

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 03, 2015

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Jeff Davis Ted Berry Steve Bennett Laura Lanese

1. Mr. Berry moved to excuse Ms. Klemack-McGraw due to illness; seconded by Mr. Bennett.

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

2. President Berry recognized the Park Street Intermediate students and Mr. Nelson, who received a grant to go to Hong Kong and reported on their trip. Each student present reported on what they learned and liked about their experience.

President Berry recognized Mayor Stage who introduced Linda Rosine and explained the new Eco-Fest event that will take place on 8/22 at Henceroth Park. She noted she is looking for volunteers.

Mr. Bennett moved to dispense with the reading of the minutes from the previous regular meeting and approve as written; seconded by Mr. Davis.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

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

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

1. Ordinance C-39-15 (Appropriate \$176,779.00 from the General Fund for the Current Expense of the Gantz Road Improvement Project) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that we have received a \$13 million, interest free loan and an \$873,000.00 grant. This appropriation is the City's portion for the Project. Mr. Keller, Consulting Engineer, showed the proposed street improvement that includes a roundabout at Ohio and Gantz Road. He said there will also be some sewer improvements.

Mr. Bennett said we have had mixed reviews about roundabouts in the City. He asked how wide this would be. Mr. Keller said he doesn't have specifics but knows it is large enough for semi-trucks to get around.

Ms. Lanese said she didn't understand how this would help move traffic. Mr. Keller explained that at peak hours, there are vehicles on Ohio Drive that cannot turn south to get to Stringtown Road. This should help. Ms. Lanese asked why it wouldn't back up around the circle. Mr. Keller said the distance between that circle and Ohio is significant enough that the traffic doesn't back up that far. He said they have seen the traffic back up to the curb cut just north of Ohio. Mr. Keller said ODOT is also moving ahead with improvements to I-71, which includes the Stringtown Road interchange.

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

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Mr. Berry	Yes

2. Ordinance C-40-15 (Appropriate \$1,000,000.00 from the Capital Improvement Fund for the Current Expense of Constructing the New Library and Related Expenses) was given its second reading and public hearing.

Mr. Turner, Dir. of Finance, said this is appropriating the \$1,000,000.00 that the Library gave the City, as part of the agreement. It is not an increase to the budget. It is a planned portion of the budget. He said this will be used for furniture and equipment, because the money borrowed must be used for a 30 year improvement.

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

Ms. Lanese	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

3. Ordinance C-41-15 (Authorize the City Administrator to enter into a Development Agreement with Pizzuti regarding the Redevelopment of the former Lumberyard Site and Authorize the Transfer of the Site) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that he sent Council an amended Exhibit A last Thursday. He reviewed the changes in Article 2, Section 4, subsection A – minimum pilots. This now shows a date of no later than June 15 and December 15. Also, Section 1, subsection B – now states that the City will contribute \$4 million within 45 days of the date of transfer. Finally, the project transfer date in Article 3 is now Sept. 30, 2015. He requested that Council replace the Attachment with the Revised Exhibit “A”.

Mr. Bennett moved that Exhibit “A” be replaced with Revised Exhibit “A”; seconded by Ms. Lanese.

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

Mr. Dan Gore, Pizzuti Dev; was present to ask for support and answer any questions.

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

Mr. Berry	Yes
Mr. Bennett	No
Ms. Lanese	Yes
Mr. Davis	Yes

4. Ordinance C-42-15 (Declare the Improvement of certain parcels of Real Property to be a Public Purpose and Exempt from Taxation; Providing for the Collection and Deposit of Service Payments; and Specifying the purposes for which the Service Payments may be expended) was given its second reading and at the request of the Administration, Mr. Bennett moved it be postponed to 8-17-15; seconded by Ms. Lanese.

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Mr. Berry	Yes

Mayor Stage said they are meeting with South-Western City Schools on 8/10 and want their approval before requesting this of Council.

5. Ordinance C-48-15 (Appropriate \$25,000.00 from the General Fund for the Current Expense of Demolition and Nuisance Abatement for the Property located at 3909 Curtis Ave.) was given its first reading. Second reading and public hearing will be held on 08/17/15.
6. Ordinance C-49-15 (Authorize an Assessment for a Portion of the Orders Road Trunk Sanitary Sewer in the amount of \$164,400.00) was given its first reading. Second reading and public hearing will be held on 08/17/15.

Ordinance C-50-15 (Amend Ordinance C-02-03 to Increase the Annual Salary of the Mayor of the City) was given its first reading. Second reading and public hearing will be held on 08/17/15.

8. Ordinance C-51-15 (Amend Section 121.01(a) of the Codified Ordinances titled Council Salary) was given its first reading. Second reading and public hearing will be held on 08/17/15.
9. Ordinance C-52-15 (Appropriate \$100,000.00 from the General Fund for the Current Expense of the Construction of the Buckeye Ranch "Gates of Hope") was given its first reading. Second reading and public hearing will be held on 08/17/15.
10. Resolution CR-48-15 (Waive the provisions of Section 139.05 of the Codified Ordinances to Move the Cooling Tower for City Hall) was given its reading and public hearing.

Mr. Boso, City Admin., explained that as part of the Pizzuti redevelopment, the cooling tower is in the middle of the project. It will be moved onto the City's property, but it needs to be done in a timely manner. They wish to waive the formal bidding process, even though they will get quotes for the project.

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

Ms. Lanese	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

The Chair recognized Ms. Lanese, in the absence of Ms. Klemack-McGraw, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-43-15 (Approve the Plat of Meadow Grove Estates North, Section 3) was given its second reading and public hearing.

Mr. Don Wick, Rockford Homes, requested an emergency measure to wave the 30 day grace period because they have four (4) lots already sold. With those 30 days, they can start the homes for those clients and take away some anxiety for those clients.

Mr. Bennett asked if we have had any comments or complaints from anyone with regard to speeding up that process. Mr. Boso and Ms. Kelly said their offices have not had any calls or comments.

Mr. Berry moved that Section 3 be amended to show the emergency clause and waive the Rules of Council and approve as an emergency; seconded by Mr. Davis.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	No
Mr. Davis	Yes

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

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Mr. Berry	Yes

- Ordinance C-44-15 (Approve a Special Use Permit for Outdoor Seating for London Place located on the southeast corner of the building) was given its second reading and public hearing.

Mr. Rausch, Dir. of Dev., provided an overview of staff's recommendation. Mr. Bennett asked about parking and traffic flow. Mr. Rausch said this is a new build and this is being designed with the outdoor seating rather than trying to add it to an existing structure. It should not restrict traffic flow.

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

Ms. Lanese	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

3. Ordinance C-45-15 (Approve a Special Use Permit for a Drive-Thru for London Place located at the northwest corner of S.R. 665 and Summit Way) was given its second reading and public hearing.

Mr. Rausch said the stipulation for this is to add signage to assist with the traffic flow in finding a way to exit the site.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

4. Ordinance C-46-15 (Approve a Special Use Permit for Outdoor Seating for London Place located on the southwest corner of the building) was given its second reading and public hearing and Ms. Lanese moved it be approved; seconded by Mr. Davis.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

5. Resolution CR-46-15 (Appeal the decision of the Board of Zoning Appeals granting a Variance to Table 1135.10-I – Residential District Requirements, to Waive the Requirement to have a Minimum 80' of Street Frontage for 0000 Orders Road) was given its reading and public hearing.

Mr. and Mrs. Bailey, property owners, were present to answer any questions.

Mr. Bennett said this appeal has no personal issue. It is about the provisions of the Code and what is in the best interest of the City as a whole. He read the six requirements that must all be met in order to obtain a variance. He said they may meet one but not all six. He explained that when there is a stub street, that is a plan for future development and connectivity. He said without connectivity, the properties on Lori's Way could be stuck without a way out, if something were to happen to block that street.

Mr. Davis said if they had purchased the property and built the home according to Code, there would be no need for a variance, yet they still could have stopped Keefer Lane from continuing. The reason for the variance was for them to be part of the community to the East. Mr. Bailey said they do have a six year old daughter and thought it would be better than having her walk to Orders Road to catch the bus. He also noted that the cost to put redo the bridge on the property is substantial. Mr. Davis also noted that there is a Developer's Agreement as part of the variance this time to put sewer across their property.

Mr. Bennett said he understands wanting to save money. However, the developer of Keefer was made to put in a stub road and water and sewer lines, as required by the Code, that he would not have had to do. Mr. Bennett asked if they had actually purchased the property now. Mr. Bailey said either way, they had decided this was the property they wanted.

Mr. Smith noted that the Development Agreement, placed in Council's Agenda for their reference, would allow the sewer line to go through the property, and so if development continues west of their property could be serviced.

Mr. Berry said if you look at the Code, Mr. Bennett is 100% correct. He said he voted no last time because of comments from the Law Director. However, he feels they shouldn't have to suffer because of the way the Code is written.

Ms. Lanese said the last time, the City highly recommended against the variance. However, with the Development Agreement it does change some things. She said she appreciates everything they are trying to do. She said while Mr. Bennett is correct, but she doesn't feel they should have to pay that cost. As much as government can step out of their way, she thinks they should.

Mr. George Holinga, member of BZA, said he believes there is the letter of the law and there is the intent of the law. He said the BZA goes through a number of findings of fact to come to a decision. He explained the decision for each of the six items, albeit that not all were met. He said he tends to be a stickler of the law, but in this case the Board felt this was the highest and best use given the floodplain. They did agree the variance was substantial but the Development Agreement to allow for the sewer extension was a good compromise.

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

Mr. Bennett	Yes
Ms. Lanese	No
Mr. Davis	No
Mr. Berry	No

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

1. Mr. Keller, City's Consulting Engineer, provided a report on the rainfall and flooding issues this summer. He said June was very wet and Grove City had the most calls during that month. He discussed the stormwater collection system, which are the streams and storm sewers, along with the roadways. He said the system was operating properly for the most part. He showed a map where basements got water or the streets flooded, based on the calls received. Ms. Lanese interjected and said this doesn't show all areas. She noted that it is important for property owners to call so the Service Dept. can track the areas. Mr. Keller then showed a map of the age of the sewers. He explained that when the Code changed in 1976, you will notice there are fewer problems in newer homes and newer sewer lines. He explained that the City has been going through the older lines and reviewing them; correcting joints, etc. Money was approved in the 2015 Budget to make repairs. He said there are larger projects that will help also. He recommended that residents talk to a professional, because every property is unique, and report any flooding to the City so it can be tracked. He reviewed a number of items that the City does to improve the system and keep the waterways open. Council Members queried about different aspects of this report to better understand the City's efforts.

Ms. Karen Dover also made comments concerning the flooding of the commercial property owned on Broadway that flooded and the efforts the City is making in the area.

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

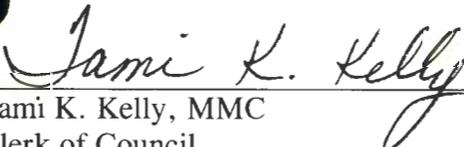
1. Mayor Stage submitted the Mayor's Court report and the Monthly financials for his Mayor's Report. Mr. Berry moved to accept same; seconded by Mr. Davis.

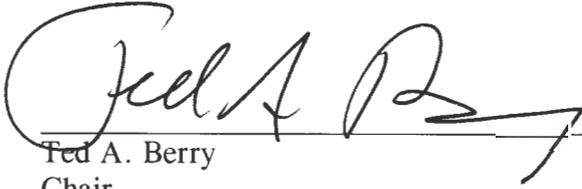
Ms. Lanese	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

Mayor Stage reported on upcoming events and the Homecoming celebration from last weekend.

2. Mr. Smith stated that he is on the Board of Directors for the Buckeye Ranch and wanted that disclosed. He has played no role in C-52-15 and will not lobby in any way.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:10 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
Chair