

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

August 15, 2016

Regular Meeting

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

Laura Lanese Steve Bennett Roby Schottke Jeff Davis Ted Berry

- 1. Mr. Bennett moved to dispense with the reading of the minutes from the previous meetings and approve as written; seconded by Ms. Lanese.

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

- 2. President Schottke announced that the tentatively scheduled Special Meeting for 8/22 concerning the Town Center Plaza will not take place. He said the information at this time is incomplete. So the meeting would be premature. He said once the information is more complete and accurate, they will look to schedule a meeting.
- 3. The Chair read the agenda items and they were approved by unanimous consent.

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

- 1. Ordinance C-65-16 (Appropriate \$36,500.00 from the General Fund for the Current Expense of Higher Education Investment Program) was given its second reading and public hearing.

Mr. Randy Holt, Chair of the GC Higher Education Committee, provided an overview of the Program. He said the requirements were carefully crafted to create the roots of residency. He said one of the objectives is to have people stay in the City once they are educated. He provided some details on the applicants. There are 42, with 16 selecting residency and 26 selecting volunteer hours. He said the Committee will track the data and applicants going forward. One of the program goals is to track how many applicants get a degree. He pointed out that Grove City is dead last around I-270 of residents with advanced degrees. He said this is a program to try and improve that and encourage economic development with an educated workforce. He said they will also track how many people stay here after graduation. He said this is the first financial request and a yes vote will invest in our residents and improve our workforce profile for future economic development. Mayor Stage reviewed the committee members with Mr. Holt.

Ms. Lanese asked if Mr. Holt can give any examples where this type of program has provided economic development. Mr. Holt said he just read about a Program in Detroit that gives \$5,000.00 per student to remain there. Mr. Holt said he could not put his finger on a history of this. He said whatever we are doing now isn't working. He said he is happy to try this, track it and follow it forward. Ms. Lanese shared her research on some of the other Community Programs she was given. She voiced

opposition to funding this program and continues to be skeptical.

Mayor Stage noted that there were some very distinguished speakers at the July meeting when the program was passed. He said we have been working on this subject for eight years. He said Grove City does not need to be last in education. He said we have the ability to do this; we ought to do this; and feels we should get on with it. He said we do not need eight more years to do the math, we know. Mr. Holt is an experienced manager in Human Resources and has given his guidance in this area.

Mr. Berry said the Program was already approved. This is just providing funding. He said we need to expand our educated work force and this is a step in the right direction. He said he agrees with the Mayor and shares his dream in having a Center for Higher Learning. He said we are not doing enough in this area. We need to help our community and expand the middle-class.

Mr. Bennett commented that when it comes right down to it, Federal dollars are local dollars. He said as far as other cities doing the same thing - there needs to be a first. Trailblazers are what we need to be sometimes. He said with respect to spending taxpayer dollars, we just spent \$240,000.00 on a Gold Star Memorial, which not many communities would do. Finally, not all things are based on pure development return. Some things need to be for the good of the community and he believes this is one thing that is that.

Mr. Berry asked Mr. Smith, Dir. of Law, about the Freedom of Religion group. He asked if there was a cleaner way to distribute funds. Mr. Smith said he has responded to the religious foundation letter and has not heard back from them. He said he believes that the Program, as constituted, is defensible. The one area where case law is mixed is where payment is made. This program dictates that the monies are given to the college to be placed on the student's account. He said if we write the checks to the students, it would remove that issue from the table, but feels the Program is defensible either way. He said Council needs to weigh this over being fiscally responsible to make sure the funds are being spent on the intended use.

Ms. Lanese continued to voice opposition and believes this should be done at the school level. She feels there are holes in the Program that need filled before moving forward.

Ms. Christine Houk, resident, voiced concern and opposition for the Program. She feels we are increasing our residential base of college graduates without this program. She voiced opposition to funding this Program. She suggested using the money to provide more amenities to attract younger residents. She suggested connecting students with the corporate and non-profit scholarship opportunities that already exist. If we want to create jobs or expand economic development, she suggested the City continue to expand their small business incentives. She asked that they take a pause before voting on this.

Mr. Roger Burkett, Grassley Rd, said he thought the original objective was to require residency and has now been softened to permit volunteer hours. He said he doesn't believe the 3-year residency requirement is not enforceable. Those graduates will go where the job is. He said volunteer hours are cool but you are paying them \$100.00/

hr. He said he is not opposed to college education or a method for trying to keep students here, but this one isn't going to work. He asked that Council vote no.

Mayor Stage said that what has gotten lost in this discussion is the big picture. He said we do not have a Center of Higher Learning. It's not all about the applicants. It's about attracting a college to come here. This Program is an entry level step to bring students and show their desire for higher education. He said this also provides adult students in our city with an opportunity to get back to school. Ms.

Lanese said she feels the Program deters a brick and mortar building. Mayor Stage said he has spoken with colleges and they disagree with her. They see this Program as an incentive. This is an innovative program that gives them leverage with their Board of Trustees.

Mr. Schottke said with any Program, you begin with rules and tighten them as the Program goes along, as needed. Overall, the heart of the program is very good.

Mr. Berry said Dr. Wise, SWCS, participated in the Committee and is supportive of this Program. This scholarship goes a long ways to help people get trained and retrained in a trade. He said we have spent more on studies and encouraged support for this new program.

Mr. Davis said he remains skeptical and isn't convinced of spending taxpayer dollars this way. However, the Program passed; it is essentially the law of the City; much time has been spent on it and he will vote yes.

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

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

2. Ordinance C-66-16 (Authorizing the Issuance of Tax Increment Financing Revenue Bonds, Series 2016 in the Maximum Aggregate Principal Amount of \$15,000,000.00 for the purposes of: Refunding all of the City's Tax Increment Revenue Bonds, Series 2006; Paying the costs of additional improvements to Stringtown Road; Paying the costs of a Bus Stop Lane and Shelter on Parkway Centre Drive; and Paying Financing costs of the Bonds; and Authorizing various related documents and instruments) was given its second reading and public hearing.

Mr. Brian Cooper, H. J. Umbough & Assoc., who spoke on this and the next ordinance. He explained the refinancing of these Bonds and said it would provide a savings to the city by doing so. He said the goals/objectives of refinancing these Bonds were to save Annual Debt Service; reduce the interest payment; remove the City's obligation pledge on the Pinnacle Club Bonds; and remove the debt service reserve on the Buckeye Bonds. Because both TIF areas are performing very well, there is room for the City to fund additional infrastructure improvements. Mr. Cooper said the Buckeye Bonds will provide a savings of \$62,000.00 per year after the new improvements are made (about \$900,000.00 total). He said the Pinnacle Bonds will save about \$800,000.00 over the remainder of the term, and remove the general obligation by the City.

Mr. Berry asked if there is a cost to do all this. Mr. Cooper said yes-about \$120,000.00 each; but the refinance will pay for that and provide an \$80,000.00 savings are after the cost to refinance.

Mr. Schottke asked if the intended Buckeye Parkway improvements could include a bench by Telhio for those waiting on the Bus. Mr. Turner, Dir. of Finance, said yes. In addition, there will be a right turn lane on Stringtown Road to go onto I-71. There will be a bus bay in front of Texas Roadhouse, with a turn off area; and some additional pavements.

Mayor Stage commented that the schools will see an increase also. Mr. Cooper agreed.

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

Bennett.

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

3. Ordinance C-67-16 (Authorizing the Issuance of Tax Increment Financing Revenue Bonds, Series 2016 in the Maximum Aggregate Principal Amount of \$7,000,000.00 for the purposes of: Refunding all or a portion of the City's Pinnacle Club Drive Construction and Improvement Bonds, Series 2006; and Paying Financing Costs of the Bonds; and Authorizing various related documents and instruments) was given its second reading and public hearing and Mr. Davis moved it be approved; seconded by Mr. Schottke.

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

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

1. Ordinance C-61-16 (Approve a Special Use Permit for Outdoor Sales for Meijer Gas Station located at 2859 London-Groveport Road) was given its second reading and public hearing.

Mr. Scott Compton, Store Director, was present to answer any questions.

Mr. Bennett noted that he drove by and most of the items have been removed from the area. He said with regard to the salt, he asked where this stood with Mr. Compton. Mr. Compton said he had moved the salt/wood to the front of the store, so as people drove past it was nice and clean and no one could see the items. He said they moved the ice machine around to the side, but people are missing it now and they have had some theft since then.

Mr. Berry moved to amend Section 1 to include the following stipulation: 1. An Ice Machine shall be permitted at the front of the building; and a 4 x 3 pallet shall be permitted on the south side of the canopy pillar; seconded by Mr. Davis.

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

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

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

2. Ordinance C-68-16 (Approve a Special Use Permit for Automotive Services for Premier Audio located at 3194 Broadway) was given its first reading. Second reading and public hearing will be held on 9/6/16.
3. Ordinance C-69-16 (Approve a Special Use Permit for a Drive-Thru Window for Marco's Pizza located at 3057 Turnberry Court) was given its first reading. Second reading and public hearing will be held on 9/6/16.
4. Ordinance C-70-16 (Accept the Plat of the Re-subdivision of The Pinnacle Club, Section 2, Phase 9, Part A) was given its first reading. Second reading and public hearing will be held on 9/6/16.
5. Ordinance C-71-16 (Amend the Zoning Text for 77.036 acres located South of Holton Road – Meadow Grove Estates North, as adopted by Ord. C-119-05) was given its first reading. Second reading and public hearing will be held on 9/19/16.
6. Resolution CR-42-16 Amend Resolution CR-66-15 to Replace the Development Plan for Hickory Creek Estates located North of Orders and West of Haughn Roads) was given its reading and public hearing.

Mr. Berry said currently the approved plan allows the developer to bring the road to the property line. There are differences in opinion by the Township Trustees on how to proceed. He said he is hopeful that some conclusion can be made with the Trustees. He appreciates the Southern Grove residents for coming, but he wants to postpone this and reach out again to the Trustees.

There being no additional questions or comments, Mr. Berry moved it be postponed to 10/3/16; seconded by Mr. Bennett.

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

7. Resolution CR-47-16 (Approve the Preliminary Development Plan for Woodside at Holton Run located South of Edgerton Drive and North of Demorest Drive) was given its reading and public hearing.

Mr. Jim Lipnos, Homewood Corp., was present to explain the project and what Homewood is trying to offer within the subdivision. He said they are asking for a deviation from the Code to allow some units to have one-car garages in order to keep costs down. Mr. Schottke voiced opposition to the one-car garage units. He doesn't believe this is the best for Grove City, especially when these units are proposed to be built on slabs. He asked if Homewood is building the extension of Demorest Drive. Mr. Lipnos said yes, along with extending the bike path. Mr. Lipnos said they feel their target market couldn't afford a 2-car garage and they are trying to keep the price point down. Mr. Bennett also voiced opposition to allowing one-car garages.

Mayor Stage commented that he feels there needs to be some fine tuning to this project before submitting the Development Plan. He suggested that Mr. Lipnos take a look at the Haughn Glen project.

Mr. John Howenstine, Edgartown Dr, voiced some opposition to this project. He said he is speaking on behalf of the four homes on the corner. He said he checked with the City's Arborist and wants the oak tree saved. It is over 100 years old and feels the developer should work with it and make it a show piece. He said if the tree cannot be saved, he asked that the green space between their homes be backed up 30 - 40 feet. He also voiced concern for traffic.

Mr. Berry asked Mr. Lipnos if the bike path could be moved in order to provide more space between it and the residents. Mr. Lipnos said part of the bike path is already in. Mr. Berry asked if the tree could be saved. Mr. Lipnos said they have tried to work around the oak tree and can't save it and the wooded area both. He said this is an odd shaped area that was designated with the overall plan approval.

Mr. Schottke moved to add a stipulation under Section One that: All units shall have a minimum two-car garage; seconded by Mr. Bennett.

Mr. Lipnos voiced opposition to this amendment. Mr. Boso, City Administrator, commented that Planning Commission discussed this and had concerns also, but came to the conclusion that there may be an elderly resident who only wanted a one-car garage.

Roll was called for the motion to amend.

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

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

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

8. Resolution CR-48-16 (Approve the Development Plan for Fairfield Inn & Suites on west end of Buckeye Place) was given its reading and public hearing.

Mr. Keith Schnippel, representing petitioner, was present to answer any questions.

Mayor Stage asked that the dumpster be moved or face a different way due to the line of site from I-71. Mr. Schnippel said they would be willing to work with City to put the back of the dumpster toward the Freeway.

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

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

9. Resolution CR-49-16 (Approve the Development Plan for the City of Grove City Maintenance Facility located at 3262 Ventura Blvd.) was given its reading and public hearing.

Mr. Keller, EMH&T, explained that they are replacing the wash bay . In order to do so, it needs to be moved back. They are requesting a set back variance. In the future they want to expand for storage.

Mr. Bennett pointed out that the zoning for this project is improper for the proposed use. He asked Mr. Smith how best to handle this. Mr. Smith said he knows the City needs to combine some lots and it could be taken care of during that time. Council could put a condition of obtaining the proper zoning in the Resolution. Council discussed the placing of an amendment in the Resolution to obtain proper zoning. Mayor Stage said he appreciates Council's concerns and doesn't want to violate its own regulations, but if this were only a shed we wouldn't be discussing this. Mr. Boso said Council's points are well taken. The use is at odds with the zoning not the building. Mr. Bennett moved to amend Section one to include a stipulation that the City agrees to obtain proper zoning for the uses proposed; seconded by Mr. Schottke. Mayor Stage said that amendment will force this project to be done next year. Mr. Schottke asked if we would allow someone else to build a structure if it didn't have the proper zoning. Mayor Stage said no. Mr. Schottke said we should follow the same standard. Mr. Davis said he agrees with the principle here. He said the Administration knew it was an issue. Mr. Boso said if the Plan was approved, they will use the building as allowed under the current zoning and apply for a rezoning if a different one is needed. After further discussion, Mr. Bennett and Mr. Schottke withdrew their motion to amend.

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

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

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

- I. Ms. Amanda Brodford, Southern Grove, continued to voice concern over the road connection. She said they need some closure on their end. Council voiced appreciation for her concerns. However, there are other entities that must be included. Mayor Stage commented that there will not be thru traffic. There is a six foot gap that is not in the city limits. It is up to the Township Trustees to build an element to block any thru traffic.

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

1. Mayor Stage announced that the City is pursuing becoming a Purple Heart community and updated Council on other events.
2. Mr. Todd Hurley, Dir. of Information Systems, provided Council with a presentation on developing a fiber optic network. He introduced Mr. John who has assisted in developing a model to service the

City, Townships in SW Franklin County; and the school district; as well as SWACO facilities. He said each entity would pay what they would for their own networking services to help pay for this Network. In return, they would receive much better service than they could get on their own. He said they are trying to make an investment in the southwest corridor to serve the municipalities in this area. He said there are some critical dates to keep the project on the needed time frame. He shared the budgets and the model options. The RFP will allow for all the options. Any revenue generated from a commercial entity will help pay the debt quicker. They are not equating any commercial entities in the budgeting formula. He said he believes if Grove City doesn't do this he doesn't believe anyone else will.

3. After comments from Mayor, Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 10:10 p.m.



Tami K. Kelly, MMC
Clerk of Council



Roby Schottke
Chair

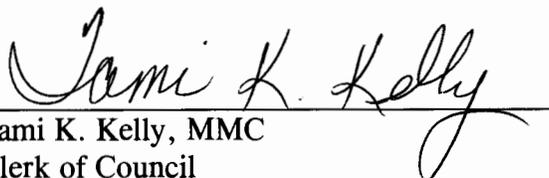
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

August 15, 2016

Council met at 6:30 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Roby Schottke
Chair