

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

May 18, 1998

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 Chris Fulton*

1. Mr. Bennett moved to excuse Ms. Kelly; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Milovich	Yes
Mr. Fulton	Yes

President Milovich recognized Ms. Julie Fisher, Clerk of Council for the Village of Groveport, who is filling in for Ms. Kelly for this meeting.

2. Mr. Bennett moved to excuse Mr. Boso; seconded by Mr. Radi.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

3. President Milovich recognized the Mayor for presentations. Mayor Grossman recognized Mr. Jack McClure, who recently retired as a barber in the Town Center after 39 years, with a Proclamation, shirt, pen & pin. She then introduced Mr. John Bickley, CEO of the Central Ohio YMCA for a brief explanation of what is happening with the YMCA.

Mr. Bickley commented that about six to eight months ago, the Mayor's office contacted the YMCA about locating a facility in Grove City. In these past months, a small group was put together to review the feasibility of this and the demographics looked very good. They worked with the Mayor's office to identify and secure property. The piece of property in discussion is at Fryer Park. They are asking the community to bring to the table - property, utilities, roads, parking lots to be shared with what is going on at Fryer Park. He said the YMCA has been operating in Central Ohio for 143 years; they offer programs in the southwest area, however, they have not located a facility down here and it is one of their high priorities. They feel it will be an immediate success. The facility will contain 30 - 45,000 square feet; swimming pool, child care facilities, etc. It is part of an overall campaign that will begin sometime in late fall to locate facilities in four (4) different communities - Grove City being one. He said partnerships, such as this, are becoming more frequent and they make a lot of sense. They look forward to this opportunity and hopefully, within the next two - three years, there will be a "Y" in the community.

President Milovich commented that this project seems to be a team effort, with the start up by the YMCA; the City providing utilities, etc.; and the community. He asked Mr. Bickley to explain the community involvement. Mr. Bickley said that when the "Y" goes into a community they utilize many volunteers. They are a non-profit organization and many programs could not be delivered without the volunteers. They look to the communities to assist them in ways and dollars to help build the facility. A chairperson has been selected for this campaign and a cabinet will be put together and assisted by their office. They anticipate 650 - 900 individual donations to raise what is necessary for this type of facility. This is very typical - in Ft. Wayne, IN, a town of 10,000 raised 2.3 million to build their 29,000 sq. ft. facility. President Milovich asked what the estimated goal of the campaign is. Mr. Bickley said the total cost for the building is estimated at four million. The total package they have asked the community to bring to the table is approximately \$500,000 (for property, utilities, roads, parking). The YMCA will bring \$500,000 to the table. They are looking to raise 2.5 - 3 million over the next 18 - 36 months. He said this will be part of an overall campaign for facilities around central Ohio. President Milovich asked what the estimated campaign Launch Date is. Mr. Bickley said either late this year or early next year. There will be quite a bit of cultivation. They need to identify a gift of 8 - 12% to kick off the campaign. President Milovich commented that the overall campaign is quite extensive. Mr. Bickley agreed, citing that the overall campaign will be somewhere around \$10 - 12 million. Mr. Eversman asked if the operating costs after the facility is opened would be the responsibility of the "Y". Mr. Bickley said there would be no City dollars involved. He said 85% of their budget comes from program & membership fees; 9% from the United Way; some Federal funds, grants, foundations; and annually they conduct a campaign for scholarships. He said the name YMCA doesn't represent them well, but, they keep it because it is so well recognized. They are not just for men. About 58% of their usage is by females. They are not just for christians - they have all ethnic and religious backgrounds. Mr. Eversman asked how many facilities they have in central Ohio. Mr. Bickley said they have 7 full facilities and 12 locations - included in these is an 80 acre park on south side and Camp Wilson in Belfontaine. The Mayor asked for clarification on the facility at Urbancrest. Mr. Bickley said they have been in conversation for 6 - 8 months with the United Way, who requested they assist with the operation and management of the Southwest Community Center. They have agreed to do this and hope to have it staffed and operating by July 1, 1998. It will not be a YMCA site, per say. It will still be called the Urbancrest Southwest Community Center. They will be contracting with United Way and Urbancrest to operate the center. He sees the two facilities complimenting each other. They are currently talking with SouthWestern City Schools to do some programming for them. They may do a Head Start program out of that building. Mr. Radi thanked Mr. Bickley for his leadership and willingness to go out into the communities and extend the services that the YMCA offers. He feels this will be a great addition to our community and is very excited to see it get under way.

Secondly, Mayor Grossman introduced Mr. Dave Dye, attorney, who is representing the Community Improvement Corporation. Mr. Dye announced his pleasure to serve on the CIC and explained its purpose. He explained that the CIC was formed in 1979; entered into an agreement with the City Council, but, recently has sat rather dormant. CIC's are authorized by Chapter 1724 of the Ohio Revised Code. They are intended to be an assisting arm to all levels of municipal and county government. The reality of the system is, if a city, township, etc. deems lands to be surplus, it has to go through a procedure - open to public bidding and the possibility of having a third party participate, for no other reason than to drive the price up or hold a piece hostage. CIC's, with their ability to act as non-profit corporations, are exempt

from the requirements that cities must struggle with when those situations arise. CIC's are restricted to commercial, industrial & research facilities. The Agreement between the CIC and the City allows for Council to designate portions of property that are not going to be used by the City; to transfer them to the CIC; the CIC to act, through the Administration, to pull together meaningful projects. The two (2) projects they have now, that has brought the CIC back into an active role, are: a small piece of excess right-of-way on Stringtown Rd., and a larger parcel on Marlane Dr. There are two potential projects on the table, which the City would be best served by not having to go through the bid process. The CIC does have a set of very strict guidelines - first, those set by the Ohio Revised Code; second - those set up by the Agreement between the CIC and City Council. They are obligated to pay the City for the land. There are 11 trustees, including the Mayor, City Council, School Board and members of the Administration. There is constant interaction and oversight of the action the CIC takes. Any profit obtained must be paid back to the City. There is no specific legislation before Council tonight, but, a couple are being worked on for the two specific pieces of land. He looks forward to working with Council. President Milovich asked what the last project the CIC work on was. Mr. Dye said City Hall.

4. Mr. Bennett moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Radi.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

President Milovich read the Agenda and all items were accepted by unanimous consent.

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

1. Ordinance C-37-98 (Approve the Plat dedicating Quail Creek Blvd. right-of-way, east of Quail Creek Sec. 4) was given its second reading and public hearing.

Mr. Terry Morrison, White Oak Communities, explained that this extends the road to the east, which will eventually connect to Borrer Road. President Milovich asked for an explanation of how this property is going to extend. Mr. Morrison said Quail Creek Blvd. starts at Hoover Road and, currently, runs east to Quail Run Dr. It will be extended eastward to their eastern property line, which is a few hundred feet west of the Borrer Rd. curve. The City is working on acquiring property, which they do not own, so it can connect to Borrer Rd. and become a collector road. President Milovich referenced a letter Mr. Morrison submitted to Council requesting the 30 day grace period be waived. Mr. Morrison explained that the weather is good now, but, more importantly, a development for the Epcon Group is coming before Council this evening by Resolution and this is an Ordinance. If the resolution is approved, they will be ready to go immediately and this road is their access. The ordinance will have a 30 day wait during the best weather. It is also important with the City's timing for the connector between them and Borrer Rd. for them to get started as soon as possible. President Milovich asked Ms. Fisher if Ms. Kelly left word that her office had received any calls on this. Ms. Fisher indicated that

there was not. President Milovich asked Mayor Grossman if she had received any calls. Mayor Grossman said no, only those voicing excitement. Mr. Fulton asked about putting up signage on the road. Mr. Morrison said it is their hope that the timing of the project is such that the City will pick up and continue to Borrer Rd., seeming as one big project.

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

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

2. Ordinance C-39-98 (Accept the Annexation of 81.65 acres located South of Holton Road and East of Hoover Road) was given its first reading. Second reading and public hearing will be held on June 1, 1998.
3. Ordinance C-40-98 (Accept the Annexation of 1.63 acres located North of White Road and East of Hoover Road) was given its first reading. Second reading and public hearing will be held on June 1, 1998.
4. Ordinance C-41-98 (Accept the Plat of the Resubdivision of Lots 61 to 66 inclusive, Meadow Grove South, Section No. 2) was given its first reading. Second reading and public hearing will be held on June 1, 1998.

Mayor Grossman commented that she had asked Mr. Lathrop, Urban Forester, to tour the property in an attempt to retain some of the tree line existing in the area. Planning Commission decided to move the setback line forward to accommodate the trees on lots 61 - 66.

Mr. Roland "Lum" Edwards, engineer, asked if they were talking about the development plan or plat. Mr. Bennett said it was the plat. Mr. Edwards explained that this is for the resubdivision of a portion of a plat that was approved some time ago. The reason for the resubdivision is to provide another access to the Henceroth tract, to the east, currently under annexation. He said this is the first time he has heard of a setback change. They are all vacant lots. He said the Mayor's comments probably refer to Res. CR-39-98. Mr. Eversman asked if this was creating the area for Sorrel Lane. Mr. Edwards said yes. It extends the road, that is now a cul-de-sac, into the Henceroth tract. Mr. Eversman asked if it was changing the shape of the lots. Mr. Edwards said they are taking one lot out.

5. Resolution CR39-98 (Approve the Final Development Plan for Meadow Grove South, Sections 3, 4 & 5, located east of Grant Run and North of Borrer Road) was given its reading and public hearing.

Mr. Roland "Lum" Edwards, engineer, was present. Mr. Bennett reviewed the three stipulations, which Mr. Edwards indicated the developer has no problem with them.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

6. Resolution CR40-98 (Approve the Final Development Plan for The Ravine at Quail Creek located on the north side of Quail Creek Boulevard) was given its reading and public hearing.

Mr. Phil Fankhauser, Epcon Group, stated that they are very pleased to be returning to Grove City for their third condominium development. The first two were very, very successful and believe that this new community will be even better. Epcon specializes in developing only ranch style condominiums, offering two and three bedrooms with one and two car attached garages. Their emphasis is on beautiful architecture and an abundance of landscaping. They are especially excited about this development because they are introducing their new cathedral collection models. They will offer their larger designs, with stone on the exterior, horizontal roof & large screened porches. He noted that 75% of their sales have been the cathedral models. There is strong demand in Grove City for quality. The project is on a scenic ravine and they have taken extensive efforts to preserve the existing ravine. They are emphasizing low density, with 5.6 residents per acre and over 4 parking spaces per dwelling. They will provide their own community center with clubhouse and swimming pool for use by their residents. They will emphasize quality, as is done in all their developments. They have already sold 12 units and they are anxious to get started.

Mr. Bennett reviewed the five stipulations set forth by Planning Commission, which Mr. Fankhauser agreed to these with the exception of "no occupancy before the completion of Quail Creek Blvd. extension". He said it is not known, at this time, what the completion date for Quail Creek Extension is. They anticipate having residences available for occupancy in approximately four months. It is their understanding, from the developer, that they will have access to their property while Quail Creek is being extended, since there is no dedicated street connected to their site. He asked that Council allow for occupancy permits before Quail Creek is completed, because there is a good chance that they will be finished before the road. He said they understand that such a permission would be conditioned upon obtaining municipal (police, fire, bldg. depts.) approval that the access is safe for the residents. President Milovich asked Mayor Grossman if the Administration was aware of the temporary access. Mayor Grossman said this has been requested. Their mission is to get the road constructed as expediently as possible. Mr. Clark, Dir. of Law, explained that the 1.5 acres the City is trying to obtain to complete the connection to Borrer Road is currently being appraised. If negotiations with the property owner are unsuccessful, it can go to court and be taken immediately - since it is for a

Broadway. He indicated that the appraisal is due back in the next week or two and should be in a position to obtain the property by the middle of June. Mr. Radi asked how close the temporary road would be to the existing residents. Mr. Fankhauser said there are three lots that are currently vacant. The road would be placed between the first two and be paved and landscaped. President Milovich stated that the way the stipulation is written, no final occupancy permits could be issued until the entire extension of Quail Creek Blvd. is complete. Mr. Fankhauser agreed and indicated that this is not what has been discussed. Mayor Grossman indicated that the intent of Planning Commission was to address the extension by White Oak Communities only. Mr. Bennett asked what the anticipated completion of White Oaks portion is. Mr. Terry Morrison (White Oaks) stated that they anticipate their portion to be complete by the first of September. He suggested that Council permit occupancy after all pavement is placed in front of Epcon's property, which would give them access. They anticipate this being done in sections, rather than all 2,000 feet at once. This would allow for any unanticipated weather/contractor problems.

Council reviewed options to this stipulation, along with a concern for the temporary road. President Milovich asked Mayor Grossman what the intent of this stipulation was. Mayor Grossman said it was to expedite the construction of the road and the installation of the street lights. Council asked if the temporary road was discussed. Mayor Grossman indicated that she did not recall the temporary road being brought up at all. Council indicated that the temporary road is not even part of the Development Plan. Mr. Fankhauser said this was correct. It is not permanent and only a temporary transition. He said he's not sure these things are brought before Council, they just are done and no one thinks twice about it. However, if Council feels more comfortable with him bringing in a separate plan for the temporary road, he would be happy to do that.

After additional discussion, Mr. Eversman moved to amend Section 1 to say, in part: . . . , *with the exception of Stipulation #2 and with the following stipulation: "No occupancy permits will be issued prior to the completion of the construction of Quail Creek Blvd. to the eastern end of the Ravines of Quail Creek. Street lights shall be installed by Sept. 1, 1998 for the existing street and by Dec. 1, 1998 for the extension of Quail Creek Blvd."*; seconded by Mr. Radi.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

7. Resolution CR41-98 (Authorize the Mayor to enter into a Lease Agreement for Recreational Space) was given its reading and public hearing.

Mr. Babbert, Dir. of Parks & Rec., provided Council with a copy of the Lease Agreement. He explained how this came to be. After touring several facilities, they came up with the "Old Tosoh" building. There is 10,000 sq. ft. available on the second floor and they are looking to move some programming from the Senior Center, Gantz Barn, and the space being rented above Gardo's Pizza. With this move, expansion of preschool programs at the Barn and increasing after-hours programs at the Senior Center can take place. Plus, the space above Gardo's can be vacated to a more conducive facility. This would also free up some time in the meeting rooms downstairs, in City Hall. The monthly rate of \$3,200.00 per month would be taken out of the General Recreation Fund, making it a self-supporting rental space. A variance, allowing for recreational use in the existing zoning district, has been approved by the Board of Zoning Appeals. He has also had Mike Boso, Bldg. Dept., walk through the building to make sure there are not any major modifications needed for this use.

Mr. Eversman asked if the space above Gardo's was the only leased space we would be giving up. Mr. Babbert said yes. Mr. Eversman asked how much it costs. Mr. Babbert said about \$475.00 per month plus \$40.00 per month for utilities - roughly \$600.00 total. Mr. Eversman asked how much the utilities run at the "Old Tosoh" building. Mr. Babbert said he has not seen them, but, the Lease Agreement indicates a price of \$1,000.00 per month for heating and air conditioning. Mr. Eversman voiced concern over the provision in Article 6 of the Lease Agreement stating that if there is an increase above 10% in a year, the City would be responsible. Mr. Babbert said they have spoken with Mr. Gary Curry (property owner) about setting up a separate meter to monitor the City's use and pay off of it. However, they have not pursued it, at this point. Mr. Eversman confirmed that they believe the fees generated from the additional programs will pay for the monthly lease. Mr. Babbert said yes. Mr. Fulton asked how much renovation will be necessary. Mr. Babbert said they will be using the office space and will need to clean carpets and reposition three partition walls. Mr. Fulton asked for a cost. Mr. Babbert said they didn't have that figure yet. President Milovich asked how the lease gets extended - do we have the first right of refusal after 20 months? Mr. Babbert said yes. He said one of the reasons for the 18 - 24 month time frame was to re-evaluate the position once the YMCA was under way. President Milovich asked Mr. Clark if he had reviewed the Agreement and if it was all right. Mr. Clark said he had read through it and has a few changes to request. He said it is not unusual to make changes to an agreement after Council has authorized the signage. President Milovich asked Mr. Babbert if he knew exactly how much this is going to cost, in terms of improvements, utilities, liability & fire insurance, etc. Mr. Babbert said they have not put that together for a 20 month period. They have reviewed figures on a fiscal year basis. Mr. Eversman asked if it would create a problem if this was postponed for two weeks in order for some of these questions to be answered. Mr. Babbert said no, they are looking at a June 1 start date and postponement will present no problem. President Milovich said he believes they need a detailed financial performance showing how many classes will be offered, type of revenue that will be generated, the exact amount of money it will cost, etc.

There being no additional questions or comments, Mr. Eversman moved to postpone this until June 1, 1998; seconded by Mr. Bennett.

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

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

1. Ordinance C-38-98 (Appropriate \$775.74 from the General Fund for the Current Expense of Vehicle Repair) was given its second reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Bennett.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

2. Ordinance C-42-98 (Authorizing the Issuance of not to exceed \$200,000.00 of Bonds in anticipation of the Collection of Special Assessments heretofore levied for the purpose of Relocating, Constructing and Improving Seeds Road Intersection with South Meadows Drive, Installing related Drainage and Traffic Control Improvements, and Paying Engineering, Design and Legal Expenses related thereto, Authorizing a Bond Purchase Agreement appropriate for the Sale of the Bonds, Retiring Notes previously issued for such purpose and declaring an emergency) was given its first reading. Second reading and public hearing will be held on June 1, 1998.
3. Ordinance C-43-98 (Authorizing the Issuance of Not to Exceed \$300,000.00 of Notes in anticipation of the issuance of Bonds for the purpose of Relocating, Constructing and Improving Seeds Road in the City of Grove City, Constructing a New Intersection with South Meadows Drive, Installing related Drainage and Traffic Control Improvements, and Paying Engineering Design and Legal Expenses related thereto, Appropriating Funds for the Project, and Retiring Notes previously issued for such propose and declaring an emergency) was given its first reading. Second reading and public hearing will be held on June 1, 1998.

Mr. Behlen explained that this is for the two voluntary assessments on Seeds Road (Ruscilli & Tim Horton's). Ruscilli has paid their portion. Tim Horton's is obligated for the previous \$200,000.00 bond and the remaining \$300,000.00 is the City's obligation. The City's portion will retire by the budgetary money in 1999.

4. Ordinance C-44-98 (Authorize the Mayor to enter into an Agreement for a Land Use Plan and Appropriate \$55,000.00 from the General Fund) was given its first reading. Second reading and public hearing will be held on June 1, 1998.

Mayor Grossman noted that they have received four submissions for this study.

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

1. Mr. Scott Harr, Jackson Township Firefighter & Safety Town Coordinator, announced that this years Safety Town will be held June 18 thru 26, 1998 in cooperation with the Grove City Police. He thanked them for their past support and requested their continued support now and in the future for this great program. They currently have 185 children signed up and have three days left for sign ups.

President Milovich recognized members of Administration and Council for closing comments.

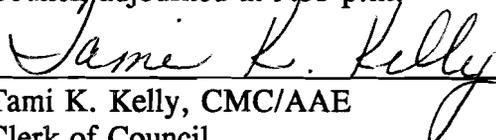
1. Mayor Grossman requested that Ordinance C-29-98 be removed from Council's agenda. As a result of discussions with the F.O.P. and the Police Administration, several suggestions to accomplish the goal of providing a smoke free environment in city vehicles have been presented. Implementation of any suggestions will be discussed with AFSCME also. President Milovich stated that this item will not appear on Council's agenda until June 1, and at that time, this request could be entertained.

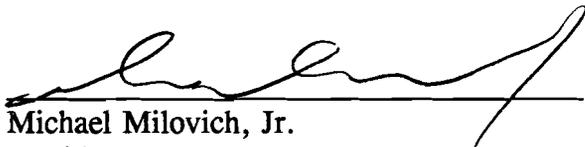
Mayor Grossman requested that the Mayor's Report be accepted. President Milovich moved to accept the Mayor's Monthly Report; seconded by Mr. Bennett.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

2. Council expressed their appreciation to Ms. Fisher for filling in at this meeting.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:55 p.m.

  
Tami K. Kelly, CMC/AAE  
Clerk of Council

  
Michael Milovich, Jr.  
President