

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 15, 1997

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:

Vaughn Radi Steve Bennett Mike Milovich Budd Eversman Bruce Faris

1. Mr. Faris moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by President Milovich.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

The Chair recognized Mr. Faris, Chairman for the Lands Committee, for discussion and voting of items under said committee.

1. Ordinance C-47-97 (Rezone 3612 Hoover Road from PUD-R to PSO) was given its second reading and public hearing.

Mr. Tom Marshall, petitioner, was present to answer any questions. President Milovich said he understood that this will be used for an office building. Mr. Marshall confirmed this. He said it will be a one-story, approximately 3800 sq. ft., building and about 65% of it will be used by himself as an insurance agency.

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

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes

2. Ordinance C-53-97 (Accept the Plat of Concord Lakes, Section 1 - Phase 3 located on the south side of Big Run South Road & east of Holt Road) was given its second reading and public hearing.

Mr. Don Wick, Rockford Homes, was present to answer any questions on this and the next Ordinance dealing with Concord Lakes. Mr. Faris noted the stipulation regarding no vehicular access to Big Run Road South from Lots 133, 134 & 135. Mr. Wick agreed. Mr. Bennett shared his concern with the number of cul-de-sacs (4 in a row) placed in this development. He said he realizes there were some constraints with the property, but, would like to see these kept

to a minimum on any future phases. Mr. Wick said he thinks this phase got all the cul-de-sacs in the development. He indicated there may be one or two more planned in the future phases remaining.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

3. Ordinance C-54-97 (Accept the Plat of Concord Lakes, Section 3 located on the south side of Big Run Road South Road & east of Holt Road) was given its second reading and public hearing and Mr. Faris moved it be approved; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

4. Mr. Faris announced that a faxed letter was received by Star Cinema requesting that Resolution CR-62-97 (Appeal the decision of the Board of Zoning Appeals Granting an Off-Premise Sign Variance to Star Cinema, located at 2384 Stringtown Road) AND Resolution CR-63-97 (Appeal the decision of the Board of Zoning Appeals Granting a Sign Height & Structure Variance to Star Cinema, located at 2384 Stringtown Road) be postponed until the end of October as they are working on an alternative.

There being no additional questions or comments, Mr. Faris moved Resolutions CR-62-97 & CR-63-97 be postponed until November 3, 1997; seconded by Mr. Bennett.

Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

5. Resolution CR-65-97 (Amend Resolution CR-75-97 regarding the Final Development Plan for FerrellGas located at 4401 Broadway) was given its reading and public hearing.

Mr. Gus Shihab, attorney for FerrellGas, was present. He explained that since December, 1996 there has been much activity to move the facility. A new site has been purchased, plans have been drawn and final plans are being reviewed by the City of Columbus. He said in a "worse case" scenario, the facility should be out of the Grove City site by March 1, 1998. He provided a list, accounting for the activities since the original approval, which he feels shows they have been working very hard to vacate the Grove City site.

President Milovich indicated that the new time line for vacation shows four (4) items that should be completed and asked if the following were finished: 1) Bid information from General Contractors, due 8/29/97; 2) Request for capital funds to Corporate, due 9/2/97; 3) Corporate approval to AFE, 9/12/97; 4) Bid awarded to General Contractor, 9/15/97. Mr. Pat Howser, Ferrellgas representative, indicated that they were a little behind the schedule, due to the fact that two of the three contractors they requested bids from did not bid. He said they have all the information needed to move forward except for one bid from a General Contractor, which they anticipate receiving in 7 to 10 days. Although the Company likes to have three bids, they will be submitting a request for capital funds with only two. He feels confident that he will receive company approval within 15 days of submittal. They are aware that the request is coming and the money is already in his budget and approved.

Mr. Bennett asked if vacation of the site included removal of all tanks, piping, temporary structures, etc. Mr. Howser said yes. Everything will be removed but the foundation, which was originally there. Mr. Bennett said he noticed a large tank there today and it seems that there is more activity with storage taking place on a site that is "short term". Mr. Howser indicated that they are still conducting business. The tank on its side, will be going to the new location. Beyond that, they are just conducting regular business. Mr. Bennett indicated that he does not intend to entertain an extension beyond the March 1, 1998 date. He said he realizes there may be obstacles beyond Ferrellgas' control, but, this needs to be taken care of. Mr. Shihab indicated that they are trying to move out as expeditiously as possible.

Mr. Eversman indicated that the time line suggests the final building permit will be approved by the City of Columbus by October 13, 1997. He asked when the application was submitted. Mr. Shihab said the foundation drawings were submitted on May 16, 1997. Mr. Eversman asked about the building plans and said the activity list indicates 7/29/97. Mr. Shihab said that was correct and it takes about six (6) weeks to receive approval. Mr. Eversman asked if the plans have been changed since their submittal. Mr. Shihab said not to his knowledge. Mr. Faris said he understands that much time has been spend trying to relocate and come March 1, 1998 there will probably be only three options open: 1. pay the daily fine; 2. close operations at the Grove City site; or 3. approach Council for an additional extension - and reservations on that have been expressed tonight.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

6. Resolution CR-66-97 (Authorize the City Attorney to prepare and Accept an easement for a Bike Path in Hawthorne Woods) was given its reading and public hearing.

Mayor Grossman explained that there has been great concern for the large volume of pedestrians and bike riders on Hawthorne Parkway. With the inclusion of the Indian Trails Park, there are more people heading in an easterly direction than ever before. They have worked diligently with the residents association in Indian Trails to map out a route for the bike trail and have reached

their support with the help of Mr. Kohman, City's Consulting Engineer. She feels this will be a tremendous safety improvement. Mr. Bennett concurred with Mayor Grossman regarding the increased traffic and noted that the speed limit for this road is 35 mph rather than 25 mph, found on most residential streets. He also feels this will go a long way to ease the fear of pedestrians on this road.

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

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes

The Chair recognized Mr. Bennett, Chairman of the Finance Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-55-97 (Appropriate \$7,100.00 from the Community Development Fund for the Current Expense of the I-71/Stringtown Road Landscape Plan) was given its second reading and public hearing.

Mr. Bennett explained that this is an extension of funds already approved in the 1997 Appropriations Ordinance for this project.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

2. Resolution CR-64-97 (Accept a Nature Works Grant of \$30,000.00 for the Grant Run Project) was given its reading and public hearing.

Mr. Lathrop explained that this is for that portion of Grant Run running from Hoover Road to Stargrass. Mr. Bennett asked if this will be used for clean-up as well as the Nature Preserve. Mr. Lathrop said yes. There are many debris piles where areas have filled in and part of this grant will go toward cleaning them up, allowing the flow of the stream to continue downstream and not back-up into the yards. Mr. Bennett noted that Mr. Lathrop wrote the grant application so well that it is being used as a model by other communities. President Milovich commented that it has been his observation that Mr. Lathrop has worked as a volunteer more than an employee of the City - writing grants for the Tree Commission. He asked if Mr. Lathrop knew how much money he has brought into the community through the grants he has helped author. Mr. Blackburn, Service Director, answered approximately \$125,000.00. President Milovich commented that they are always encouraged by the ability to secure funding to launch additional projects and he thanked Mr. Lathrop for his efforts.

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

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

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

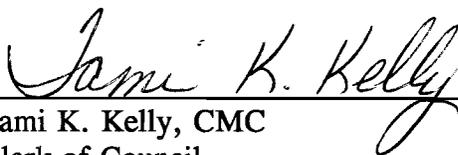
1. Mr. John Hofer, 6382 Red Bank Ct., suggested an alternative funding for the City, which he had discussed with Mr. Bennett & Mr. Boso earlier. He asked that we look at user fees for builders to increase revenues for the City. After seeing the Parks & Recreation Issue soundly defeated this year, he feels we need some alternatives. Also, there is a Bond Issue on the ballot in November for the Schools that he hopes will pass, but, is one of the few times voters can say "no" to new taxes. He said he believes that the current Building Fee is only \$250.00. *Mr. Lotz*, Chief Building & Zoning Official, indicated that \$1950.00 is collected for every new building and distributed in the following manner: \$350. - Building Fee; \$225. - Park Fund; \$1250. - Sewer Fund; \$125. - Water Fund. Mr. Hofer asked if this was a flat fee and Mr. Lotz said yes. Mr. Hofer suggested making the fee a percentage of the cost of the building. *Mayor Grossman* asked if Mr. Hofer wanted this additional money directed to the City or the Schools. She indicated that City money cannot be given to the School District. Mr. Hofer said he realizes the City cannot supplement the schools, but, feels this would allow someone else to share in the cost and not come out of the citizens pockets directly. He said a builder profits by approximately \$30,000.00 on a \$150,000.00 home. He would like to see Grove City get more of that profit. *Mr. Bennett* commented that he is still researching some of information in order to respond formally to him, but, some of the information he has received is in relation to the competitiveness of surrounding areas. There needs to be a balance with fees and services so that development can take place here. With regard to the overcrowding of the schools, it is important to know that Grove City is not the sole contributor to South-Western City School's problems. The City of Columbus is permitting apartments and housing to be built in the SWCS system, which further burdens it. Mayor Grossman stated that there are thirteen different governmental entities involved with the SCWS District. She has researched Impact Fees on behalf of the schools and found it is not just one. It makes it very difficult. She feels the City has done a very good job being responsible on the growth that has come our way. We aren't interested in getting a high increase in new builds. Our numbers have stayed consistent over the past three years and our minimum lot size is much larger than Columbus'. Mr. Hofer said he is just looking for alternative funding for the City and perhaps a \$300,000.00 home should pay a larger Fee than a \$150,000.00 home. Mr. Lotz indicated that an additional fee, for a home over 3,000 square feet, of \$100.00 is charged. He stated that our fees are relatively in line with surrounding communities, however, we have not had an increase in several years and this will be requested of Council later in the year. Mr. Bennett asked Mr. Lotz if he could review the fee structure as a percentage or slide scale. Mr. Lotz said yes. However, that will get us out of line with the surrounding communities. He said it used to be done on a dollar value, but, the true dollar value was never given. This is one reason why it was changed to a flat fee. There was no reason to try and cheat the City. Along with the Building Fee there is a plumbing fee, electrical fee and HVAC fee, each of which add an additional \$100.00 to a single-family home. *Mr. Boso*, City Administrator, asked if the mission was to get the Schools or City more

money. Mr. Hofer said the City. Mr. Boso said that, as Mr. Lotz had indicated, most fees collected go into specific accounts. Of those that go into a discretionary fund, the projected amount for this fiscal year is \$300,000.00. If you would double that to \$600,000.00, the impact would be nominal since the City Budget is around \$15 million. He said it is not in fees that the City can generate a large impact. It is either going to be done in property or income tax. That is why it is important to create more jobs in the corporation limits.

President Milovich recognized members of Administration and Council for closing comments.

1. Mayor Grossman congratulated Officer Gary Schrecengost for a successful D.A.R.E. Cruise-In. There were over 200 vehicles that took part in the fund raiser. She acknowledged Wildwood Garden Club for their donation of a bench at Gantz Park. She congratulated the G.C. Clean Community Committee for their first Litter-Free Football Game at the High School; Mr. Jim Hale for the Arts-in-the-Alley Parade; and the Arts-in-the-Alley Committee as well as the City workers for a great event this year. She announced that the traffic light at Hoover Road and S.R. 665 is now operational. Additionally, the Web Site will be enhanced by the addition of a Development section. Finally, she administered the Oath of Office to Mr. John Matera as a Civil Service Commission member.
2. Mr. Mike Lilly, Jackson Township Administrator, announced that Saturday, September 27, 1997, the Township will have its annual "Clean-Up Day" in conjunction with the City's Clean Community Committee. This provides all members of the Township to drop-off their household waste, not hazardous, at the Administrative Office. He also extended the Township's appreciation to Jim Blackburn, Dir. of Service, for the manpower and equipment for this project and to Mr. Babbert, Dir. of Parks & Rec., for use of the City Van for the Township Trustees to tour the Township.
3. Mr. Radi commented that the State Legislature has been handed a golden opportunity to handle funding problems for schools and hopes they are able to come up with a viable solution. He said he hasn't seen anyone take a stand and do something meaningful for our students, rather than throw money at it for a short-term solution.
4. President Milovich thanked the Township for their cooperation on placing a bike path on McDowell Road. He also announced that Council would meet on Monday, September 22, 1997 at 8:00 p.m. to review proposed Landscape Code changes.
5. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:50 p.m.



Tami K. Kelly, CMC
Clerk of Council



Michael Milovich, Jr.
President