

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 2, 2004

Regular Meeting

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

Rich Lester Bob Hatley Bill Saxton Vaughn Radi

1. Mr. Lester moved to excuse Ms. Klemack; seconded by Mr. Radi.

Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

2. Mr. Radi moved to dispense with the reading of the previous meetings minutes and approve as written; seconded by Mr. Lester.

Mr. Hatley	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Lester	Yes

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

The Chair recognized Mr. Hatley, Chairman of Finance, for discussion and voting of legislative agenda items under said Committee.

1. Ordinance C-53-04 (Authorize the City Administrator to Purchase Certain Real Property located on the southeast corner of Park Street and Arbutus and Appropriate \$350,000.00 from the General Fund for Current Expenses of purchasing same) was given its second reading and public hearing.

Mr. Radi commented that there was lengthy discussion in Caucus about this proposal and that there has been an appraisal done on the property. While he has some misgivings about the appraisal, the price being paid for this piece of property has to be put into perspective. He was not in favor of paying this much, but Nancy Schlagheck made a comment in caucus that brings us back to what this is all about – and that is supporting the Town Center. This is a potential opportunity to assist the library and keep it in the Town Center. If the Library were to move out of the Town Center, he believes it would affect the Town Center, the merchants and those that live in the area. He said even though he is not happy with the price, he asked Mr. Behlen, Dir. of Finance, how many people pay city income tax. Based on that rough estimate, each taxpayer is paying about \$17.50 to purchase this property. He said if that helps keep the Town Center vital and the Library where it is, as well as some other benefits, he thinks it is worth it.

Mr. Lester shared some of the discussion he had with some of the adjacent property owners. He said the concern was to purchase the property and specifically develop it into a parking lot was probably not in the best interest of the City. He said the residents were not against or for growth. They were supportive of the library and downtown. Because this property is next to them, it did not mean that they would stand against its improvement. He said he heard what those residents were saying and even though he shares the previous sentiments about this being a large amount of money for the city to pay, but for the overall good of the community Council should move forward with it.

Mr. Saxton stated that he has been involved with this since day one. He agrees that we are paying top dollar for the property and more than anyone that is concerned with real estate will go along with. However, God only made so much ground. There is just so much for sale and there are not many available downtown. He stated that Capt. Wise voiced the need for more parking just for the Safety Dept. They have a real problem now with parking. He also believes the future of our town is in our children and is sure that everyone would like to have a first class library. This will also protect the Town Center. He doesn't see how they can take a chance and not proceed with purchasing this property.

Mr. Hatley commented that he has struggled with the amount the City is asked to pay for this, especially when it is felt like someone is trying to take advantage of the situation. Considering the alternative of what the City would have to go through to obtain the property by eminent domain, payment may be the same or more. He would hate to pay \$350,000.00 for a parking lot, but if you look at this on a broader scope, he envisions the library being moved to this site, with Arbutus being closed off between Park & First, and having parking, benches, a gazebo, etc. along the rest of the site. However, many of these aren't his decisions to make. He believes this is a good investment in our future and supports it.

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

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Lester	Yes
Mr. Hatley	Yes

2. Ordinance C-63-04 (Establish the Parkview TIF Fund) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Saxton.

Mr. Radi	Yes
Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	Yes

3. Ordinance C-64-04 (Establish the Pinnacle TIF Fund) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Radi.

Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

4. Ordinance C-65-04 (Appropriate \$1,013.00 from the Community Environment Fund for the Current Expense of the Grove City Area Clean Community Program) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Lester.

Mr. Hatley	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Lester	Yes

5. Ordinance C-67-04 (Direct the Certification to the County Auditor of the Expense for Cutting Weeds on Private Property) was given its first reading. Second reading and public hearing will be held on August 16, 2004.

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

1. Ordinance C-56-04 (Accept the Annexation of 33.1 acres located at 4550 Rensch Road) was given its second reading and public hearing and Mr. Lester moved it be approved; seconded by Mr. Hatley.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Lester	Yes
Mr. Hatley	Yes

2. Ordinance C-62-04 (Accept the Annexation of 68.9 acres located North of White Road, South of Stringtown and East of Buckeye Parkway) was given its second reading and public hearing and Mr. Lester moved it be approved; seconded by Mr. Saxton.

Mr. Radi	Yes
Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	Yes

3. Ordinance C-66-04 (Accept the Annexation of 0.50 acres located at 3997 Casa Blvd.) was given its second reading and public hearing and Mr. Lester moved it be approved; seconded by Mr. Radi.

Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

4. Ordinance C-68-04 (Approve the Plat of Meadow Grove Estates, Section 1) was given its first reading. Second reading and public hearing will be held on August 16, 2004.

5. Ordinance C-69-04 (Approve the Plat for Meadow Grove Estates, Section 2) was given its first reading. Second reading and public hearing will be held on August 16, 2004.

6. Resolution CR-53-04 (Approve the Development Plan for Bethel Lutheran Church Addition located at 4501 Hoover Road) was given its reading and public hearing.

Pastor Ray, Bethel Lutheran Church, stated that they are excited to expand their facilities with a new sanctuary and supporting rooms. Mr. Lester asked what their time frame was on beginning this project. Pastor Ray said they hope to begin in the next couple of months.

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

Mr. Radi	Yes
Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	Yes

7. Resolution CR-54-04 (Approve the Preliminary Development Plan for Quail Run Subdivision located at the northeast corner of S.R. 104 and S.R. 665) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, asked for support, in principal, of this Resolution as they move forward with development of this property.

Mr. Radi commented that while he is in favor of residential development in this area, he is not very happy with the size of the lots. He feels like we are back where we were three years ago and 70' wide lots were not acceptable then. He does realize it is better than the previous plan submitted this year, but Grove City needs to move in the direction we started a few years ago and would like to see more 80' and 85' wide lots. Mr. Reynolds said he would be sure that was communicated.

Mr. Lester stated that there were 8 stipulations on this plan, including one regarding a traffic study. He said he felt it has been noted clearly what the City believes is needed and these stipulations provide the flexibility to address the roadway issues. Mr. Reynolds stated that he knows that has been discussed as they have gone through the process and knows it is being reviewed.

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

Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

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

1. Mrs. Elizabeth and Joe Lewis, residents, voiced their discontent with the problems they had with having a garage sale – in particular, signage. Mrs. Lewis explained that they got a permit and made six signs. They put them all out the day before the sale. As they were putting them out, a police officer stopped and showed them where to place it so it wouldn't get taken down. On the way home, they noticed that two of the signs were gone. They went to the Police Station to find out what happened and had to wait a considerable amount of time to be helped. They were given a copy of the ordinance and the officer said he didn't know about their signs. She said following the shift change, their signs continued to be removed. All the signs in key locations had been removed. After further expressing their frustration with the Police Dept., she suggested that Council consider changing the ordinance to: allow for a maximum of four (4) signs; require that those signs be taken down the evening of the last day of the sale; provide even enforcement of the Code. She explained that even though her signs were taken down, others had not been and

were still up days after the sale date shown. Mr. Lewis reiterated their frustration. He said a lot of effort went into the garage sale, making the signs and putting them up. He said they are not garage sale people and are likely not to have any others after this experience. He expressed concern over the management and even enforcement of the ordinance. He said there should be more teeth in the law to penalize those who don't go back and take down their signs.

Captain Wise stated that any time a citizen comes forward and complains about the Police Dept., it is important to him. He said he would like to have the opportunity to meet with the Lewis' and discuss this issue with them. He gave them his card and asked them to call at their convenience to set up some time to talk.

Mr. Hatley asked Capt. Wise to let Council know if there needed to be a legislative change. Capt. Wise said he would, but suspected that it was more of an enforcement issue.

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

1. The Mayor submitted the Mayor's Monthly Report and Mr. Lester moved to accept same; seconded by Mr. Radi.

Mr. Hatley	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Lester	Yes

In closing, the Mayor reported on upcoming events and expressed condolences on the passing of Pastor Brown of the Apostolic Church on Broadway.

2. Dr. Bostic, City Admin., reported on an added traffic burden to the City, due to SWACO trash trucks using S.R. 104 to Stringtown Road to pick up I-71 South. He said there are about 50 trucks per day using this route to get to the Landfill on S.R. 665. He explained that with the traffic coming to the new Shopping Center, they are working with SWACO to, hopefully, divert their truck traffic through a different route.
3. Council welcomed Boy Scouts from Troup 410 who are working on their Citizenship Merit Badge.
4. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:45 p.m.

Tami K. Kelly, MMC
Clerk of Council

William E. Saxton
President