

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

July 05, 2006

Regular Meeting

The regular meeting of Council was called to order by President Lester, 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:

Larry Corbin *Maria Klemack* *Rich Lester* *Richard Stage* *Ted Berry*

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

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

2. President Lester read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Stage, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-39-06 (Appropriate \$1,000.00 from the DARE Fund for Current Program Expenses) was given its second reading and public hearing and Mr. Stage moved it be approved; seconded by President Lester.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

2. Ordinance C-40-06 (Authorize the City Administrator to Purchase Property and Appropriate \$89,900.00 from the General Fund for the Current Expense of Land Acquisition) was giving its second reading and public hearing and at the request of the administration, Mr. Stage moved it be withdrawn; seconded by President Lester.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

President Lester read a message from Ms. Christy King which thanked Council and the Mayor for withdrawing their offer on this property so she could exercise her backup contract and remain in Grove City with her daughter.

3. Ordinance C-42-06 (Appropriate \$2,931.73 from the General Fund for the Current Expense of Vehicle Repair) was given its second reading and public hearing and Mr. Stage moved it be approved; seconded by Mr. Corbin.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

4. Ordinance C-41-06 (Appropriate \$85,695.24 from the Bond Retirement Fund for the Current Expense of payment of Debt Services) was given its second reading and public hearing and Mr. Stage moved it be approved; seconded by President Lester.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

5. Ordinance C-44-06 (Authorizing The Issuance Of Not To Exceed \$8,730,000 Of Bonds For The Purpose Of Designing And Constructing Buckeye Parkway South Of White Road And A New Road To Be Known As Pinnacle Club Drive To Connect Buckeye Parkway With State Route 104, With All Necessary Equipment And Appurtenances, Including Drainage, Landscaping, Traffic Control Devices, Lighting, And Related Improvements, And Appropriating Funds Therefor, And Retiring Notes Previously Issued For Such Purpose; Authorizing The Execution Of A Bond Purchase Agreement In Connection With The Sale Of The Bonds; Authorizing The Purchase Of A Municipal Bond Insurance Policy In Connection With The Bonds; Approving An Official Statement Relating To The Bonds; And Declaring An Emergency) was given its first reading.

Mayor Grossman stated that it is their goal to expedite, in the most fiscally responsible way available, the issuing long term bonds to pay off this debt and make the schools whole at the earliest possible date. She then introduced Bob Cramer, financial advisor to the City, for a small presentation.

Mr. Cramer explained that the City has incurred short-term General Obligation debt for the Pinnacle Project. Notes have been issued for the initial commitment on infrastructure and engineering. Every time those notes come due, renewal Notes have been issued and the interest has been added to them. As they looked at this, they wanted to get the school and city their money. They also wanted to set it up so that, over time, the city could consider reducing property taxes. He said the current Pinnacle Notes come due in August. They had a choice to either issue renewal notes (and add another \$400,000.00 in interest) and then renew them again or issue TIF Revenue Bonds. He said the updated Progress Report from the developer indicating that the TIF revenues won't be sufficient until the end of 2008 to issue TIF Revenue Bonds. An alternative to issuing Notes and accruing all the interest, is to issue long term revenue bonds now. As the TIF money comes online, you can reimburse the interest expense and avoid a much larger TIF Bond issue at the end of two years. By doing this, he estimates that the City would save \$4.2 million over the life of the TIF. He said after much discussion, it was decided to issue the long term bonds. This provides for a fixed interest rate, which he believes is good since the Federal Reserve has been consistently increasing rates and believes they will continue to do so over the next two years. The Mayor asked him to share his conversation with Bricker & Eckler today. Mr. Cramer stated that Bricker & Eckler is writing the

legislation for this and they asked why the City wanted to do this now. Mr. Cramer said he explained this to Bricker & Eckler and they understood. He also noted that fees for writing legislation would also be reduced. Mr. Cramer said he use to be in a position like Mr. Behlen and said this ordinance is in the best interest of the city. He said he has also reviewed the City's target limitation, and the day after these Bonds are issued, we would still have over \$25 million in issuing capacity. He said the issue is the ability to pay for it.

Mr. Stage stated that you cannot guarantee that interest rates are going to be higher in two years. No one can. He said he has a philosophical problem with taking Ordinance C-86-04, that clearly states this is the debt of the Pinnacle homeowners, and making it an obligation of all the city's residents. He said the City could pay the interest today and not roll it into the renewal Notes. Mr. Cramer stated that the money used for these Bonds will come from the payments of the Pinnacle project. He doesn't believe that it changes the obligation. Mr. Stage stated that Council is being asked to pass this as an emergency, yet he just received a change tonight. He said he has many questions and would like to have a meeting on this item alone. Mayor Grossman indicated that there is a timing issue and that is why they are requesting an emergency. Mr. Cramer stated that something must be passed and effective by 7/17/06 so that the City won't default on the other notes.

Mr. Berry asked if there was a breakdown on the cost savings. Mr. Cramer said yes and provided him with a copy of his breakdown.

Mr. Stage stated that he believes this is speculating an increase in interest rates and is shifting the obligation from Pinnacle residents to everyone in the city.

Mr. Stage moved that this ordinance be postponed to 7/17/06; seconded by Mr. Berry.

Mr. Berry	Yes
Mr. Corbin	No
Ms. Klemack	No
Mr. Lester	No
Mr. Stage	Yes

A lengthy discussion took place of this ordinance and the timing needed for passage.

President Lester called for the Question.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

Mr. Stage moved that the Rules of Council be suspended and the Waiting Period waived; seconded by President Lester.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

President Lester moved that it be approved as an emergency measure; seconded by Ms. Klemack.

Mr. Lester	Yes
Mr. Stage	No
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

6. Resolution CR-37-06 (Approve the Budget Estimates for the Fiscal Year of 2007) was given its reading and public hearing.

Mr. Stage moved to amend Section 1 to include a reference to Exhibit "A"; seconded by Mr. Berry.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

Mr. Berry moved to amend the Capital Project list in Exhibit "A" to include \$30,000.00 for a basketball/tennis court in Hoover Park subdivision; seconded by Mr. Stage.

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	No
Mr. Stage	Yes

Mr. Berry moved that all language concerning any allocation for the extension of sewer and water lines across Grovebrook Golf Course, under I-71, and down to Fryer Park. Motion died due to the lack of a second.

Mr. Stage moved that Page 2 of 7 in Exhibit "A" be amended to include a Capital Improvement Project for a S.R. 665/Buckeye Parkway Traffic Study and appropriate \$30,000.00; seconded by Mr. Berry.

President Lester stated that Mr. Clark, Dir. of Law, indicated that the Charter requires the Mayor to submit a balanced budget. If Council continues to add items, how far off balance would it be. Mr. Behlen stated that in the way he reads a balanced budget, there is an additional \$256,778.41 in these estimates.

There being no additional questions, the vote was called.

Ms. Klemack	Yes
Mr. Lester	No
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

Mr. Stage moved to add under Capital Projects a project called "Turn Lane at McDowell & Stringtown"; seconded by Mr. Berry.

Mr. Lester	No
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

Mr. Berry moved to amend the Capital Project List to add \$400,000.00 for Parks and Green Space Acquisition. Motion died due to the lack of a second.

Mr. Stage commented that this is a preamble to the Appropriation Ordinance and Inside Millage legislation. He said he asked the Administration if it included a rollback on the inside millage and was told it did not. He said he will not support a budget that does not include some rollback to our citizens. Mayor Grossman stated that the City is looking at a \$35 - 40 million project at S.R. 665 and I-71, as well as the possibility of the Local Government Fund being dramatically decreased. She said they would love nothing more than to roll back taxes, but until they are comfortable with numbers that are going to be obligated to, they cannot support or recommend a rollback at this time. She said they have to be responsible for the citizens and the projects underway.

There being no additional questions or comments, Mr. Stage moved it be approved; seconded by President Lester.

Mr. Berry	No
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	No

The Chair recognized, Ms. Klemack, Chairman of Safety, for discussion and voting of legislative agenda items under said committee.

1. Resolution CR-38-06 (Authorize the Chief of Police and the Mayor to Apply for Funding from the D.A.R.E. Grants Program) was given its reading and public hearing

Chief Deskins explained that this is an annual grant that assists in paying for the DARE officer.

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

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

The Chair recognized, Mr. Corbin, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-45-06 (Accept the Annexation of 1.383 acres located at 3788 & 3800 Mayfair Drive to the City of Grove City) was given its first reading. Second reading and public hearing will be held on July 17, 2006.
2. Ordinance C-46-06 (Approve the Replat of Pinnacle Club Section 1, Phase 2 located South of White Road and East of Buckeye Parkway) was given its first reading. Second reading and public hearing will be held on July 17, 2006.

Mr. Jeff Miller, EMH&T, commented that they would be requesting an emergency to waive the 30 day grace period at the next meeting in order to accommodate homes that have already been sold in this Section.

3. Ordinance C-47-06 (Approve the Plat of Pinnacle Club Section 6, Part 1 located South of Pinnacle Club Dr.) was given its first reading and at the request of the petitioner's agent, Mr. Corbin moved it be withdrawn; seconded by President Lester.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

4. Ordinance C-48-06 (Approve the Plat of Pinnacle Club Section 6, Part 2 located South of Pinnacle Club Dr.) was given its first reading and at the request of the petitioner's agent, Mr. Corbin moved it be withdrawn; seconded by President Lester.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

5. Ordinance C-49-06 (Approve a Special Use Permit for United Dairy Farmers located at 3555 Broadway for Gasoline Sales) was given its first reading. Second reading and public hearing will be held on July 17, 2006.

6. Ordinance C-50-06 (Approve a Special Use Permit for United Dairy Farmers located at 3555 Broadway for Outdoor Seating) was given its first reading. Second reading and public hearing will be held on July 17, 2006.

7. Ordinance C-51-06 (Approve a Special Use Permit for Parker's Tavern located at 3998 Broadway for Outdoor Seating) was given its first reading. Second reading and public hearing will be held on July 17, 2006.

8. Ordinance C-52-06 (Approve a Special Use Permit for Dick's Sporting Goods located at 1656 Stringtown for Weapon Sales) was given its first reading. Second reading and public hearing will be held on July 17, 2006.

9. Resolution CR-39-06 (Accept a Sanitary Sewer Line Easement Dedication for Southpark Subdivision) was given its reading and public hearing and Mr. Corbin moved it be approved; seconded by Mr. Stage.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

10. Resolution CR-40-06 (Approve a Certificate of Appropriateness for Parker's Tavern Exterior Renovations located at 3998 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Parker, owner, was present to answer any questions. President Lester stated that he received a call about this from a merchant asking about the white plastic fencing and asked Mr. Holt, Chairman of Planning Commission to comment. Mr. Holt indicated that Planning Commission felt that a wood material would be more in keeping with the Historical area. The Mayor also indicated that the fence color is to be painted to match the building rather than white. Mr. Parker said he agreed with the tan color of the fence. President Lester asked what the outside of the fence would look like. Mr. Parker said it would be solid board on the outside and look nice from the outside view.

Mr. Stage stated that he took pictures of the back of this property and showed Mr. Parker the red dumpster that is there. He said he would like to see some resolution to this dumpster before approving a fence. Also, he said there is a gravel driveway and asked if there were any improvements for the driveway. Mr. Parker said part of that driveway is the City's. He said it was there when he bought the property. He said he would like to add to the improvements in the future.

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

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

11. Resolution CR-41-06 (Approve the Development Plan for Tigerpoly Expansion located at 6231 Enterprise Parkway) was given its reading and public hearing.

Mr. Dallas Morrison, architect, explained that this is the second expansion for the facility and offered to answer any questions. Mr. Berry asked how many additional jobs this will hold. Mr. Morrison said about 45. Mr. Corbin reviewed the stipulation set by Planning Commission and Mr. Morrison agreed to this. Mr. Stage asked about the height of the building. Mr. Morrison said the new building will be about eight feet higher than the existing building to accommodate the cranes. They are in process for a variance.

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

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

12. Resolution CR-42-06 (Approve the Development Plan for Southpark Office/Warehouse located North of Southwest Boulevard and West of Gantz Road) was given its reading and public hearing.

Mr. Ryan Geyser, representing petitioner, was present. Mr. Corbin reviewed the stipulations set by Planning Commission, which Mr. Geyser agreed to. Mr. Berry asked if they had a list of potential tenants. Mr. Geyser said he did not. They are currently in the process of trying to lease the space.

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

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

13. Resolution CR-43-06 (Approve the Development Plan for United Dairy Farmers located at 3555 Broadway) was given its reading and at the request of the petitioner, Mr. Corbin moved it be postponed to July 17, 2006; seconded by Mr. Stage.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

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

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

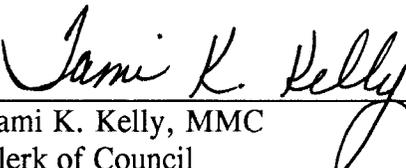
1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Corbin moved to accept same; seconded by President Lester.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

In closing, the Mayor reported that meetings continue on the Darby Accord and they are close to presenting Council with an Agreement. She reported on road construction and upcoming events. She also thanked everyone involved in making the Fourth of July fireworks such a success.

2. President Lester recognized three members of Boy Scout Troop 412 who were here for their Citizenship in the Community Merit Badge.
3. Mr. Stage commented that the only way the City saves money on the Bond is if we don't pay the interest. He said Council had less than a week to review one of the largest Bonds undertaken by the City and a member of Council should have been involved in the administrative meetings.
4. After additional comments from the Mayor, Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:29 p.m.



Tami K. Kelly, MMC
Clerk of Council



Richard D. Lester
President