

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

August 19, 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. Warner moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Faris.

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

2. President Milovich recognized Chief McKean & Director of Safety, Thomas Kulp for a presentation. Chief McKean announced that Steve Howard had scored first on the sergeants test and is now being promoted to this rank. Mayor Grossman administered the Oath of Office while Chief McKean and Captain Deskins bestowed the appropriate stripes and new badge to Sergeant Howard's uniform.
3. President Milovich recognized Mr. Marty Sapperstein, Sapperstein & Associates, who reported on this year's City Survey. Mr. Sapperstein gave a presentation and reviewed the general opinion of the community on topics of: overall satisfaction with police department, fire department, parks and recreation, service department, city officials, etc. He explained that 500 calls were randomly made and the head of household chosen by earliest birth date. In comparing this survey with the last two, the overall attitude has stayed very similar. In comparing those surveyed, they have gotten slightly older, they are slightly more educated and have lived here fewer years. When asked, unaided, what the most serious community problem is, the results were: 29% too rapid development, 10% education, 9% crime, 7% taxes. When aided, the most serious problem was: Development - 4.9, Affordable Available Child Care - 4.4, Activities for high school children - 4.3, Activities for middle school children - 3.8. The public priority for capital improvements showed a high rating for: Indoor Community Center - 42%, Parks - 22%, Pool - 21%. The preferred source of funding for an Indoor Community Recreation Center was: Income Tax - 63%, Property Tax - 12%, Other - 25%. When asked about stores and services needed, the highest point was: Movie theater - 7.3, General merchandise - 6.5, Clothing - 6.3, Casual dining - 5.1, Craft - 4.2. The Library and SWCS District both received good ratings, noting more Children's programs as a high priority for the library. Mr. Warner asked if Mr. Sapperstein could compare our community with others he has done this for and tell where we have done better or worse. Mr. Sapperstein said each community is surveyed for different reasons, however, he did notice a curious absence of cynicism in Grove City. Generally, everyone feels things are going very well and are satisfied here. President Milovich commented that the time spent putting these survey's together is time well spent and hopes the Administration will continue it.

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-61-96 (Approve the Plat for Meadow Grove, Section No. 11) was given its second reading and public hearing.

Mr. Roland Edwards was present to answer any questions. There being none, Mr. Hurley moved it be approved; seconded by Mr. Bennett.

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

2. Ordinance C-65-96 (Amend Ord. C-32-96, accepting the plat of Scioto Meadows, Section 1) was given its second reading and public hearing and 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

3. Ordinance C-67-96 (Accept the annexation of 1.796 acres located on Haughn Road (Park R. Lipp, III, et. al.)) was given its first reading. Second reading and public hearing will be held on September 3, 1996.

Mr. Joe Hull, attorney for petitioner, was present to answer any questions.

4. Ordinance C-68-96 (Amend Ord. C-2-86 to extend boundaries of Community Reinvestment Area #2) was given its first reading. Second reading and public hearing will be held on September 3, 1996.

Mr. Shannon Hamons, Director of Development, commented that for the last several months the Administration has been speaking with investors to put in a theater. Community Reinvestment Area #2 is contiguous to the parcels being considered for this project and expanding this CRA would offer a tax abatement to the group for the building. This is the first Abatement project where the Administration and the School District have worked together and SWCS is in favor of this. Mr. Hamons noted that currently, taxes collected on the ground in question are \$3,900.00. With the abatement, taxes collected would be approximately \$27,000.00. In addition, the investors have agreed to give the School District the taxable amount that would have been collected for them on the building, if no abatement existed. He then introduced Ms. Jonie Grimes, one of the owners. Ms. Grimes commented that Seven Star Entertainment is a seven family group that came together to do something for their community - Hillsboro. Grove City attracted them because of the family orientation and they are very excited to be working with a community that is very excited to have them. She said they are very community oriented and do many school/community programs. Mr. Warner commended the efforts of the investors in working with the School District and City Administration in coming up with an agreement. President Milovich stated that when he saw the legislation, he wondered what kind of group would be so interested in our schools and being involved in our community. Being a family group, as Ms. Grimes indicated, provides the definition. Mr. Hamons stated that the agreement with SWCS should be back before the next reading.

5. Resolution CR-41-96 (Approve the Final Development Plan for Grove City Self Storage located at 3200 Southwest Blvd.) was given its reading and public hearing.

Mr. Harry Ziney, owner was present to answer any questions. Mr. Hurley reviewed the stipulations set forth by Planning Commission and Mr. Ziney agreed to all. He also commented that in working with Mr. Lotz, Chief Building & Zoning Official, they have been able to save the old Oak Tree on the site. He is also glad that they could work out a compromise with the landscaping, allowing the trees to be placed in areas where they can be enjoyed. Mr. Warner commented that he attempted to contact Mayor Trout of Urbancrest, regarding this project and did not receive a return call.

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

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

6. Resolution CR-42-96 (Approve the Preliminary Development Plan for Gala Events Southwest located on Broadway) was given its reading and public hearing.

Mr. Faris requested that he be excused from voting due to being the architect for the project. Mr. Hurley moved to excuse Mr. Faris from voting; seconded by President Milovich.

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

Mr. Hurley reviewed the stipulations set forth by Planning Commission and there being no additional questions or comments, Mr. Hurley moved it be approved; seconded by Mr. Warner.

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

7. Resolution CR-44-96 (Authorize the Mayor to enter into a contract with Lupton Rausch for the Conceptual Design of a Community Recreation Center) was given its reading and public hearing.

Mr. Hurley commented that the Community Survey identifies a community recreation center as a high priority and this resolution will allow the Mayor to begin pursuing this. President Milovich commented that he had the opportunity to meet with the Park Board and this firm and feels very pleased with the attention to detail & quality project this firm will provide

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

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

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

1. Ordinance C-66-96 (Declaring the Necessity of and Determining to Proceed with Improvements to S.R. 665, Installing Related Drainage and Traffic Control Improvements and Paying Engineering, Design and Legal Expenses relating thereto and Declare and Emergency) was given its second reading and public hearing.

Mr. Behlen explained that this is a voluntary assessment by the property owner for improving State Route 665 from I-71, east to N & South Meadows Drives. Ruscilli will pay \$136,000.00 toward the cost for these improvements. It is necessary to receive immediate approval so the remaining details of the project can get underway. President Milovich noted that this is a second reading and by declaring an emergency, will only waive the 30 day grace period for the effective date.

There being no additional questions or comments, Mr. Bennett moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Warner.

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

Mr. Bennett moved to approve Ord. C-66-96 as an emergency; seconded by Mr. Faris.

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

2. Resolution CR-43-96 (Waive the Provisions of Section 1135.09(14)E for September 13 - 15, 1996 to permit the Grove City Area Chamber of Commerce to hold Arts in the Alley in the Town Center) was given its reading and public hearing.

Mr. Bennett explained that this will allow tents to be set up in the right-of-way for Art-in-the-Alley. There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Mr. Warner.

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