

**CITY OF GROVE CITY, OHIO
COUNCIL MINUTES**

July 15, 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. Bennett moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Warner.

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

2. Mr. Hurley moved to excuse Mayor Grossman; seconded by President Milovich.

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

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

1. Ordinance C-52-96 (Vacate a 0.478 acre Waterline Easement along the westerly side of the First Presbyterian Church located at 4227 Broadway and extending to Sunshine Park Place) was given its second reading and public hearing.

Mr. R. L. Edwards, engineer, commented that when the water line was originally proposed, it was to go across the back of the church's property and the City went so far as to acquire the easement. However, the water line was built in a different location and this easement never used. It is no longer needed.

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

2. Ordinance C-53-96 (Amend Section 1135.12 titled Nonresidential District Requirements, to add a new section) was given its second reading and public hearing.

Mr. Hurley noted that this was initiated by the Planning Commission and sponsored by President Milovich. President Milovich commented that the Planning Commission reviewed regulations for

exterior facades in non-residential districts from several surrounding communities, Gahanna being one, and felt that this fit the need of our community.

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

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

3. Ordinance C-54-96 (Approve a Special Use Permit for Used Car Sales located at 3775 Jackson Pike) was given its first reading. Second reading and public hearing will be held on August 5, 1996.

Mr. David Distlehorst, petitioner, was present and questioned the extension of the sewer line. He said that the Auto Auction stops short of his southern property line by about 225 yards and feels that they should extend it to their northerly property line so he can pick it up. It was explained that it is the general rule of the City to require a property owner to extend the water and sewer lines to their borders. In this case, the Auto Auction extended their line from east to west, not south to north. In addition, they had additional off-site expenses of bringing the line from the main interceptor of Columbus, at the Scioto River, which brings access to Mr. Distlehorst's property closer than he would otherwise have. Mr. Nelson Kohman, City's Consulting Engineer, stated that he's had several discussions with Mr. Distlehorst regarding this, but, has yet to see a plan from him. Mr. Boso commented that it is the City's position that Mr. Distlehorst is responsible for extending the line the 225 yards and take it to his northerly property line. If Mr. Distlehorst doesn't agree and following his logic, then he should pay the Auto Auction for a portion of the expense they incurred for bringing it from the River, because without it he wouldn't have the opportunity to tie into it. President Milovich said it sounds as though the Auto Auction has provided Mr. Distlehorst with a more economical solution to service his property. Mr. Boso said yes, or he could tie into the main interceptor and bring a line across like the Auto Auction did.

4. Ordinance C-55-96 (Approve the Plat for Gateway Business Park, North Meadows Drive, located on State Route 665) was given its first reading. Second reading and public hearing will be held on August 5, 1996.

5. Ordinance C-56-96 (Authorize the transfer of City Property to the Township of Jackson) was given its first reading. Second reading and public hearing will be held on August 5, 1996.

Mr. Hurley commented that this ground was given to the City by Pizzuti in 1994. It is contiguous to the Jackson Township Administration Building and can better be used by the Township for additional enhancements to this location.

6. Resolution CR-35-96 (Approve the Final Development Plan for Quail Creek, Section 4, located east of Hoover Road and north of State Route 665) was given its reading and public hearing.

Mr. R.L. Edwards, representing White Oak Communities, explained that this is a proposal to extend Quail Creek Boulevard east and extend Quail Run Drive south to this extension. It will create eight (8) new lots, but, the primary reason is to open up an area to the south for a possible church. Mr. Hurley reviewed the five (5) stipulations set forth by Planning Commission. Mr. Edwards stated that stipulation #3 would be shown on the street, water & sewer plans and the grading plans for the subdivision. He commented that development plans for a subdivision are different from commercial or industrial plans because they are not used to build from. A subdivision is built from grading

plans, sewer, sanitary sewer plans. etc. He also noted that the Bike Trail does not show up on the Master Bike Plan as a bike trail, however, this doesn't need to affect approval. Mr. Hurley stated that during the Planning Commission meeting he didn't feel there was clarity of whether the road was on the Master Plan or not, and after the meeting he found that it wasn't. However, he feels that this point can be clarified in the agreement called for in Stipulation #1. Mr. Babbert, Dir. of Parks & Rec., pointed out that the creek has been used as a guide for the bike trail in this area, but, it is subject to change.

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

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

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

1. Ordinance C-57-96 (Appropriate \$625.56 from the General Fund for the Current Expense of Vehicle Repair) was given its first reading. Second reading and public hearing will be held August 5, 1996.
2. Ordinance C-58-96 (Appropriate \$5,281.23 from the Drug Enforcement Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on August 5, 1996.
3. Ordinance C-59-96 (Establish the Hoover/S.R. 665 Project Fund and appropriate \$740,098.00 from said Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on August 05, 1996.

Mr. Warner commented that the anticipated start date for this project is late August. Mr. Boso noted the presence of State Representative Amy Salerno in the gallery and thanked her for her help in obtaining these funds for the City.

4. Ordinance C-60-96 (Establish the Haughn Road Project Fund and appropriate \$916,458.00 from said Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on August 05, 1996.
5. Resolution CR-36-96 (Approve the Budget Estimates for Fiscal Year 1997) was given its reading and public hearing.

Mr. Warner explained that this is an estimate and the actual Appropriation Ordinance for 1997 will be brought before Council in November.

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

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

6. Resolution CR-37-96 (Declare the Official Intent and Reasonable Expectation of the City of Grove City on behalf of the State of Ohio to reimburse its General fund for the Hoover Road/S.R. 665 Project with the Proceeds of Tax Exempt Debt of the State of Ohio) was given its reading and public hearing.

Mr. Warner explained that this resolution, and the next resolution, is required as of part of the procedure for State Issue II funds. Mr. Behlen, Dir. of Finance, explained that the City structured the proposal for Issue II funds with City money, Grant money and a loan. Generally, there are engineering expenses prior to the award of Issue II funds that the City incurs. These expenses are part of the total project cost and are reimbursable from the grant. In order for this to be tax exempt, the IRS has come out with a ruling that they must be informed ahead of time and that is what this resolution will do.

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

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

7. Resolution CR-38-96 (Declare the Official Intent and Reasonable Expectation of the City of Grove City on behalf of the State of Ohio to reimburse its General Fund for the Haughn Road Project with the Proceeds of Tax Exempt Debt of the State of Ohio) was given its reading and public hearing and Mr. Warner moved it be approved; seconded by Mr. Bennett.

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. Ms. Amy Salerno, Representative to the U.S. House of Representatives for District 23, updated Council on a traffic light at the intersection of State Routes 104 and 665. She explained that Mr. Bennett brought this to her attention and she was able to get the Ohio Department of Transportation to install a traffic light at this intersection, one of the most dangerous in Franklin County. At this point, the project has commenced and will include eight individual three (3) light signals, signage and permanent striping. No additional lanes will be added and the light will be traffic activated. It should be up and running by the first of September. She said she will continue to keep Council informed through Tami Kelly's office. President Milovich noted that with school starting, the timing for the light to be in place will be very appropriate. Mr. Bennett also thanked Representative Salerno for her efforts. She said it was a very worthwhile project.

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

1. Mr. Babbert commented on the success of the Fourth of July fireworks. He has received a number of comments expressing delight and pleasure. He noted that it was incident free. He also announced some upcoming events such as the Homecoming Celebration, the CC Classic, Laps for Cancer, the Annual Alumni Softball Tournament, etc.

2. Mr. Jim Blackburn, Dir. of Service, announced that the Gazebo Award nominations have been extended until August 1.
3. President Milovich asked Mr. Lotz, Chief Building & Zoning Official, for an update on the comments from Mr. John Hensley at the last Council Meeting regarding property on Cleveland Avenue. Mr. Lotz stated that Mr. Hensley was complaining about a piece of rental property on Sheldon Lane and has done so for a number of years. He and a member from his staff were out there the next morning and found absolutely no violations. The property was clean and those areas Mr. Hensley said were a mess, were not. They found no reason to cite or contact the property owner. He suggested that this may be a neighborhood feud that someone is trying to get the City involved in.

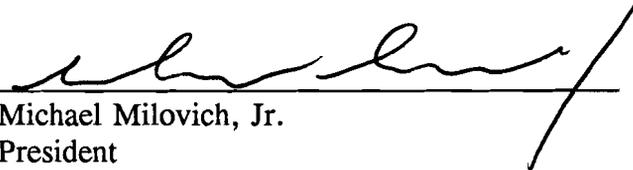
President Milovich then asked Mr. Kohman what the status of the McDowell Rd./Sonora Dr. project was. Mr. Kohman stated that the bids will be taken by the Township for this project and would anticipate completion either late this year or early spring. He also noted that there is, currently, a project on McDowell that the City is undertaking themselves to improve 300' of roadway and the utility companies are also moving some of their lines.

4. Council expressed their appreciation to those involved in the Fourth of July Celebration. It was outstanding and some received comments that it was just as spectacular as Columbus. Mr. Warner also commented on the explosion of Ferrellgas. He said it is impossible to name everyone involved, but, felt that there was a great spirit of cooperation from departments and people outside the City to our internal systems. He said, we as a community certainly came out on top and expressed a Thank You to everyone who helped. Mr. Bennett noted that many city workers went above and beyond the call of duty to help and commented that a debt of gratitude goes out to the fire departments and everyone who assisted in extinguishing such a volatile situation. President Milovich commented that he had an opportunity to visit the gas site before it was opened and a couple of things that he found encouraging were; for a firefighter to take his life into his hands, with all the explosions going on, to secure the community is an occupation that not every person can fill. Also, the cooperation and evacuation plan that the police department had to make sure the lives of area business owners and residents were safe was also commendable. In speaking with officers they commented on the efficiency of the 800mhz radio system. This is one of the City's capital improvement expenditures that certainly paid off and made it possible for the various departments to speak to each other rather than going through a dispatcher, saving time and aiding in the success.
5. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:45 p.m.



Tami K. Kelly, CMC
Clerk of Council



Michael Milovich, Jr.
President