

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 08, 2009

Regular Meeting

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

Larry Corbin Maria Klemack-McGraw Ted Berry Mike Uhrin Greg Grinch

1. Mr. Uhrin moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Grinch.

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| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |

2. The Chair read the agenda items and Mr. Uhrin moved to remove Ord. C-55-09, C-56-09, C-57-09 and C-59-09; seconded by President Berry.

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| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |
| Mr. Corbin | Yes |

All other items were approved by unanimous consent.

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

1. Ordinance C-53-09 (Appropriate \$87,360.00 from the Federal Emergency Management Agency Fund for the Current Expense of 2008 Windstorm Reimbursement) was given its second reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this was a reimbursement to the City from FEMA.

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

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| Mr. Berry | Yes |
| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |
| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |

2. Ordinance C-54-09 (Direct the Certification to the County Auditor of the Expense for Cutting Weeds on Private Property) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, noted that he is still checking with the County Auditor to see if there is a way to streamline this process.

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

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| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |
| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |

3. Ordinance C-61-09 (Appropriate \$1,388,817.00 from the General Fund for the Current Expense of relocating, widening, reconstructing and improving Haughn Road) was given its first reading. Second reading and public hearing will be held on September 21, 2009.
4. Ordinance C-62-09 (Authorize the Purchase of a Parking Lot from CSX Transportation, Inc. located on Park Street and Appropriate \$45,000.00 from the General Fund for said purchase) was given its first reading. Second reading and public hearing will be held on September 21, 2009.
5. Ordinance C-63-09 (Authorize the Purchase of 3374 Ventura Blvd. and Appropriate \$145,000.00 from the General Fund for said purchase) was given its first reading. Second reading and public hearing will be held on September 21, 2009.
6. Ordinance C-64-09 (Appropriate \$200,000.00 from the General Fund for the Current Expense of joining the Central Ohio Risk Management Association Self Insurance Pool) was given its first reading. Second reading and public hearing will be held on September 21, 2009.
7. Resolution CR-43-09 (Declare Eligibility and Designate Banking Institutions to receive Active and Interim Funds of the City) was given its reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this is a requirement of the Ohio Revised Code. Mr. Uhrin asked if this is for investments only, and we can use other banks for different issues. Mr. Turner said, yes, this is for deposits.

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

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

1. Ordinance C-58-09 (Amend Section 1135.09(b)(12) of the Codified Ordinance titled Special Use Permit) was given its second reading and public hearing.

Mr. Stephen Smith, Dir. of Law, explained that this amends the Code to include additional zoning districts where a Special Use Permit could be allowed. He said this does not mean it is automatically granted, it just expands the areas. Applications would still go through the same process.

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

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| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |

- Ordinance C-65-09 (Authorize the City Administrator to enter into an Agreement with the Central Ohio Risk Management Association Self Insurance Pool) was given its first reading. Second reading and public hearing will be held on September 21, 2009.
- Ordinance C-66-09 (Authorize the City Administrator to enter into an Agreement with Jackson Township for Dispatching and Communication Services) was given its first reading. Second reading and public hearing will be held on September 21, 2009.
- Resolution CR-44-09 (Authorize the Chief of Police and City Administrator to Apply for Funding from the DARE Grants Program) was given its reading and public hearing.

Mr. Honsey, City Admin., explained that this is an annual Grant application. We receive assistance from the State in paying the salaries of our DARE officers. This will allow that to continue.

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

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| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |
| Mr. Corbin | Yes |

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

- Ordinance C-60-09 (Declaring the Necessity of and Determining to Proceed with a Public Improvement to be paid from a Special Assessment for the purposes of Relocating, Widening, Reconstructing, and Improving Haughn Road from its existing location, west to Gateway West Drive and paying for expenses related thereto) was given its second reading and public hearing and Mr. Grinch moved it be approved; seconded by Mr. Corbin.

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| Mr. Berry | Yes |
| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |
| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |

- Ordinance C-67-09 (Accept the donation of Real Property from the Solid Waste Authority of Central Ohio to be used as part of the Haughn Road Relocation and declare an emergency) was given its first reading.

Mr. Smith, Dir. of Law, explained that SWACO has agreed to donate the land necessary for the relocation of Haughn Road. They have donated both the right-of-way and the easements (temporary and permanent) for the road. He said they are asking for an emergency because we cannot move forward with the S.R.665/I-71 project until this road is moved.

There being no additional questions or comments, Mr. Grinch moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Corbin.

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| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |
| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |

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

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| Mr. Grinch | Yes |
| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Uhrin | Yes |

3. Ordinance C-68-09 (Consent to the Transfer of Territory in the City of Grove City to the Township of Jackson) was given its first reading. Second reading and public hearing will be held on September 21, 2009.
4. Ordinance C-69-09 (Approve the Rezoning of 9.104 acres located East of Broadway and North of Ventura Blvd. from C-2, A-1 & D-1 to SD-3) was given its first reading. Second reading and public hearing will be held on October 19, 2009.

Resolution CR-45-09 (Approve Amendments to Subarea E of the Development Plan for The Pinnacle Club of Grove City as approved by Resolution CR-24-04) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, explained that this is the second step in the process to amend Subarea E. Council has already approved changes to the Zoning Text. He said these changes will remove the smaller "Town Homes", which had alleys, with larger lots/homes and garages. This Plan has 70 fewer lots and greater green space. He said they agree to all the stipulations set by Planning Commission. He said there were also concerns brought up at Planning Commission over traffic and he said they are willing to sit down with the Administration and/or the surrounding residents to address any traffic concerns that may arise.

Mr. Christopher Trish, Pres. of the Creekside Homeowner's Association, voiced concerns over the traffic in the area and asked if Council had been made aware of the discussion on this issue that took place at Planning Commission. It was noted that DRAFT Minutes of the meeting were distributed. *Mr. Smith* explained that Mr. Trish has raised several concerns over traffic in the area. However, this is a Resolution to amend a portion of the Development Plan and those traffic concerns are not appropriate for this legislation. Nevertheless, Mr. Honsey agreed to conduct a traffic study and work with the Safety Director to try and remedy those concerns. Under the Code, the Safety Director has the control to take measures to install needed devices for traffic control. President Berry asked if the routing of traffic has changed from the original plan. Mr. Boso, Dir. of Dev., said not really. President Berry asked if this new plan would allow for more traffic to go through Creekside. Mr. Boso indicated that there is still only one access point through Creekside. After additional comments on traffic, President Berry commented that this plan is reducing the number of homes and actually would reduce the amount of traffic in the area. He asked that Mr. Trish continue to work with the Administration to address any real traffic issues. Mr. Honsey said they will continue to work with the neighborhood.

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

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| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |

6. Resolution CR-46-09 (Approve the Sign Request for Century Distributors located at 3870 Broadway in the Historical Preservation Area) was given its reading and public hearing. Mr. Grinch noted the stipulation set by Planning Commission.

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

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| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |
| Mr. Corbin | Yes |

7. Resolution CR-47-09 Approve the Sign Request for the Grove City Visitor's & Convention Bureau located at 3378 Park Street in the Historical Preservation Area) was given its reading and public hearing and Mr. Grinch moved it be approved; seconded by Mr. Uhrin.

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| Mr. Berry | Yes |
| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |
| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |

8. Resolution CR-48-09 (Approve the Exterior Building Modifications to 3378 Park Street in the Historical Preservation Area) was given its reading and public hearing and Mr. Grinch moved it be approved; seconded by Ms. Klemack-McGraw.

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| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |
| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |

9. Resolution CR-49-09 (Approve the Portable Sign request for Rolls Café located at 4057 Broadway in the Central Business District) was given its reading and public hearing.

Mr. Walter McNab, owner and applicant was present to answer any questions. Mr. Grinch reviewed the stipulations set by Planning Commission, which Mr. McNab agreed to.

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

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| Mr. Grinch | Yes |
| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Uhrin | Yes |

10. Resolution CR-50-09 (Approve the Sign Request for Rolls Café located at 4057 Broadway in the Historical Preservation Area) was given its reading and public hearing and Mr. Grinch moved it be approved; seconded by Ms. Klemack-McGraw.

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| Mr. Corbin | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |

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

1. Ms. Courtney Clark, resident, voiced concerns over the Parking Garage. She said they are Downtown all the time and doesn't feel the garage of such size is needed; especially when that land could be used to bring the community together, with green space, restaurants, open space, etc.
2. Ms. Christina Helmer, resident, presented the City with an original, framed, Certificate of the Army of The Tennessee, signed by General Grant. She said this is where he trained all his military armies for battle.
3. Mo Dioun, Stonehenge Co., congratulated the community on participating in the Lumberyard process. He explained how Stonehenge answered a Request for Proposal and was awarded the work. He said all decisions have been done in collaboration with the Administration. He said he got a call last week about reviewing this plan again. He said the City has his commitment to put together as many options needed in the next 45-60 days to come up with the right plan, as long as the City is committed in the same way. He said, at the end of the day, this is the community's project.
4. Mr. Rutherford, resident, read a statement concerning his bid for running for the Ward 3, Council Member seat; which was denied by the Board of Elections. He then questioned the fiscal responsibility of the City over the Lumberyard project. He questioned how much has already been spent on this. Now, the Mayor is off on another direction. He said he cares too much for our children and grandchildren of the city to be crippled by half-baked plans and wild ventures.
5. Mr. Gary Curry, Property owner on Grant Ave., stated that he currently has 10,000 sq. ft. available now and 15,000 available in 30 days for the Center of Learning, if the Lumberyard project doesn't go through. He believes in having those colleges in the Town Center and wants to offer his facility as an alternative. Mayor Stage commented that Mr. Curry has presented this same information to those colleges that have shown interest.

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

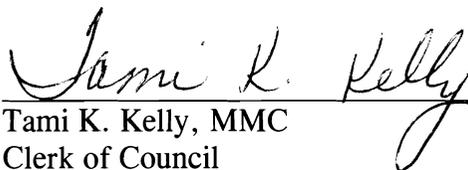
1. Mayor Stage submitted the Mayor's Monthly Report and President Berry moved to accept same; seconded by Mr. Uhrin.

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| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Uhrin | Yes |
| Mr. Grinch | Yes |
| Mr. Corbin | Yes |

In closing, the Mayor commented on the change in direction of the Lumberyard. He showed an overhead picture of Beulah Park and referenced its proximity to Downtown. He said the failure of the Levy has had dramatic effects on the City's image. There is a rippling effect to this that we haven't even fully felt yet, and it will haunt us for years. He said when Grove City showed up on the pages of the USA Today because of the schools, he said he pulled staff together and said all is not well in GC and there is no reason to try and paint a different picture. He said it is time to step back from the Lumberyard project, because anything we do there is not going to show up in USA Today. He said if the Levy doesn't pass in November, we are in trouble. Additionally, Beulah Park must invest \$80 million into the video lottery, at a minimum. He said we want to be able to control some of our own destiny as to how that will fit in to our community. Finally, he announced that the dedication of the latest Mural will take place at 10:45 a.m. on 9/19.

2. Mr. Turner, Dir. of Finance, commented that the Terms and Conditions for C-65-09 are available in the Finance office for any interested party to review.
3. Ms Conrad, Dir. of Parks & Rec., passed out her monthly update. She commented that they have discussed cooperating w/Metro Parks on Talbot Park.
4. President Berry noted that a brochure on I-71/665 is available from Ms. Reichard if any one is interested. Also, the Mayor has a map for Windsor Park.
5. Ms. Klemack-McGraw voiced her disappointment in delaying the Lumberyard project. She said we have now wasted hundreds of hours and thousands of dollars, and missed the window of opportunity to have the most effectively encouraged economic development for higher paying jobs. She noted that the Developer should be fairly compensated for his time. President Berry commented that, for him, the Lumberyard project has always been about high paying jobs and if we can create those, it will for a greater tax base and economic opportunity. As for the potential development at Beulah Park, he believes it is a private one. The City doesn't have a lot to say about it, but we need to travel cautiously and be prepared for potential issues.
6. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:14 p.m.


 Tami K. Kelly, MMC
 Clerk of Council


 Ted A. Berry
 President