

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 1, 2015

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:05 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 Ted Berry Steve Bennett Laura Lanese

1. President Berry moved to excuse Ms. Klemack-McGraw; seconded by Mr. Bennett.

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

2. President Berry moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Lanese.

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

3. The Chair recognized Representative Cheryl Grossman for a Presentation. Rep. Grossman presented Tiffany Donaldson, Employee of the Year and Kurt Lanham, Officer of the Year, with a Proclamation from the State House. At the request of President Berry, Rep. Grossman gave a brief update from the State House.

4. 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-30-15 (Authorize the City Administrator to enter into a Cost Sharing Agreement for Sewer Improvements and Appropriate \$36,000.00 from the Sewer Fund for Said Improvements) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that in order to serve the additional 300+ acres south of The Woods at Pinnacle, the sewer line needs to be enlarged beyond what is necessary for that development. In those cases, the City enters into an Agreement with the developer to increase the line and serve the surrounding area. He explained that this particular Agreement is between Pinnacle Land Holding and Schottenstein. It also requires that the new development join the TIFF District and the Pinnacle Finance District, as well as make certain improvements to the area of S.R. 104 and the terminus of Pinnacle Club Drive.

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

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

2. Resolution CR-29-15 (Approve the Racetrack Redevelopment Fund Grant Agreement) was given its reading and public hearing.

Ms. Erin Hazelton, Supervisor with Ohio Development Services Agency and who administers the Racetrack Redevelopment Program, was present to answer any questions.

Ms. Lanese asked what happened at the last Racetrack Redevelopment Committee meeting. Mr. Boso, City Admin., stated that the Committee met last week and did review items for recommendation. He said they believe those will be forwarded to Council for consideration at their next meeting. The projects include: a stream relocation (\$2.6 mil, with a potential grant of \$780,000.00); demolition of the site & master plan of the utilities (\$750,000.00); and a greenway trail (\$295,000.00). Those total about \$2.4 million, which leaves about \$600,000.00 left.

Mr. Bennett said he understands that each project has to be applied for and any remaining funds would stay in the Fund and not be lost. They could be used for another project. Ms. Hazelton said that was correct. Mr. Boso pointed out that the stream project will require a donation of land from Penn National, along with receiving the Grant. He said this project will not only improve the Beulah Property, but the neighborhoods surrounding it. Mr. Keller said this project has been in the works for over a year and they have filed for grant monies through Clean Ohio. He said properties around it could then be taken out of the flood plain. He noted that the greenway, to get connectivity between Demorest Road and the Town Center, was an important feature.

Ms. Lanese asked what happens if we don't get the Grant. Mr. Boso said that was a stipulation of the Committee, but it is up to Council to decide. He said this is a discussion for the next meeting.

President Berry noted that we got a bit off topic. This Resolution only approves the Racetrack Redevelopment Grant Fund Agreement and does not approve any projects. Those will come to Council at a later meeting.

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

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

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

1. Resolution CR-30-15 (Waive the provisions of Section 903.05(a & c) of the Codified Ordinance for the Annual Alumni Softball Tournament on July 25 - 26, 2015 at Fryer Park) was given its reading and public hearing.

Mayor Stage commented that since the start of this event, there was contraband floating around. With this waiver, a certain structure comes about and we have a back way of getting compliance.

Mr. Bennett said the proceeds will go to Deaf Services. The same people will be working the event as in years past.

Mr. Ron Johnston, representing Deaf Services, was present.

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

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

2. Resolution CR-31-15 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Annual Homecoming Celebration on July 24, 2015 on the streets of the Town Center) was given its reading and public hearing.

Mayor Stage said there needed to be structure with this event and discipline in the hours. This has worked in the past for this event.

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

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

The Chair recognized Ms. Lanese, in the absence of Ms. Klemack-McGraw, Chairman of Lands, for discussion and voting under said Committee.

Resolution CR-22-15 (Approve the Preliminary Development Plan for Story Point located at the Southwest corner of Orders and Haughn Roads) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, said he has gotten the annexation filed and they are requesting approval. He introduced Aaron Seymour, with Story Point to make a presentation. Mr. Seymour explained the services offered are for senior residents and they have spent quite some time to understand the needs for the area. He said their design is developed to allow residents to age in-place, depending on the care needed. He said they believe they would make a significant impact to the local economy, both up front and on-going. They hope to employ almost 100 people at this location. Mr. Berry asked about the amenities offered. Mr. Seymour said they have 158 units. They bring all the core amenities to the center of the building. They will have many eateries, such as a Pub and Bistro; shops; postal service; bank; salon; theater; fitness center; library; computer room; outdoor activities; etc.

Mr. Davis asked if this is privately funded. Mr. Seymour said it is all private pay. Mr. Davis asked about the memory care unit. Mr. Seymour said it has a separate wing and has a higher number of employees per tenant.

Mr. Bennett asked about future expansion. Mr. Rausch, Dev. Dir., said any future development would have to come back for approval.

Ms. Lanese asked what the 1,400 spaces in their research meant. Mr. Seymour said that is the net demand in the area. So, evaluating a radius around Grove City, they found that the total net demand is 1,400 units. Ms. Lanese pointed out that they have 2,000 units across the Country. So, the demand in this area is almost the same as across the Country. Mr. Seymour said it is not far off.

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

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

2. Resolution CR-32-15 (Set forth, as required by Section 709.031 of the Ohio Revised Code, the Municipal Services that can be furnished to 16.45 acres located on the southwest corner of Orders and Haughn Roads in Jackson Township to the City of Grove City) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present. He explained the process for the services resolution and the notice that gets sent to contiguous property owners. Mr. Davis said sometimes the letter doesn't suffice and suggested he enhance the communication to area residents about the whole project. Mr. Reynolds said they would give it a shot. Mr. Bennett confirmed that we can provide the services needed for such a large project, via Mr. Boso.

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

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

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

1 Mr. Crosby, owner of Plum Run Winery, commented about the new legislation concerning Food Trucks. He said because of this legislation, he may have to cancel all his food trucks because he cannot get permission from surrounding businesses. He said he has worked with the area restaurants and keeps their menus stocked at the Winery, even when there is a Food Truck. He asked that Council reconsider this requirement so he doesn't have to get permission to bring food onto his premises.

Mr. Berry asked if the Administration was looking into making some changes. Mr. Boso, City Admin., said this legislation did take some time and the Town Center, Inc. was involved. He said with new legislation, there are always some things that need worked through. If Council wishes to consider amendments, they can do so. Mr. Berry asked Mr. Crosby how businesses are responding to the food trucks. Mr. Crosby said one business has said they do not want any food trucks permitted. He said this ordinance is pitting business owner against business owner. Mr. Berry asked if the food truck being brought in would not be in direct competition as the brick/mortar business in the area, or same type of food. Mr. Crosby said the question is: what is the same kind of food. He brought in a wood fired pizza last year, and that is different

Ms. Lanese said it seems that communities are on both ends of the spectrum, either allowing food trucks or not at all. It seems like we tried to find a middle ground that isn't working already. She suggested taking the businesses out of the equation, and look at the distance, making it smaller. Mr. Berry said they should look into some revisions.

Mr. Crosby asked how to measure the 500 feet. Is it as the crow flies or by sidewalk. Mr. Boso said as the crow flies.

Mayor Stage said this is new. It did work in one place. He asked Mr. Vedra if he could have a meeting with the affected parties. Mr. Vedra offered to assist with communicating, in person, with the objecting business. He said they also had a meeting with the Town Center Inc. representatives to

hear their concerns over this new law. He said they can look at distances, but feel the more they can talk through it, the more it will be understood and know how to work with it.

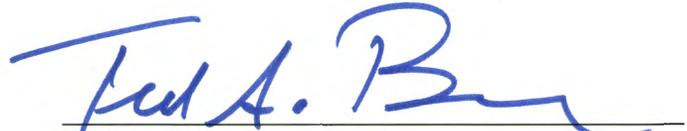
The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage shared condolences to Mr. Reynolds over the passing of Ben Hale. He reported on the "Century Box" Play and the Memorial Day Parade. He announced a meeting for tomorrow morning at 10:00 with the company that is working on the Jividen House; COTA is hosting an Open House here on Thursday at 6:00 pm.
2. Mr. Turner handed out the Monthly Financial report.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:10 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair