

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 06, 2011

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 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:

Greg Grinch Maria Klemack-McGraw Ted Berry Steve Bennett Melissa Albright

1. Ms. Albright moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Klemack-McGraw.

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

2. 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.

Ordinance C-21-11 (Appropriate \$110,000.00 from the General Fund for the Current Expense of the Lumberyard Temporary Site Improvements) was given its second reading and public hearing.

Mr. John Matera, resident, spoke in support of the improvements. He said he feels it would make a nice gathering place for the community and benefit the Town Center merchants. He said he believes it is long overdue and the improvements need to be made. Also, as President of Grove City Tomorrow, he said this organization would work to raise funds or contributions, such as benches and trees, to help defray costs. He challenged other civic organizations to undertake that challenge.

Mr. Grinch said the ordinance lists the word "temporary" three times and as the Ward 3 representative, he has a hard time supporting anything spending \$110,000.00 on something temporary. He said there is nothing temporary about spending \$110,000.00.

Ms. Albright shared concern over this expenditure, especially with a new RFP for this area and other areas in the Town Center. She said she understands that there is a concern that we haven't done anything with this area for a long time, but she doesn't want to start spending money now, when it is temporary, and when an RFP is due back in about 10 days.

Mr. Bennett commented that he had a conversation with Mr. Keller, Consulting Engineer, regarding the \$110,000.00 expense and discovered that some of this expenditure includes perimeter improvements. He referenced a memo from Mr. Keller that shows many options. He noted that Option 3 removes 3" of gravel and replaces it with 3" of topsoil/seed at a cost of \$80,500.00. He said after 12 years and over \$2 million spent waiting on something to happen, and the 1,000+ people who have signed petitions and made requests to him, it is high time to get something underway. He said there may be other projects tied into this at a later date that would add parking and other attributes to the Town Center.

Mr. Berry clarified with Mr. Keller the pricing and options in the March 7, 2011 memo as well as making improvements in three or more phases. Mr. Keller clarified that \$80,500.00 just removes the gravel and replaces it with topsoil and seeding. That price also includes engineering costs. Mr. Berry said he likes the idea of phasing in the improvements and moved that the amount be amended to \$80,500.00 to just take care of the gravel and topsoil/seeding at this time; seconded by Ms. Klemack-McGraw.

Mr. Grinch said we have spent thousands of dollars and researched that this property is destined for commercial development. It hasn't happened to date, but it doesn't mean it wouldn't in the future. He said he doesn't see this lot as being any different than an out lot on Stringtown Road. He doesn't understand why we don't wait another 30 days to see if there is an RFP with a developer that would pay for this instead.

Ms. Albright feels we are jumping the gun, even with reducing the amount. She doesn't think we are approaching this project properly.

Mr. Bennett called for the Previous Question; seconded by Mr. Berry.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	No
Mr. Grinch	No
Ms. Klemack-McGraw	Yes

Mr. Honsey, City Admin., asked Mr. Keller if the amount included all engineering costs, plans, specifications, bid documents, etc. Mr. Keller said yes. This was a total amount.

There being no additional questions, Mr. Bennett called for the vote on the Motion to Amend.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	No
Mr. Grinch	No

Mr. Bennett called for any further discussion on the amended Main Motion.

Mayor Stage said the City engaged Frank Elmer and they are following his guidelines and suggestions. They are trying to accelerate it, as best they can. They are moving forward with the RFP and have interest in it.

Mr. Dick Rutherford, resident, said it appears that we are batting gnats with a ball bat. He said you reduce the appearance dramatically when you take out the trees, etc. He said about two years ago, the City spent about \$750,000.00 on engineering, discussion, countless hours with the last developer. The money to beautify and make this area usable – even on a temporary basis – is wise to do. Whether it is \$110,000.00 or \$80,000.00 is not a big difference in dollars, but it would be a big difference in appearance.

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

Mr. Bennett	Yes
Ms. Albright	No
Mr. Grinch	No
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

Mayor Stage commented that he will use his 10 days, under the Charter, to review this item for possible veto.

2. Ordinance C-24-11 (Appropriate \$24,000.00 from the Community Development Fund for the "Grove City Presents the Ohio Flags of Honor Memorial" Weekend Event) was given its first reading. Second reading and public hearing will be held on June 20, 2011.
3. Ordinance C-25-11 (Amend Section 161.10 of the Codified Ordinances titled Employee Status, Number of Employees per Department, Pay Grades) was given its first reading. Second reading and public hearing will be held on June 20, 2011.
4. Ordinance C-26-11 (Approve a Loan for Tossed-N-Grilled under the Town Center Loan Program) was given its first reading. Second reading and public hearing will be held on June 20, 2011.
5. Ordinance C-27-11 (Appropriate \$28,950.00 from the Capital Improvement Fund for the Current Expense of the Stringtown/Hoover Roads Bridge Improvements) was given its first reading. Second reading and public hearing will be held on June 20, 2011.
6. Ordinance C-28-11 (Appropriate \$18,298.00 from the General Fund for the Current Expense of Professional Services for the Stringtown Road Gateway/Interchange Aesthetics Improvement Planning) was given its first reading. Second reading and public hearing will be held on June 20, 2011.
7. Ordinance C-29-11 (Authorize the City Administrator to execute all documentation necessary to Accept Ownership of the White Road Bridges over Mulberry Run and Grove City Creek from Franklin County) was given its first reading. Second reading and public hearing will be held on June 20, 2011.
8. Resolution CR-18-11 (Appoint Ms. Chrissie Powers to the Audit Committee) was given its reading and public hearing.

Ms. Powers was present and introduced herself. She said she was a CPA, a certified Fraud Examiner, is certified in financial forensics and a certified evaluation analyst. She owns her own CPA firm where she predominately practices in litigation support. Council commented on her outstanding credentials.

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

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

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

1. Resolution CR-19-11 (Adopt the Solid Waste Management Plan for the Solid Waste Authority of Central Ohio) was given its reading and public hearing.

Ms. Terri Merriman, SWACO, explained the history of the Solid Waste Authority. The Ohio Revised Code requires that they have a Management Plan. She said 60% of the communities must approve the Plan. If they don't or the EPA doesn't like the Plan, the EPA can create a Plan for them and they must use that one instead. She reviewed the Programs offered - noting that SWACO has the largest recycling drop-off program in the United States.

Mr. Honsey, City Admin; noted on pg. 17, it states that SWACO does not anticipate any increase in the generation fee. He said it is a well run facility. He said they are also flaring off gas and they would like to see that captures and used for alternative fuels. He recognized Mr. Rutherford who is a resident member of the SWACO Committee.

Mr. Rutherford said he always thought of this as The Dump. He said it is not a dump. It is a well run facility with very dedicated employees. He is very impressed with the operation.

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

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

The Chair recognized Ms. Klemack-McGraw, Chairman of Lands & Zoning, for discussion and voting under said Committee.

1. Ordinance C-18-11 (Rezone Parcel #040-003770 located at 4346 Broadway from C-1 to C-2) was given its second reading and public hearing and Ms. Klemack-McGraw moved it be approved; seconded by Mr. Grinch.

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

2. Ordinance C-19-11 (Rezone Parcel #040-003780 located at 3795 Broadway from D-1 to R-2) was given its second reading and public hearing.

Ms. Christina Littler, petitioner, said she started this process just so she could refinance her loan. She said it has cost her 2% of her loan because it has taken so long. She doesn't see why this couldn't be expedited.

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

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

3. Ordinance C-22-11 (Approve a Special Use Permit for Outdoor Sales for The Tamarkin Company, d/b/a Giant Eagle, located at 2173 Stringtown Road) was given its second reading and public hearing and Ms. Klemack-McGraw moved it be approved; seconded by Ms. Albright.

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

4. Resolution CR-20-11 (Authorizing the Use of the Design-Build Project Delivery System for the Construction of the Fryer Park Pavilion) was given its reading and public hearing.

Mr. Honsey, City Admin., explained after a second failed bid attempt for the pavilion, it has been the advise of the Law Director and others that we use this new system.

Mr. Smith, Dir. of Law, explained that this is the first step in the process that Council approved last month. It is consistent with a process being utilized across the State in an attempt to reduce costs.

Mr. Berry asked if updates would be given to Council. Mr. Honsey said yes, in the regular monthly report and at each Council meeting if desired.

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

Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	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. Ms. Rebecca Sommer announced that Mrs. Betty Evans, owner of Evans Floral, has been in and out of the hospital over the last couple months. She said Betty is back in today and asked for best wishes for her and her family. Mr. Berry asked for a moment of silence for Mrs. Evans and Sheriff Karnes' family.

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

1. The Mayor submitted the Mayor's Monthly report and Mr. Berry moved to accept same; seconded by Ms. Klemack-McGraw.

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

He then reported on the Gardens at Gantz 20th anniversary. He said it is an impressive point of destination in Grove City and appreciate all the volunteers. He congratulated Central Crossings Girls Softball Team on reaching the Regional level. He congratulated GCHS Boys Baseball team for coming in 4th in the State. He reported on upcoming events. He referenced a write-up in the Dispatch on the city's growth. He said it's not the City's objective to develop ever piece of ground, but it says we are keeping the diversification going.

2. Mr. Honsey referenced the monthly construction updates. It is also on the website. He, along with Mr. Spring, provided updates on the Stringtown Improvement (South Outerbelt) Study with ODOT.

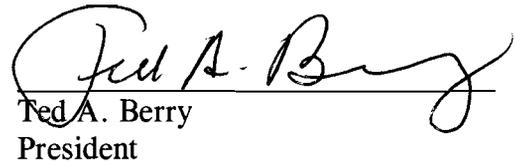
Mr. Berry noted that they will be coming back with prices to take care of Discovery Drive, Sassafras and other areas needing immediate attention. Mr. Honsey said yes, they are looking into the areas. He said it is an interesting dilemma for them right now. He said they may want to wait until next year due to construction timing and fuel prices. They may be forced to have a very aggressive and sizable road program next year. He said Sassafras and the other road are rated in the next five to be addressed in the road program.

3. Ms. Conrad, Dir. of Parks & Rec., thanked Council & the Mayor for their support with the 20th anniversary @ Gantz Park. She announced that the water line is in at Fryer Park and they now have drinking fountains out to the ball fields. She announced upcoming events.
4. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:01 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
President