

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 09, 2014

Special Meeting

The special meeting of Council was called to order by President Berry at 6:30 p.m. in the Council Chambers, City Hall, 4035 Broadway.

The following members were present:

Jeff Davis Maria Klemack-McGraw Ted Berry Steve Bennett Laura Lanese

1. President Berry stated that this is a Work Session for Council to discuss items in and around the Town Center, in a more informal setting.

Mr. Berry started with the Lumberyard and asked Mr. Boso, City Admin; to update Council. Mr. Boso said there is a representative from Pizzuti here. He said they are still in discussions and are working toward a Memorandum of Understanding. Pat, with Pizzuti, said they are still planning the sane concept. He hopes to have that MOU out this week. Mayor Stage said the concept approved by Council is the same. The update would be financial and they aren't ready with that yet.

A picture of the Pizzuti plan was shown and Council revisited the concept. Mr. Berry said the trend currently is for downtown apartments and he has been asked where all the people are coming from. Mayor Stage said there are only 120 units and the uniqueness of the area is what draws people. Mr. Berry asked when Council will see the Memorandum of Understanding. Pat said they will have it done this week. Mayor Stage said they have outlined for Pizzuti that we do not want any new taxes or use of inside millage to be used to pay for any of the projects. They want it to be self funding.

Mr. Berry referenced the Town Center Plan and the Green Frame that the City is using as a guide in development of the Town Center.

Discussion then moved to the Library and Mr. Berry asked Mr. Boso for an update. Mr. Boso shared a timelines of events concerning the approvals surrounding the Library. He said the Library staff and the architect have been working on plans and ideas.

Mr. Mark Shaw, Director of Library, and Jill Billman-Royer, Chair of their Planning Committee, updated Council on their efforts. She showed a booklet that was completed on April 9, 2014. Mr. Shaw said they have seen three basic concepts for the building but there is nothing in stone yet. They shared sketches of a few options/concepts. Council & Library staff discussed the new concepts for libraries around the country and how they have evolved to keep up with community needs and technology. They discussed the need for meeting space. Council reviewed a letter sent by the Architect; and the letter of response by Director Shaw. The Architect reviewed their work so far with the library staff and the concepts they have put together to date. Mr. Davis asked when they hope to break ground. It was stated that they hope to break ground in February. Mr. Davis asked about the repairs needed. Ms. Billman-Royer said the boilers are from the 60's and the roof needs replaced. When the Levy passed there were plans to do upgrades, but they held off when the City came to them with a proposal to move. Ms. Billman-Royer said they could move faster if they could agree on the footprint of the building. Mr. Berry said when the closure of Beulah Race Track became closer, Council asked how that could affect the Town Center and how Columbus Street could connect the two areas. The representative from Braun & Steidl Architects explained that their letter addresses the question of whether a library could be built economically and functionally on the site specifications provided to them, with Columbus Street being extended. She reviewed each point in their letter and stated with the proper frontage on Broadway, it provides the proper cue's to navigate people. She said

if you want it to liven Broadway, we need to think very thoughtfully about how this, as a central civic building, fits in to the fabric of the Town Center; how it interacts with it; and the opportunities that are there. Mr. Shaw responded to this letter, citing that the Board had initial misgivings about the extension of Columbus Street, but was willing to see how it plays out and hear from a professional architect.

Discussion took place about the Green Frame Plan and how that fits into the overall development of the Library and the Town Center.

Mr. Rod Arter, was present to represent Karen Dover, he was hired by Mill Street to come up with some concepts. Ms. Dover did arrive and shared their concerns with Town Center development next to her property. She said she would be ecstatic to have the library beside her but it needs to compliment the Town Center and be good neighbor with surrounding businesses and property owners. She said she has shared her concerns with Shannon Hamons, Chuck Boso, Mike Boso, Ted Berry and Jeff Davis. She said she was told it was too soon but she has had no communication lately. She just saw the letter from the architect and feels communication needs to be better with property owners.

Mr. Boso said it sounds to him that the real debate is whether Columbus Street needs to be a major thoroughfare. He said he believes there will be multiple accesses. Mr. Berry asked if Columbus Street can connect to Beulah and still give the Library the space they need.

Mr. Davis asked if we were now back to a debate on what we have already committed to the Library. He said a discussion about extending Columbus Street is a fare discussion with a lot of different points of view. The question is - will it go right through the property that we have committed to the Library. He thought we had settled that. He said we have a partnership with the Library. As a body of Council, we must have some integrity and we can't keep the Library on the hook.

Mr. Joe Ciminello said they way to revitalize the Town Center is people. By having a community center and a library, that is where people want to come. Over and above that, it is where people want to live. He said Dublin has spent hundreds of millions in their downtown to attract a developer to do a project like he has shown for Grove City's Town Center. He said people do laugh about that happening in Grove City, unless you think bigger. This Plan connects the Town Center with a great asset. Mr. Arter shared a concept that could work with the donation of some additional land from Ms. Dover. He said this plan allows for the bigger picture to take place with Columbus Street, eventually, connecting to Beulah. It allows the Town Center to maintain the connectivity and walk-ability and expands on that. It provides more parking. It creates a vista and a significant intersection. It also gives a lager frontage to the Library along Columbus Street. Mr. Arter said it is an idea worth exploring. Council and Administration discussed the aspects of this concept.

Mr. Berry asked if the Library and the Architect could look at the concept idea with Columbus Street and not slow them down. The Architect said they would certainly be able to look at this concept if that is the desire of their client. It is not as restrictive as what they were presented with before.

Ms. Billman-Royer stated that they are not opposed to connecting to Beulah, but it is not their responsibility. They are committed to seeing the project through for their patrons. She asked how long it would take to get consensus, so there is no delay for the library. Later, she commented that Director Shaw did meet with Ms. Dover and Mr. Ciminello but told them they were in contract with the City and any proposal should be brought to them by the City. She said they have tried to follow the process but are losing trust.

Ms. Dover commented that they should all be able to have some trust in what Council approved for the Town Center through the studies and the Town Center Plan/Green Frame Plan. Many property owners have already spent personal money in the Plan that Council adopted. It seems convenient that

they want to forget about that commitment/promise when a year was spent on that Town Center Plan and vision. Pizzuti was hired to see if those things could come to pass. As a result of that, the conversation about the Library was taken on. This idea was brought to Pizzuti. They went to the City. She has been told repeatedly that she will hear something; they are in just the initial planning phases; we are not that far; from Mr. Davis and Mr. Boso. She said the Library trusted them to work with her and they did not. So, she said they are here to bring forward development ideas that might work for other people and not turn the back on to the whole north end. This Library building would be the only building along Broadway facing south. She said she has been waiting for some communication.

General questions about the Library's plans and Ms. Dover's concept were taken from the audience.

Mr. Bennett said there are two things that need to be on the table: one is the viability of the Library and putting something in that is workable and be there for decades; secondly, he is looking at this for the overall benefit of the City, with more jobs, more retail, etc. This could be a win/win. He said he would hate to look back and say "if only".

Mr. Berry asked how long it would take the Architect to evaluate whether the configuration could work for the Library. The Architect said she would not be able to answer that immediately. She needs a defined scope of work and put that in front of the partners that can allocate resources.

Mayor Stage said they would put together an ordinance for Monday night's meeting to address a designed scope of work; and a breakdown of potential retail availability for Phase 1.

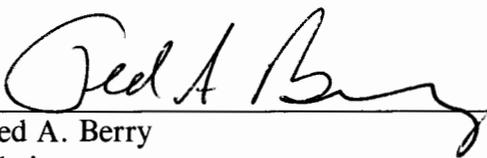
Mr. Berry asked that all correspondence provided to the Administration be sent to Council also.

8. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:14 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair