

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

ly 06, 2009

Regular Meeting

The regular meeting of Council was called to order by President Berry 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-McGraw            Ted Berry            Mike Uhrin            Greg Grinch*

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

Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

2. President Berry recognized the Mayor who recognized the Parks & Recreation Department. He presented a Proclamation for Parks & Rec. Month to Ms. Conrad, Director, and the many staff members who were in attendance. Ms. Conrad passed out green t-shirts to Council and the Administrative Staff to celebrate Parks & Recreation Month.

- 3 The Chair read the agenda items and all items were approved by unanimous consent.

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

1. Ordinance C-38-09 (Authorize the City Administrator to enter into a Purchase Agreement for 5100 Jackson Pike and Appropriate \$155,000.00 from the Street Fund for the Current Expense of said purchase) was given its second reading and public hearing.

Mayor Stage explained that this property is very statically located at the stub of Holton Rd. He said Virginia Homes owns the property east of Holton and has an approved development plan for a new subdivision. He explained that this parcel would allow Holton Road to be extended east of S.R. 104. Mr. Honsey noted that the purchase of the entire property is a good deal for the City. The engineers estimated the cost of just purchasing right-of-way for the road to be very near to this appropriation.

*\*Editor's Note: President Berry left meeting at 8:10 p.m.*

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

Ms. Klemack-McGraw	Yes
Mr. Berry	Excused from voting
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes

2. Ordinance C-41-09 (Appropriate \$70,140.00 from the General Fund for the Current Expense of White Road Reconstruction) was given its first reading. Second reading and public hearing will be held on July 20, 2009.
- Ordinance C-42-09 (Appropriate \$20,250.00 from the General Fund for the Current Expense of Phase 1 Design Services for Tanglebrook Street Lighting) was given its first reading. Second reading and public hearing will be held on July 20, 2009.

*\* Editor's Note: President Berry returned to meeting at 8:12 p.m.*

4. Ordinance C-43-09 (Appropriate \$45,000.00 from the General Fund for the Current Expense of NPDES Phase II Compliance) was given its first reading. Second reading and public hearing will be held on July 20, 2009.
5. Ordinance C-44-09 (Appropriate \$596,690.00 from the General Fund for the Current Expense of Windsor Park Improvements) was given its first reading. Second reading and public hearing will be held on July 20, 2009.
6. Resolution CR-30-09 (Approve the Budget Estimates for Fiscal Year 2010) was given its reading and public hearing.

Mr. Honsey, City Administrator, explained that this doesn't appropriate any money. It is required by the State and provides a look at our current state of finances and projects funds for the rest of the year.

Mayor stage noted that the debt from 1993 (Town Center Revitalization) is now completely paid off.

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

Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes

**The Chair recognized Ms Klemack-McGraw, Chairman of Service, for discussion and voting under said Committee.**

1. Ordinance C-39-09 (Authorize the City Administrator to enter into a Maintenance Agreement with the Franklin County Engineer for the White Road at McDowell Road Improvement Project) was given its second reading and public hearing.

Mr. Honsey explained that this is for road improvements that the County would not normally put in. This is an agreement to say the City will maintain those improvements.

Ms. Reichard noted that the road will be closed on July 22 and is projected to be done by Sept 4, 2009.

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

Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

President Berry requested that he be excused from the rest of the meeting due to a family emergency. Mr. Smith also asked that President Berry be excused from the vote on Res. CR-38-09.

Ms. Klemack-McGraw moved that Mr. Berry be excused from the vote on CR-38-09 and from the rest of the meeting; seconded by Mr. Corbin.

Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes

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

1. Ordinance C-40-09 (Approve an Addendum to the Pre-Annexation and Development Agreement with M/I Homes of Central Ohio, LLC and Pinnacle Development Company of Grove City, LTD as approved by Ordinance C-124-03) was given its second reading and public hearing.

Mr. Stephen Smith, Dir. of Law, explained that this relieves M/I from the obligation to construct a road and requires Pinnacle Company to assume that responsibility. It also put in a timeline for the construction of the road and penalties.

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

Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

2. Ordinance C-45-09 (Amend the Zoning Text for 625.92 acres located South of White Road and East of I-71 as adopted by Ord. C-126-03) was given its first reading. Second reading and public hearing will be held on August 17, 2009.
3. Ordinance C-46-09 (Approve a Special Use Permit for True2Form Collision Repair Centers, LLC for Auto Related Services located at 3965 Brookham Drive) was given its first reading. Second reading and public hearing will be held on July 20, 2009.
4. Ordinance C-47-09 (Authorize the City Administrator to enter into an Economic Development Agreement with the Stonehenge Company for the Lumberyard Project) was given its first reading. Second reading and public hearing will be held on July 20, 2009.

Mr. Rutherford, resident, voiced appreciation over the time spent on this project, but expressed concern for authorizing this move, given the economic downturn that is expected to drop again. He feels it isn't in the best interest of the City now.

Mayor Stage commented that when we did the improvements to City Hall we were in a recession. This time we are in a better situation, in that we own the land and we have cash reserves. Mr. Rutherford reiterated his opposition to this legislation and requested that Council seriously consider waiting on this project.

5. Resolution CR-31-09 (Approve the Development Plan for the Lumberyard Parking Garage located behind 4035 Broadway) was given its reading and public hearing.

Mr. Gary Curry, Town Center property owner, stated this project will affect his property and while some have told him to let this project move forward because it will increase his property value, he cannot. He believes this is a poor use of public funds. He said he never thought there would be a parking garage in downtown. He said it has been reported that parking will be free, but it isn't. It is government subsidized at \$18,000 a parking space. He referenced the report from Frank Elmer that was done for the City. In it, it states that there should not be a parking garage and surface parking should be used. At a meeting with Mr. Elmer, he said it was explained what the cost for a parking space without the cost of the land is. He passed out a sheet showing the cost of surface parking versus garage parking. He said once this is built, there is no turning back. The sequence in building this garage doesn't make sense to him either. He said it would be done two years before any school would move in. He believes there is a more cost effective method to do this. He urged Council to vote no.

Ms. Karen Dover, expressed support for the development, but, is concerned over the garage. She feels we have other options and can save \$3,000,000.00. She said the planning for the universities is not complete and we don't know how many spaces are needed. She said she doesn't believe the time is right to begin the garage. She asked then to hold off, complete the planning, and look at the entire concept.

Mr. Terry Andrews, Stonehenge, explained the plan for the garage. He said there has been a parking study done that includes the garage and more parking. He showed a color rendering of the garage that incorporates a residential feel.

Mr. Grinch asked if they agreed to the four stipulations from Planning Commission. Mr. Andrews said yes.

Mayor Stage said the reason for developing this now is to meet existing needs as well as future needs. He said we are making a statement that this is where we want to concentrate the parking. He noted that that this is just the approval of the plan.

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

Ms. Klemack-McGraw	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes

6. Resolution CR-32-09 (Municipal Services that can be provided to 0.884 acres located at 1827 London-Groveport Road upon its annexation) was given its reading and public hearing and Mr. Grinch moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes

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

Mr. Dick Rutherford, resident, passed out a statement, which he read. He said he is a candidate for the Ward 3 Council seat. He said there isn't enough seating in the caucus session for the public and requested Council address it at next meeting.

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

- 1. Mayor Stage submitted the Mayor's Monthly Report and Mr. Corbin moved it be approved; seconded by Mr. Uhrin.

Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Uhrin	Yes

Mayor Stage then commented that the State is looking to cut financing for the Libraries. He requested that Council show their support for sending a letter to the State Legislature asking that these cuts not be made.

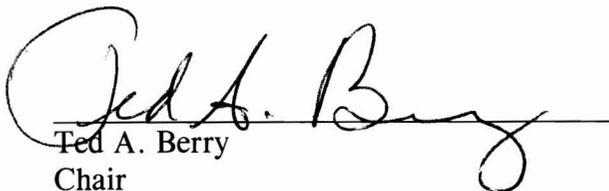
Ms. Klemack-McGraw moved to support a letter being sent by the Administration to the State concerning the lack of funding for the Libraries; seconded by Mr. Grinch.

Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

- 2. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:05 p.m.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Ted A. Berry  
Chair