

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 03, 1998

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:

Vaughn Radi Steve Bennett Mike Milovich "Budd" Eversman Chris Fulton

1. President Milovich, on behalf of Council, presented Bill Lotz, Sr. with a token of their appreciation for his dedicated service as Grove City's Chief Building Inspector for the past 22 years. With his official retirement, Council presented Bill with a lighted, crystal horse head with an inscription of appreciation.

Mr. Lotz commented that the past 22 years have been more than a job - it has been part of his life. He enjoyed coming to work each morning and always had the citizens of Grove City as his main concern in every decision he made. He said he was around when: his department drove old police cruisers, because there was no money for new cars and trucks; 600 junk cars were removed from the City in one (1) year; the hail storm hit in 1980, and did an enormous amount of damage to the City; the blizzard hit in 1977, which he believes was the biggest disaster to hit G.C., and able to dodge a bullet in that situation; downtown burned and feels that the City's initiative to remove overhead electric lines across Broadway, prior to the burning, probably saved the whole east block between Jackson Alley and Park Street; the City Leaders decided to improve Downtown Grove City with a new Police Station and City Hall; Pizzuti and Wal-Mart put Grove City on the map as a prime spot for commercial and industrial development; we couldn't get large residential developers to even look at Grove City - now they can't get building lots; the average home costs \$30,000.00 in 1980 - in 1997, the average home costs \$150,000.00; each department had to wear more than one hat, and every employee - at some point during the winter - had to drive a snow plow; Grove City made its place as one of Central Ohio's alive and leading cities. He said he has worked with and for some great people. He was able to perform his job without interference and those leaders were always interested in his input. He stated that he will always be grateful thankful for all the Mayor's he has worked for and all the great employees of the City that he has worked with. He thanked his family and department personnel - past a present. He said the two most important events in his tenure, were: 1. Wal-Mart selecting Grove City as their home; and 2. Grove City taking the initiative to restore Downtown, to the point that everyone thinks it is one of the best in Central Ohio. He described his feelings of the past 22 years with the following quote: "My reward for the past 22 years has been the past 22 years".

President Milovich thank Mr. Lotz for sharing his thoughts and said he doesn't think there are enough words that can express the amount of gratitude this community has for his service.

2. Mr. Bennett moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Eversman.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

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

Mr. Bennett, Chairman of the Lands Committee, for discussion and voting of items under said committee.

1. Ordinance C-46-98 (Approve the Rezoning of the Northeast and Northwest corners of Relocated Hoover Road and State Route 665 from R-1 to PUD-C and SD-1) was given its second reading and public hearing.

Mr. William Ferguson, Quail Creek Subdivision - speaking for the Trustees of the Homeowners Association, outlined a time-line of events regarding the Kroger proposal. He expressed Quail Creek's displeasure in not being included in the initial meetings with area residents (Indian Trails, March 3, 1998 & Hawthorne Woods, March 5, 1998) and a Kroger representative. He pointed out that not even the Council Members were invited to this meeting. He voiced concern over the gas station - pointing out that no mention of a gas station was made during these initial meetings. A newspaper article in April was their first notice of the proposed gas station. Mr. Ferguson contacted Council Member Fulton and informed him of the other meetings and expressed their desire to meet with Kroger representatives. On July 21, 1998, Quail Creek met with Kroger. He feel the Mayor and Administration is lacking in their communication to the legislative body. It is not Council's fault that they were not involved in these meetings. He feels that Council is upset. Quail Creek is upset and now, Indian Trails and Hawthorne Woods needs to be met with again to bring them up-to-date on the gas station. He said the Quail Creek Trustees are not supportive of the gas station proposal. This is a pilot program for Kroger and they do not want to be the first in this pilot. They would rather have a nice restaurant and the gas stations should be kept at I-71 and S.R. 665. He feels direct communication to the surrounding subdivisions should be sent before August 17, 1998.

Mr. Boso, City Administrator, asked Council if they were upset and if they were aware of the gas station since the beginning. President Milovich said he couldn't recall a gas station being on site from day one, however, he has seen the Planning Commission packets and the plans with a gas station. He said there is a notification process for Planning Commission and asked Mr. Boso to explain. Mr. Boso indicated that when the plans were placed on the Planning Commission Agenda, they became a public document. Who Kroger's chooses to have, or not have, meetings with is not up to City government.

Mr. Bennett pointed out that this is only a pilot program in this area. Kroger has gas stations at their stores in other areas. Mr. Ferguson stated this would be their first in Franklin County. He commented that it had been resolved some years ago (with White Oak Communities) that there would be no commercial development on the east side of Hoover Road. Mr. Bennett said that was for "Old Hoover Road". President Milovich stated that with Mr. Ferguson's presence, it shows that the notification process is working. The issue now, is addressing any concerns of the residents and we are not in a position this evening to do that. Mr. Ferguson agreed. He

only wanted to provide Council with information. Mr. Fulton commented that he was not upset. He said when the residents contacted him, they were looking for information. He commented that he would not vote on any legislation until he feels that information has been shared with the interested parties. As a result, Kroger was very willing to sit down with Quail Creek trustees and share their plans. He was just a liaison.

Mr. Bennett announced that a letter from the petitioner's attorney was received, requesting that this Ordinance and Ord. C-47-98 be postponed until August 17, 1998 in order for the Final Development Plan to be addressed at the same time.

There being no additional questions or comments, Mr. Bennett moved it be postponed until August 17, 1998; seconded by President Milovich.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

2. Ordinance C-47-98 (Approve a Special Use Permit for a Gasoline Station located at the Southgrove Shopping Center located on the Northwest corner of Relocated Hoover Rd. and S.R. 665) was given its second reading and public hearing and Mr. Bennett moved it be postponed until August 17, 1998; seconded by President Milovich.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

3. Ordinance C-50-98 (Approve a Rural Zoning Classification for an 81.40 acre parcel located at 6588 Seeds Road upon its Annexation to the City) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, commented that there is no projected use for this ground. They are requesting a Rural zoning classification as it was felt that this would be the least stressful. He noted that the rural zoning is intended, in part, to include new annexations that are not suited for anything else. He asked this be zoned Rural upon annexation, until an actual use is decided - at which time, such zoning request will come before Council.

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

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

4. Ordinance C-51-98 (Accept the Annexation of 81.40 acres located at 6588 Seeds Rd. in Jackson Township to the City of Grove City) was given its second reading and public hearing and Mr. Bennett moved it be approved; seconded by Mr. Radi.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

5. Ordinance C-58-98 (Appropriate Property for the Extension of Quail Creek Blvd. and declare an emergency) was given its first reading. Second reading and public hearing will be held on August 17, 1998.
6. Ordinance C-59-98 (Accept the Plat of Meadow Grove South, Section No. 3) was given its first reading. Second reading and public hearing will be held on August 17, 1998.
7. Resolution CR-68-98 (Approve the Sign Request for Vector Security located at 3312 Columbus Street in the Historical Preservation Area) was given its reading and public hearing.

Mr. Bennett noted that Planning Commission recommended the denial of this request, due to the sign not meeting Code requirements.

There being no representation and no additional comments, Mr. Bennett moved it be approved; seconded by Mr. Fulton.

Mr. Radi	No
Mr. Bennett	No
Mr. Milovich	No
Mr. Eversman	No
Mr. Fulton	No

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

1. Ordinance C-56-98 (Appropriate \$220,000.00 from the General Fund for the Current Expense of the Reconstruction of Hoover Road, from Holton Road to the Buckeye Ranch Project) was given its second reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Radi.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

2. Ordinance C-57-98 (Appropriate \$2,687.46 from the General Fund for the Current Expense of Vehicle Repair) was given its second reading and public hearing.

Mr. Eversman explained that this is insurance money for the repair of a police pursuit vehicle.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

3. Ordinance C-60-98 (Appropriate \$53,349.25 from the Sewer Fund for Reimbursing the City of Columbus for Tap Fees Collected) was given its first reading. Second reading and public hearing will be held on August 17, 1998.
4. Resolution CR-69-98 (Declaring the Official Intent and Reasonable Expectation of the City of Grove City, on behalf of the State of Ohio to Reimburse its Hoover Road - Old Stringtown to Sonora Drive Project Fund for the Hoover Road - Old Stringtown to Sonora Drive Project with the Proceeds of Tax Exempt Debt of the State of Ohio) was given its reading and public hearing.

Mr. Behlen explained that this is Issue II money that the State of Ohio is allowed to borrow money for use of grants and loans for public improvements. Because we are using money that is borrowed, there are some technical necessities in the timing of its use. This declares, before the project starts, that we not only expect to receive reimbursement, but, that it will be reimbursed through the stated project fund. This will finalize the legality of receiving said money.

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

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

The Chair recognized Mr. Fulton, Chairman of the Service Committee, for discussion and voting of legislative agenda items under said committee.

1. Mr. Fulton moved that Resolution CR-67-98 be removed from the Table and added to the agenda; seconded by President Milovich.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

Resolution CR-67-98 (Endorse the South-Western City School District Bond Issue for 4.92 Mills on November 3, 1998) was given its reading and public hearing.

1. Mr. Steve Carr, Magnolia St., confirmed that Council received a copy of his letter to Dr. Hamilton, Superintendent of SWCS, regarding the Bond Issue and the undecided, at this time, fourth high school attendance area. He referenced a guest column by Dr. Hamilton in the Grove City Record and said it raises more questions for the Grove City residents than it answers. He questioned many remarks made in this column. He asked: 1. Does having small, neighborhood friendly, schools means the District is committed to concept of community schools; 2. Does being sensitive to transportation, geographic location of schools, potential students mean that District is committed to keeping students who reside within the City of Grove City, in Grove City Schools; 3. Does being economically responsible mean the District is committed to sustaining property values everywhere within the City of Grove City by not taking Grove City residents out of Grove City schools and consequently lowering property tax dollars. District officials and members of the Community Leaders group speculate that this will not happen, if our residents are taken out of Grove City schools. But, advertisements in the Sunday Dispatch suggest the opposite. Maronda Homes, MI Homes, CV Perry Builders, Dominion Homes, and Rockford Homes all make the distinction between Grove City and SWCS in their advertising, because it does make a difference. After questioning other comments in Dr. Hamilton's column, Mr. Carr stated that at the end of the day, he is hopeful that we can actively campaign for the Bond Issue. However, District Officials must give us something we can support - don't ask us to vote ourselves out of Grove City schools. He realizes the stakes are high and everybody loses if this Issue is defeated. But, he feels the stakes are higher for Grove City residents that could lose their schools community identification and have their property value lowered.

Mr. Fulton announced that there was a School Board meeting this evening, making it impossible for a representative to attend the Council meeting this evening. In light of that, he moved that Res. CR-67-98 be tabled; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

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

1. Mr. Ronald Long, Breck Ave., announced that during the June 29, 1998 flood he had seven foot of water in his finished basement. The combination of sewer and storm water did approximately \$40,000.00 damage. He submitted a petition to Council from the area residents (trying to limit signatures to one per household) showing their support of the Administration for the continued efforts to eliminate their problem.

President Milovich stated that there has been some direction put in place to review this. Mr. Boso commented that a couple of meetings ago it was the request of Council that Administration report back to them in 60 days, in terms of the Breck Ave., Dennis Lane, Richard Ave. area. He said some preliminary engineering has been done, which shows a relief sewer is possible. The preliminary estimates are between \$1.4 and \$1.5 million. That report is being finalized now. There is a second area on the west side that will also be done, in terms of looking at the sewer condition. He commented that it probably wouldn't alleviate the problems 100%, but,

it will aid in terms of some of the rain falls that have occurred the last few times (not the June 29th rain/flood). Once Council has received the report, he believes it is their position that a public forum be held to examine the proposal and review the engineering and financial perspectives.

2. Ms. Ann Cunningham, Breck Ave., said she was a follow-up to Mr. Long. She left some photographs for Council to review of her home and the water around it. She said she has lived in her home for only one (1) year and sees standing water, after a rain, on a consistent basis. She supports Mr. Long and the petition in soliciting the City's help and solving the problem. She said she has spoken with the EPA and the Fr. Co. Soil and Water Conservation, as they are very concerned about the water that is there. She was the fortunate one on the street with only 31" of water in her basement, but, it was mainly sewage water. This mixture of storm and sewage is potentially dangerous. They want to work with the City. It needs to be solved. If there is anything they can do to help, just let them know. She looks forward to hearing the results of the final report.
3. Mr. James Flannigan, Breck Ave., explained that four (4) years ago, the City helped correct some of the problem. His problem now is sanitary sewer and it is a health hazard. There is a stench so bad in his back yard, after the water goes down, that you can't sit on the porch. He feels there is something wrong down the line. He also voiced concern over what will happen to the water off of the new church. Currently, there is enough grass to slow it. He doesn't feel the existing tile can handle it.

President Milovich commented that the Church has had to submit calculations to the City, for approval, to confirm that the runoff from that property will not create an undo environment. Mr. Flannigan said he appreciates that. He said 2 1/2" of rain, in 12 hours, is all their street can handle. President Milovich asked that Ms. Kelly supply copies of the final report to the three speakers this evening and the one from the last Council meeting, once it becomes available.

4. Mr. Geoff Fillinger, Park St., reported on the lights. He said there has been some change. Grids have been placed on the fixtures and those on the curb side appear to be twice as big as those on the street side. They seem to be doing the job in the area with the lower wattage bulbs and less concentration of poles (west of the Jackson Bldg.). The area east of the Jackson Bldg. is still too bright and they don't feel that the 100 watt bulbs with these grids will alleviate the problem. There are too many light poles in this area. They are anxious to see this completed.

President Milovich said they introduced the lower wattage bulbs in an area to see what would happen during the burn-down time, and now they have introduced the grid. Progress is being made. Mr. Fillinger said this is working in the area west of the Jackson Building, but, will not work to the east. The wattage of the bulbs needs to be lower. Mr. Radi asked if they feel this way because of the frequency of the lights in that area. Mr. Fillinger said yes. Mr. Fulton asked if this area still had the 175 watt bulbs. Mr. Fillinger said yes, but, 100 watt will still be too bright, even with a deflector.

5. Mr. Jack Melvill, Park St., said all they want is adequate, normal light. There are 16 light poles from the curve to Haughn Road. There isn't another street in town with that kind of lighting. In 33 years, he always felt there was adequate lighting - until now. In doing a little

research, he found that high pressure sodium lights start at 30 watts. He appreciates what the is being done. All they are after is getting the intensity down.

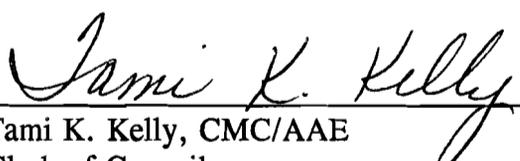
Mr. Eversman reiterated and confirmed that the residents feel the deflectors and six fixtures with lower wattage bulbs have improved the situation. But, in the area where the lights are closer together, this approach will not work. Mr. Melvill said he believes so, because they are still pretty bright before you get to the curve. Mr. Eversman said the reason they haven't changed out any other bulbs was to make sure the 100 watt bulbs would work. He said they will continue to work with Mr. Blackburn to come up with a solution. Mr. Bennett pointed out that the bulb being used is a "bright white" type and the intensity will be different than the softer style. Mr. Fillinger asked why those were ever used to begin with. Mr. Boso said they were trying to match the lighting to the west side of Park Street, by Beulah Park. Mrs. Murray reiterated that the residents tried to be proactive, so they wouldn't need to complain after-the-fact, and make sure they would not receive the same type of lights on West Park Street and were told they would not receive them.

Mr. Blackburn reported that they plan to replace the rest of the lights this week, with deflectors. Those deflectors are made by the Service Department and can be adjusted in size. Once the lights are in, they will look and see what additional deflection is needed. Mr. Fulton asked about a lower wattage bulb. Mr. Blackburn said they are trying to take care of the light through the deflectors. No matter what wattage you have, there is still going to be a sharpness. Mr. Bennett said, as a motorist, he feels this area is quite bright. He asked if we have reviewed removing some of the poles. Mr. Blackburn said no. Mr. Fulton asked why so many lights were put in. Mr. Boso indicated that, although there is disagreement, they were set up with split-sessions and the safety of the children in mind. There are two different philosophies here and maybe the answer is yes, some lights will have to come out. President Milovich indicated that we will continue to work for a resolution.

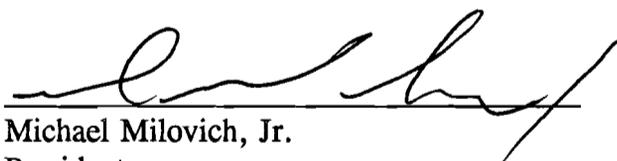
The Chair recognized members of Administration and Council for closing comments.

1. The Council Members congratulated Bill & Janet Lotz on his retirement. The concerns of the residents over water and the lighting on Park Street are being heard. They are hopeful that a resolution with the lights can be reached soon.
2. Nancy Schlagheck, Public Info. Coord., announced that the Red Cross will be hosting a meeting August 05, 1998 at 6:30 p.m. on Disaster Preparedness and Disaster Recovery for anyone interested.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:15



Tami K. Kelly, CMC/AAE
Clerk of Council



Michael Milovich, Jr.
President