

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 19, 2013

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 Maria Klemack-McGraw Ted Berry Steve Bennett Melissa Albright

1. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Albright.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

2. The 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-53-13 (Authorize the City Administrator to enter into a Professional Services Agreement with Pizzuti Solutions LLC) was given its second reading and public hearing.

Mr. Jim Russell, Pizzuti Solutions, was present to answer any questions. Ms. Albright asked about bidding out the design professionals. She said there are a couple of sections that address critical path schedules, which she believes are needed. It states that Pizzuti could either prepare or review, which could be quite different in cost, those schedules and it was stated that Pizzuti would do that with the General Contractor and making sure it was feasible for scheduling. Mr. Russell said that was correct. She also confirmed that Pizzuti would be reviewing daily prevailing wage tickets and daily job tickets for the project. Mr. Russell said that was correct. Finally, she confirmed that this would be a drug free workplace and Mr. Russell confirmed this too.

Mr. Berry asked Mr. Russell to explain what this means for the Library. Mr. Russell explained that they will serve as the owner's representative on the development of the design and construction of the Library. They will work in partnership with the City to insure that the public dollars are being expended and held to an accountable design and meets the needs of the library. They will serve as the City's representative, overseeing the complete project from concept to grand opening.

Mr. Davis asked about the next steps and when they anticipate a date for the grand opening. Mr. Russell said he didn't know if he could give you a "see the library" date, but he explained that there is a preliminary program developed for the library, as part of the redevelopment of the Town Center. He said they will be taking that and setting up an Owner's Program of Requirements, to understand what exactly is needed. They will work on getting a designer, getting the design complete and the estimates costs complete, etc. They will also secure the site. Mr. Davis asked when the buildings will come down. Mr. Smith, Dir. of Law, said the City doesn't take ownership until September. Mr. Russell explained the process to get buildings down. Mr. Davis asked if it would be this year. Mr. Boso, City

Admin., said he didn't know about the commercial building but the two residential homes should be down by the end of the year. Ms. Lore Lehr noted that they plan to have a community session near the end of September to hear what people would like to have. Mr. Davis asked Mr. Russell if they were part of the Columbus Library redevelopment. Mr. Russell said yes, and believes that will be advantageous in having knowledge and possibly be able to get some joint pricing on materials.

Mayor Stage read a letter from Mark Shaw, Library Director, voicing support for this legislation.

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

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes

2. Ordinance C-55-13 (Appropriate \$31,000.00 from the Rockford Tax Increment Equivalent Fund for the Current Expense of Making Payments in accordance with the Infrastructure Agreement with Rockford Homes) was given its first reading. Second reading and public hearing will be held on 9/3/13.
3. Ordinance C-56-13 (Authorize the Purchase of 3402 Civic Place) was given its first reading. Second reading and public hearing will be held on 9/3/13.
4. Ordinance C-57-13 (Authorize the City Administrator to Convey Excess Personal Property to the SWCS District for use in Educational Training Programs) was given its first reading. Second reading and public hearing will be held on 9/3/13.
5. Ordinance C-58-13 (Repeal and Replace Chapter 143 titled Department of History and Appropriate \$5,000.00 from the General Fund for Same) was given its first reading. Second reading and public hearing will be held on 9/3/13.

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

1. Ordinance C- -13 (Authorize the Charitable Solicitations Board to Issue a Permit to the Leukemia/Lymphoma Society per Section 371.06(b)(2) of the Codified Ordinances) was given its first reading. Second reading and public hearing will be held on Sept. 03, 2013.
2. Resolution CR-39-13 (Supporting People with Disabilities through the Use of Appropriate Signage in all City Facilities) was given its reading and public hearing.

Mr. Davis introduced Mr. Jed Morrison, Superintendent of the Franklin County Developmental Disabilities Board. Mr. Morrison explained the background on this issue. He said our City is setting an outstanding example for other communities. Ms. Christine Brown commented that a Cincinnati based self advocacy group started this effort and Grove City is the second city to sign this. A Bill is being sponsored in the House to make this a State Wide requirement. Miss Marci Straughter also voiced support for this change. She said they just wanted to be treated the same and don't like the word handicapped. She said she just wants to make a change and make it better.

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

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

The Chair recognized Ms. Klemack-McGraw - Chairman of Lands & Zoning, for discussion and voting under said Committee.

1. Ordinance C-52-13 (Approve the Rezoning of 0.447 acres located at 2655 Columbus Street from PSO to C-1) was given its second reading and public hearing.

Mr. Clarke Wolf, petitioner, was present to answer any questions. Mr. Bennett asked if the sign height has been brought into conformance. Mr. Mike Boso said yes. Mr. Wolf said this would be for an upscale coin shop that they are moving from the Town Center.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Albright.

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

2. Ordinance C-54-13 (Change the name of a Plat from The Partial Resubdivision of Parkway Centre Drive and Stringtown Road Grove City, LLC to The Shoppes at Parkway Centre West) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that this Plat has a similar name to a subdivision that has already been recorded and the Auditor's office requested a change.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Albright.

Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

3. Ordinance C-60-13 (Authorize the City Administrator to take any and all Necessary Action to Convey a Non-Exclusive Easement consisting of approximately 0.035 acres to Columbia Gas of Ohio, Inc. and declare an emergency) was given its first reading.

Mr. Smith, Dir. of Law, explained that for this and the next ordinance, the project has been awarded and it is necessary to get the easements granted immediately so utilities can be moved to keep the project on schedule.

There being no additional questions or comments, Ms. Klemack-McGraw moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Ms. Albright.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

Ms. Klemack-McGraw moved it be approved as an emergency; seconded by Ms. Albright.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes

4. Ordinance C-61-13 (Authorize the City Administrator to take any and all necessary action to Convey a Non-Exclusive Easement to Wide Open West Ohio, LLC and declare an emergency) was given its first reading and Ms. Klemack-McGraw moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Berry.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

Ms. Klemack-McGraw moved it be approved as an emergency; seconded by Mr. Berry.

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

5. Ordinance C-62-13 (Authorize the City Administrator to Convey Excess Real Property to The Central Ohio Transit Authority) was given its first reading. Second reading and public hearing will be held on 9/3/13.
6. Ordinance C-63-13 (Approve a Special Use Permit for Outdoor Seating for Sunny Street Café located at 2788 London-Groveport Road) was given its first reading. Second reading and public hearing will be held on 9/3/13.
7. Ordinance C-64-13 (Approve a Special Use Permit for an Automotive Dealer for Byers Auto located West of North Meadows Drive) was given its first reading. Second reading and public hearing will be held on 9/3/13.
8. Resolution CR-40-13 (Approve the Development Plan for Kroger Fuel located at 2410 Stringtown Road) was given its reading and public hearing.

Mr. Jamie Leeseberg, representing petitioner, was present to answer any questions. Mr. Bennett said he met with Mr. Leeseberg and asked about the placement of the fuel tanks. Mr. Leeseberg said they have pushed back from the canopy. Mr. Bennett asked about the sewer line. Mr. Boso said it is a concrete base with a galvanized line. Mr. Bennett said that's what it was before and it rotted out. Mr. Boso confirmed this and said it is a private sewer line. Mr. Bennett said he asked for some assurance to make

sure that area is bolstered so it helps deter from another collapse in that area. Mr. Leeseberg said they are willing to place a woven geo-fabric to assist with this concern.

Mr. Bennett moved to amend Section 1 to include the following stipulation: 1. Installation of geo-fabric barrier along the galvanized pipe; seconded by Mr. Berry.

Ms. Albright asked what additional cost that would add. Mr. Leeseberg said this is minimal and it is pretty common to line the area with geo-fabric. Ms. Albright asked if this would cause a larger trench. Mr. Leeseberg said no.

There being no additional questions, the vote was called.

Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

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

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

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

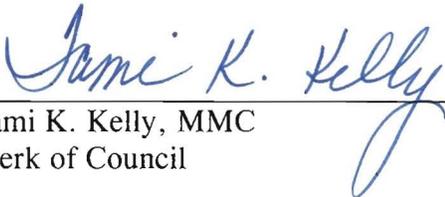
1. Mr. W. Curtis Stitt, CEO of COTA, said thank you to the City for the partnership in expanding public transit access in this area and plan for the future. He said the property under C-62-13 is an investment for a new park-n-ride in the future. When they can locate their park-n-rides next to the Interstate, they become more attractive. Ms. Albright asked how many residents use their service and why they selected us to expand. Mr. Stitt said he would get Council those numbers. He said they selected Grove City because they are growing and believe they will have an increase in this rider area.
2. Mr. Abdula Bahij said he was approached by someone to shrink his outdoor patio because of Farmer's Market, citing a safety hazard. He showed pictures he took to show where the Farmer's Market locates and where the concentration of pedestrians happens. He said this is the second year for his fenced area and the Farmer's Market and doesn't understand why it is a problem this year when it wasn't last year. He asked if there was a way to prevent the removal of his fence. Mr. Berry asked Mr. Boso to address this. Mr. Boso stated that they have taken a comprehensive approach, knowing that they are going to get more requests for sidewalk seating, which is on City property. He said the agreements we have with business owners are for one year and are not perpetual. As situations change, we want to have the ability to make sure the sidewalks are accessible to the general public. He said they have had some complaints and they have looked at this area. He said it is recommended to have at least a four foot (4') opening and the gas light really cramps the area. He said while they understand businesses want outdoor seating, but the wants and needs of an individual business should not outweigh the convenience of the general public. Further discussion took place on this issue. Mr. Berry asked if he and members of the Administration could meet with Mr. Bahij on this matter.

3. Mr. Chuck Angleman, Woodlawn Ave., asked for a point of clarification. He said he they read in an ordinance that they signed an agreement for professional services for Pizzuti and the Mayor read a letter that said they were project managers. He said there is a lot of difference. Mr. Smith, Dir. of Law, the agreement is for them to be the Construction Manager to oversee the project on behalf of the City. They would work with the Library, because it is a joint project. Mr. Angleman asked if it should not be put out for bid. Mr. Smith said no because it is a professional services contract, which is exempt from bidding. Mr. Angleman asked if Pizzuti would let all the contracts. Mr. Smith said the City would publically bid all the contracts for the construction work. Pizzuti will oversee the whole process to construct the building. Mr. Angleman said Project Manager means they are the person who lets all the contracts. Mr. Smith said in this case, the City will be doing the bidding. Pizzuti will oversee these contractors. Council assured Mr. Angleman that bidding for this project will follow proper procedure.

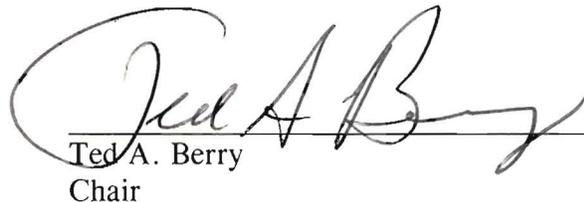
The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage reported on upcoming events; school starting this week and shared the insert about Grove City from Business First.
2. Mr. Boso reported on upcoming items for Planning Commission and noted that all projects are placed on the City's website, even before Staff reviews them. Anyone can know about these projects before the are reviewed and voted upon. He has Mike Boso report on upcoming items for the Board of Zoning Appeals.
3. President Berry announced that a Special meeting of Council will be held on Monday, 8/26 at 6:00 p.m. to hear proposals from Pizzuti on the Town Center. He also announced the next regular meeting of Council would be held on Tuesday, Sept. 3, in observance of Labor Day.
4. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:29 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair