

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 3, 1996

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:

Todd Hurley *Steve Bennett* *Mike Milovich* *Jeff Warner* *Bruce Faris*

1. Mr. Warner moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Faris.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes

The Chair recognized Mr. Hurley, Chairman of the Lands & Zoning Committee for discussion and voting of legislative agenda items under said committee.

1. Resolution CR-26-96 (Approve the Sign Request for The Mellen House located at 3820 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Ms. Pam Brown was present to answer any questions. Mr. Hurley noted that this was approved by Planning Commission as submitted, however, a change in the name was made at the request of the Petitioner. It will say "Collectables" rather than "Crafts & Gifts". There being no additional questions or comments, Mr. Hurley moved it be approved; seconded by President Milovich.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

2. Resolution CR-27-96 (Approve the Final Development Plan for Gateway Business Park, Buildings 1 and 6, located north of State Route 665 and east of I-71) was given its reading and public hearing.

Mr. Robin Holderman, President of Construction for Ruscilli Construction, was present to address Council. Mr. Bennett asked when they anticipated to begin construction. Mr. Holderman stated that if he was very lucky, around June 18, 1996. Mr. Warner stated that in the preliminary development plan, the possibility of adding second story windows to Building #6 was discussed and asked if they had reviewed this. Mr. Holderman said they did entertain the addition, however, due to the number of entrances to this building, it was not economically feasible to add the second story windows. The estimate was \$40,000.00 and with the architectural design of the buildings and landscaping, it just isn't feasible. Mr. Faris asked why we were stating that additional trees may be added. Mr. Lathrop, Urban Forester, explained that the plan meets Code, however, the developer agreed to add a tree or two IF, after completion, there may be a resident who was still

not satisfied. Mr. Holderman noted that they have met with the contiguous property owners and showed them the plans. The residents expressed concern about water runoff and were assured that this would not affect their lots. They also requested no white pines on the mound which was already part of the plan. Finally they expressed concern over the lighting on building #1 and it was changed so it wouldn't shed light on to their property.

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

Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

3. Resolution CR-28-96 (Approve the Sign Request for Dawg & Sudz Grooming Salon located at 3966 First Street in the Historical Preservation Area) was given its reading and public hearing.

Mr. Jim Jenkins, representing owner (wife) of grooming business, was present to answer any questions. Mr. Hurley reviewed the stipulations set forth by Planning Commission, to which Mr. Jenkins agreed. Mayor Grossman asked for the specific location of this sign. Mr. Jenkins said it would be on Columbus Street, out of the right-of-way. Mr. Lotz, Chief Building & Zoning Official, noted that this parcel fronts Columbus Street and goes back to Cleveland Avenue with a house in front the another building behind. This particular building has very little ground that is not in the right-of-way. He also noted that he spoke with the owner of the property regarding the improvements that are to be completed by June 15, 1996. The property owner is trying to stucco the exterior, but, the weather has slowed the schedule. He has every intention of completing the improvements and will probably ask for an extension.

There being no additional questions, Mr. Hurley moved it be approved; seconded by Mr. Warner.

Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

4. Resolution CR-29-96 (Services that can be provided to a 1.080 acre tract located east of Hoover Road upon its annexation to the City of Grove City, Ohio) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Faris.

Mr. Joe Hull, attorney for petitioner, was present. There being no questions, the vote was called.

Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes

The Chair recognized Mr. Bennett, Chairman of Service, for discussion and voting of items under said committee.

1. Resolution CR-30-96 (Authorize the Mayor to contract with the Franklin County Commissioners on behalf of the City for a Community Development Block Grant Program and provide Acquisition Services Therewith) was given its reading and public hearing.

Mr. Bennett explained that this is a continuation and will allow the City to apply for Community Development Block Grant funds. There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Mr. Warner.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes

The Chair recognized Mr. Warner, Chairman of Finance, for discussion and voting of items under said committee.

1. Ordinance C-44-96 (Authorize the Issuance of Notes in the Amount of Not to Exceed \$1,300,000 in anticipation of the Levy and Collection of Special Assessments and the Issuance of Bonds for the purpose of Improving Seeds Road, Constructing a New Intersection with South Meadows Drive, Installing Related Drainage and Traffic Control Improvements, and Paying Engineering, Design and Legal Expenses Relating Thereto) was given its second reading and public hearing.

Mr. Behlen explained that this will fund the relocation of Seeds Road and provide improvements to South Meadows Drive intersection as well as widen a portion of State Route 665. This opportunity has risen due to development occurring on the north and south sides of S.R. 665. Mr. Griesenauer and Ruscilli Construction (property owners) will reimburse the City for their portion of the improvements. Mr. Warner noted that this is considered a short term financial note.

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

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

Mr. Warner moved it be approved as emergency; seconded by Mr. Faris.

Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

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

1. Mr. Behlen brought before Council an issue that will be presented to them for consideration at the next Council Meeting. One of the City's corporate citizens, Mr. Don Kenny, who has the Cross Country Inn and other developments, is seeking to refinance his debt on the Cross Country Inn. It was originally financed through Industrial Revenue Bonds, which is similar to Ord. C-44-96, through the City, but, show no liability or obligation on the part of the City. He then introduced Messrs. Richard Simpson, the City's lead council of Bricker & Eckler, William Conard (B&E) and Jim Katerackus, from Triangle. Mr. Simpson explained that he is here tonight with regard to City financing and Mr. Conard is here on behalf of private financing, which happens to be taking place through the vehicle of the City. Mr. Conard then provided some history, explaining that in 1986 the Council considered a bond for 2.5 million dollars and Don R. Kenny was the borrower, using the proceeds to start the Cross Country Inn on Jackpot Road. The bond had a feature to be called after ten years. Currently, there is about 1.8 million outstanding on the bonds. They are bearing interest at 8.25%. The current market would enable Mr. Kenny to refinance the balance at roughly 4%. This will, in the first year, amount to about \$72,000.00 in savings. The difficulty arises because the existing bonds can first be called on July 1, 1996 and every first of July thereafter. So, if refinancing is not done by July 1, 1996, they will have to wait until July 1, 1997. Tonights purpose is to explain the need for Council's consideration, answer any questions, and provide an ordinance at the next meeting asking for an emergency. He said Mr. Katerackus is here as CFO and can answer any questions regarding Mr. Kenny's operation. Mr. Conard stated that the bonds are limited in obligation to the City. No money of the City's can be used for the retirement of debts. This is entirely a conduit operation and Mr. Kenny is solely responsible for the payment. Also, this is entirely authorized under Ohio Law and Bricker & Eckler will render an opinion that the Bonds are tax exempt and duly value, authorized issue, special obligations of the City. Mr. Faris asked about the limited liability and what the downside would be for the City. Mr. Behlen said by not acting on this, the downside would be penalizing a good corporate resident of Grove City. Basically, State and Federal legislature provides for this type of funding for enterprises that meet certain requirements. In 1986 Mr. Kenny's organization met all the requirements. Generally, these are done through the Franklin County Commissioners, which does it by Resolution. Our City does it with two readings and the timing, in terms of action, is dictated by our practice. Generally, it is done in the most expedient manner possible. The law is written so there is no obligation on the part of the City to make any payment or provide any type of assurance. We are protected by State Statues to act on Mr. Kenny's behalf and provide this level of financing for him. Mr. Faris said the term limited liability seems to suggest some type of liability that he has not heard yet. Mr. Conard said there is always some liability in everything you do, in theory. Basically, Ohio law protects the City and there is no contractual obligation. The sole extent of obligation of the City is to issue the Bonds and assign the obligation to receipt payments, that Mr. Kenny would have, to a Bond Trustee for the benefit of Bond holders. The Bonds will be supported by Bank One. If Mr. Kenny misses a payment, the Bond holders would be paid by Bank One, with their letter of credit. There should be no liability for the City since they are all supported by a letter of credit by the Bank. President Milovich asked if there would be any extension in the term. Mr. Conard said Federal law will not allow an extension on the maturity. There may be some shortening, however. Mr. Bennett asked with regard to the City's involvement, what, besides maintaining our current relationship with Cross Country, would the City get out of this. Mr. Boso, City Administrator, asked Mr. Conard to explain why this financing mechanism was created in order to answer the question. Mr. Conard explained that in the '60's a law was needed to promote the commercial, economic manufacturing & distribution development in the State of Ohio. So, Chapter 165 of the Ohio Revised Code was put in place. The reason for choosing this form of financing is because the Federal Government viewed it as a subsidy, and likewise the State, and provides for tax exemption status. Benefits that occurred from this were additional, spin-off development that may not have

been tax-favored, jobs are created, money turns over into the community and by refinancing, the savings can be utilized in the same way. Mr. Boso noted that several other projects have been financed in the same way: Kroger, KMart, Harts, etc. This does not affect the City's indebtedness, but, in terms of the private sector there have been some changes in the law that affects the desirability of these types of finances.

2. President Milovich recognized teachers and students from Park Street Middle School. Mrs. Hanhilammi and Mrs. Snachall provided background on a Grove City project their classes have been working on for the past five weeks. It was an interdisciplinary activity that incorporated language arts, social studies, math and science to see how the subjects interrelated, plus, learn a little about how our City worked, receive an appreciation for the quality of life in Grove City from the businesses offered to recreational opportunities and, then, to take a look at all the City jobs and what each does. One of the major impacts from this project was for each student to create a survey and question a number of residents, in various age groups, to find out what they would like to have at Fryer Park. Based on the survey, the students developed a floor plan and some recommendations for the Fryer Park Community Center. They said this is the most enthusiasm they have had from the students on a project and feel its has been a wonderful opportunity to take pride in their community and feel like they have some input as to what is going on in the City. There were two (2) teams that were chosen to come to the meeting and give their presentation to Council, just like they had for class. The first team was Megan Snyder and Molly Camp. They showed the map they made for the Language/Arts portion. It showed a business and location they felt Grove City needed, which was a theater on Orders Road - next to Fryer Park. It also showed some of the existing businesses that were important to them (Dr. Vandusen & Big Bear). For Social Studies, they showed the government booklet of different offices of the City they put together, noting the Finance Department, the Public Information Coordinator and the Parks & Recreation Director. For Science, they conducted a survey, phoning residents and asking them ten (10) questions about what they would like to see at Fryer Park. As a result, the following recommendations were given: an Indoor and Outdoor Pool, TV/Game Room, Stage, Craft Room, Weight Room, Nursery and two gyms. For the Math portion a floor plan of the proposed Recreation Center was designed and shown, which incorporated the recommendations of the Survey. Finally they made a Brochure of Grove City, writing about the parks (Windsor & Gardens at Gantz), the Rec. Center at the High School, local restaurants, hotels, banks, schools, and retail stores. Also, they highlighted community events, such as the Family Fall Fest, Easter Egg Hunt, and Independence Day Celebration. They added the Library, City Hall and put in a small map of the city.

The next group consisted of Michel Stimson and Lindsay Gibbs. Their presentation started with their Brochure of Grove City. They emphasized its great location - just 10 minutes away from Ohio's capital and easy access to OSU, Columbus Zoo, Convention Center, Museums, Columbus Airport, Fairgrounds, etc. They cited over 850 rooms for lodging and 50 restaurants, from Gotliebs to McDonalds. Next, they showed their design of a floor plan for the Recreation Center at Fryer Park. For the Social Studies portion, they made a map showing the businesses that were important to them. Some were: Bob Evans, BP Oil, Goodyear, Kroger, McDonalds, Revco, & Star Bank. Their proposed business was a movie theater and the location was the old Harts on Stringtown Road. Next they shared the Booklet of Job Descriptions of Grove City Government. They read the Mayor's, City Administrator's, Development Director's, and Council's. They also provided results of their survey on what the residents would like to see in Fryer Park and their recommendations were: an indoor and outdoor pool, weight room, craft room, kitchen/banquet facility, stage, TV/game room and indoor soccer field. Mr. Faris asked the girls what the most positive aspect of Grove City is. They said the Parks and Recreation programs.

Mayor Grossman congratulated the students and teachers. She said this was a very creative project and commended them on their hard work and outstanding job. Mr. Warner also commended the teachers and students for their efforts. He said these are the kinds of projects we need to see more of.

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

1. Mayor Grossman presented the Mayor's Monthly Report and requested it be accepted.

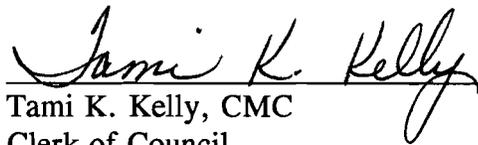
Mr. Hurley moved to accept the Mayor's Report; seconded by President Milovich.

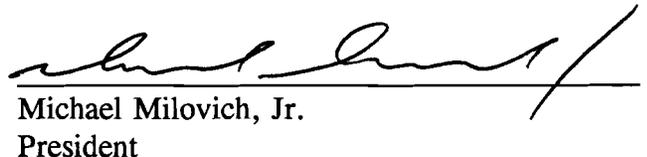
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

In closing, Mayor Grossman reminded everyone of the very historic event coming up this Friday and encouraged everyone to attend the Olympic Torch Ceremonies. She thanked Parks & Rec. for their participation in the dedication of a bench in memory of John Mountain at the Gardens at Gantz. and for the first concert in the Summer Performance Series this year.

2. Mr. Jim Blackburn, Director of Service, announced that beginning June 17, 1996 the west ramps of I-71 will be closed for fourteen (14) days, as part of the Stringtown Road Bridge improvements.
3. Mr. Bob Lathrop, Urban Forester, announced that 14 additional trees are going into the Arboretum at Gantz park. Also, he is working with South Western City Schools to pioneer a "Tree School USA" Program. We are the only place in the country launching this experiment. It will be reviewed by the National Arbor Day Foundation and possibly present this as a national program. Basically, everything we do to become a Tree CITY USA, a school would do with some modifications.
4. Council Members commended the students, their parents and the teachers on such a great project. Mr. Warner commented that he was able to attend the Dedication Ceremony for John Mountain. He said that without John, we wouldn't have the Gardens at Gantz. It certainly is a jewel in our crown. President Milovich noted that he attended the Music in the Park last Friday. The Grove City High School Jazz Band played and it was most enjoyable.
- 5.. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:17 p.m.


Tami K. Kelly, CMC
Clerk of Council


Michael Milovich, Jr.
President