who agree with him.

Mr. Davis said he feels we are paying for a piece of property that is part of an overall redevelopment project that we planned for. Part of that means that there are certain situations, given the nature of the marketplace, where we may have to pay more than we would like to. Ultimately, we are on a path to make the Town Center more of a treasure and this is a piece of that puzzle.

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

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

2. 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 second reading and public hearing.

Mr. Matt Yerkes and Tom Walker, with Cultivate and Rev1 Ventures, provided an overview and explained the relationship between Rev1, the City and the Cultivate business. Mr. Yerkes explained that Cultivate is a business to offer coaching, assistance, etc., to start-up businesses, as well as office space in the old Hardware store. He said most of the money will be used for the fiber connection that is needed for all businesses. He said they believe there will be 45 people using the Cultivate store, bringing vibrancy to the Town Center and tax dollars. Mr. Walker explained that they are part of Central Ohio's Economic Development strategy. They are a creative pillar for Central Ohio. He shared statistics about start-up companies and the Rev1 business. He said the return on investment for the City is an advisory role, but with Mr. Yerkes having the only center ready to go, more offerings can take shape. They have given quite a bit of furniture to Cultivate. They have a network of advisors and companies that give funding and donated hours to service these start-up businesses. They are able to provide them with their first customer.

Mr. Davis asked about the three (3) year program. Mr. Walker said the three years is, in part, based on The Ohio 3rd Frontier, which is looking to fund Rev1 for three years. He said Grove City's contribution allows them to match, dollar for dollar, the State funding. Mr. Davis asked how we keep these start-ups in Grove City. Mr. Walker said businesses choose areas for many reasons but many don't move from where they start; and Grove City has a unique opportunity for them. Mr. Rauch, Dir. of Development, said their Dept. would be directly involved to assist in the transition for up-starts out of Cultivate and into a space in Grove City.

Mr. Schottke asked if there were any income tax projections. Mr. Turner said no. Mr. Yerkes said they anticipate somewhere in the area of \$1. Million in payroll by this summer for the businesses they have lined up now. That would be around \$20,000.00 in taxes to the City. Mr. Rauch said there is more space available to add more tenants, also.

Ms. Lanese said she understands the Cultivate role, but doesn't understand what we get from Rev1. Mr. Walker said this will take the place of the prior agreement and continue to play an advisory role, as well as providing services to Cultivate; they will also provide oversight to Cultivate. Ms. Lanese asked what the City has received from them for the previous \$50,000.00 investment. Mr. Walker said it has brought them to this point with Cultivate. They have developed a Strategic Plan and provided furniture to Cultivate. Ms. Lanese asked if there would still be services that Grove City residents would get, if there was no agreement with the City. Mr. Walker said yes, but with the funding it allows them to spend more time in that community and provide specialized services. Ms. Lanese confirmed that the City's money is a match to State funding. She asked if this can be voided after the first year. Mr. Walker said yes. This becomes a yearly contract that will be renewed each year of the three year term.

Mayor Stage said we have to remember that the Hardware Store sat empty and was as eyesore for ten years. This will bring synergy to the Town Center and is part of a bigger picture.

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

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

3. Ordinance C-43-16 (Appropriate \$1,999,999.00 from the Capital Improvement Fund and \$417,001.00 from the General Fund for the Current Expense of the Gantz Road Improvement Project) was given its first reading. Second reading and public hearing will be held on 6/6/16.
4. Ordinance C-44-16 (Appropriate \$50,000.00 from the General Fund for the Current Expense of Legal Expenses related to Litigation) was given its first reading. Second reading and public hearing will be held on 6/6/16.

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

1. Resolution CR-31-16 (Authorize Participation in the ODOT Winter Contract (018-17) for Road Salt) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this would authorize the purchase of 1,000 tons of salt for next season.

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
Mr. Davis	Yes

2. Resolution CR-32-16 (Oppose the Amendments to House Bill 166) was given its reading and public hearing.

Mr. Berry explained that this is to send a message to the State Legislature that we do not approve of the overriding nature of Home Rule.

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

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

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

1. Ordinance C-45-16 (Approve the Plat of Claybrooke Crossing, Section 6, Part 2) was given its first reading. Second reading and public hearing will be held on 6/6/16.
2. Ordinance C-46-16 (Approve a Special Use Permit for Outdoor Sales for The Tamarkin Company d/b/a Getgo, located at 2165 Stringtown Road) was given its first reading. Second reading and public hearing will be held on 6/6/16.
3. Ordinance C-47-16 (Approve a Special Use Permit for Auto Services for Grove City Tire Shop located at 3184 Southwest Blvd.) was given its first reading. Second reading and public hearing will be held on 6/6/16.
4. Ordinance C-48-16 (Approve a Special Use Permit for Outdoor Sales for Circle K located at 4043 London Groveport Road) was given its first reading. Second reading and public hearing will be held on 6/6/16.
5. Ordinance C-49-16 (Approve the Rezoning of 6150 Enterprise Parkway from IND-1 to PUD-I with Zoning Text) was given its first reading. Second reading and public hearing will be held on 6/20/16.
6. Ordinance C-50-16 (Approve the Use of a Columbarium business for Bethel Lutheran Church located at 4501 Hoover Road) was given its first reading. Second reading and public hearing will be held on 6/20/16.
7. Resolution CR-27-16 (Approve the Development Plan for Bethel Lutheran Church Columbarium located at 4501 Hoover Road) was given its reading and public hearing and at the request of the petitioner, Mr. Bennett moved it be postponed to 6/20/16; seconded by Mr. Davis.

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

8. Resolution CR-28-16 (Approve Amendments to the Development Plan for Canaan Land Church located at 2777 Gantz Road as approved by Res. CR-58-15) was given its reading and public hearing.

Mr. Joe Hammond, founding member of Canaan Land Church, was present to answer any questions.

Mr. Schottke asked about the change to dry ponds for overflow. Mr. Hammond said they have reached an agreement with the City for dry ponds; hedging; and tree plantings. He also agreed to the stipulations set by Planning Commission.

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

7. Resolution CR-29-16 (Approve Amendments to the Development Plan for StoryPoint of Grove City located at 3717 Orders Road as approved by Res. CR-55-15) was given its reading and public hearing.

Mr. Scott Dysler, representing petitioner, explained that the only change is to change the brick to cultured stone to fit the community better.

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

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

8. Resolution CR-30-16 (Municipal Services that can be provided to a 0.654 acre parcel located at 4178 Hoover 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 explain the desire to annex this parcel for utility services.

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	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

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

1. Mr. Berry announced that he has a couple of plans from Mr. Lipnos to adjust the roads that he will share with Council to consider for the Southern Grove area.
2. Mr. Lewis Bernard, Southern Grove resident, provided a history of the road connectivity trials around his neighborhood. He said there is no need to connect roads to their subdivision. He said they came up with bollards for the roads to the north and that is all that is needed. He said they should not have to fight about this again.
3. Mr. Jim Bernard, Southern Grove resident, asked what law or right does a City have to trespass and connect to township roads, as they stop a few feet from the property line in the Township.

Mr. Smith, Dir. of Law, explained that he is looking into that for the attorney hired by the Jackson Township Trustees. He said he does know the pavement stops short of the property line, but that area is designated right-of-way and belongs to an entity – possibly the County. He said he sent a copy of the Plat to the Township’s attorney.

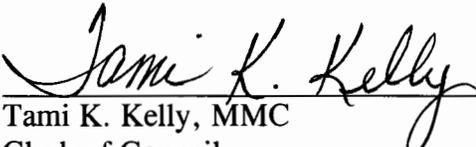
4. Ms. Kathy Blevins, Southern Grove resident, voiced her concerns over the connection of City streets to her subdivision. She asked whose safety is everyone concerned with. She believes that the connection will cause safety concerns for the Southern Grove residents.
5. Ms. Amanda Brofford, Southern Grove, commented that the Township can't afford to upgrade their roads and doesn't think it is fair to make them use all their money on this upgrade. She said Grove City is growing and they just want to maintain what they have.
6. Mr. R. L. Yoho, Southern Grove resident, apologized for the first time he was here. He voiced opposition for the connection plan and upgrades to their streets.

Mr. Bennett suggested placing bollards at this intersection, in the same way they are being planned for their northern streets. In this way, emergency vehicles could get in when needed.

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

1. Mayor Stage reported on events from last week and the upcoming Memorial Day Parade; the Dream Field opening; etc.
2. Mr. Boso announced that Mayor Stage won the William H. Anderson Excellence in Public Service Award from MORPC and showed a small video.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:23 p.m.



Tami K. Kelly, MMC
Clerk of Council



Roby Schottke
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

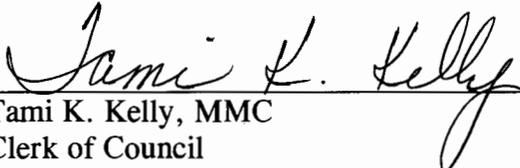
May 16, 2016

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

Ms. Kelly reviewed three liquor permit applications with Council, who had no objection to any of them.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Roby Schottke
Chair