

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 06, 2003

Regular Meeting

The regular meeting of Council was called to order by President Klemack at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer, a moment of silence and the Pledge of Allegiance, roll was called and the following members were present:

Vaughn Radi Bob Hatley Maria Klemack Budd Eversman Bill Saxton

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

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

2. President Klemack recognized the Mayor, who with the assistance of Andy Fur, Parade Chairman, recognized the Arts-in-the-Alley Parade winners. There were 67 entries this year and six bands.
3. President Klemack read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Saxton, Chairman, for discussion and voting of legislative agenda items under the Lands & Zoning Committee.

1. Mr. Saxton moved that Resolution CR-73-03 be taken out of order and moved to the first item; seconded by Mr. Eversman.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

Resolution CR-73-03 (Support the continued Improvement, Revitalization and Development of the Grove City Town Center) was given its reading and public hearing.

Ms. Christa Longbrake, owner of Lilly's Rest. and Chairman for Town Center, and Ms. Pauline Eaton, Program Director for Downtown Ohio were present. Ms. Eaton explained the Program is to work in preservation and revitalization of downtown communities. She said she the enthusiasm is fantastic here and looks forward to working with the Grove City Town Center merchants.

Mr. Radi stated that under Section 2 there is some wording that the City may contribute up to \$20,000.00 annually in matching grants. He asked what kind of grants they are anticipating. Ms. Longbrake said they are looking at corporate sponsorships and some government grants.

They are looking at an annual operating budget of \$75,000.00. About \$7,500.00 will come from dues and memberships. They expect another \$7,500.00 from fundraising and the rest to be made up of donations and sponsorships. Mr. Radi asked what the money was to be used for. Ms. Longbrake said to operate the Program. They plan on hiring a full-time coordinator to market the Town Center to visitors and residents. They will also do some improvements. Mr. Hatley asked where they are in the process and what their top priorities are. Ms. Longbrake stated that they have learned from the Main Street Program that this isn't something that will happen in a year or two. However, they will hold their first Board Meeting tomorrow. Their first goals are to get a budget; strengthen their numbers and add to their membership; by the end of September next year, they want a full-time Coordinator on board. Mr. Hatley asked what will come out of this Program that is different from the set-up today and what will people notice right away. Ms. Longbrake stated that the Grove City Merchants have operated as an arm of the Chamber in the past. What they chose to do is form the Town Center and try to be a Main Street Program. That old committee was only acting as a promotion committee. The new program will give them an organization committee, an economic/restructuring committee, promotional committee and the design committee. It will enable the Town Center to be a very quality place. Mr. Saxton stated that he has been to some of their meetings and are very proud of what they have already done. Mr. Eversman commented that the funding will be done annually, over a four-year period, and will need to be approved each year.

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

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

2. Ordinance C-71-03 (Rezone 79.7 acres located North of Zuber Road and East of Seeds Road from Rural to PUD-R) was given its second reading and public hearing.

Mr. Steve Bowshier, attorney for petitioner, was present and provided a history and an overview of the project. He said they do not believe the site is conducive to industrial development. They believe the best plan at this time is for residential development. The original proposal has been scaled back from 135 acres to about 80 acres, with only 158 lots. They believe the creek provides a natural buffer between the residential and industrial development. He said an update to a traffic study has been completed and concludes residential zoning makes less of an impact than industrial. They have also imposed deed restrictions, similar to language used around airports, stating that the property owners will not complain or sue regarding the industrial users. With respect to the Township, he believes that has been addressed through a letter supporting this proposal and submitted to Council. Mr. Bowshier introduced *Mr. Jim Houk*, Land Planning Consultant for applicant, provided data supporting the rezoning to residential. He explained why they believe this property is a third tier site for industrial and covered four major points (market, traffic, environmental, transition of land). He also called out 1,500 acres of property in the entire area that is called out for industrial development now. The property has been considered for industrial, but the interested party walked away after assessing it.

Mr. Radi asked if he understood correctly from the Traffic Study that by developing this piece residential, there would be approximately 1/3 of the traffic in comparison to industrial development of the property. Mr. Houk said that was based on the traffic study that was done by Prologis for industrial development, when they looked at the property.

Mr. Saxton asked Mr. Clark, Dir. of Law, if the Deed Restrictions are legal and enforceable. Mr. Clark said he has looked them over and spoke to Mr. Bowshier about them. He said he has done a lot of real estate law and has never seen anything like this used in cities like Grove City. He said he felt they would probably be difficult to enforce those restrictions with property owners. He said Mr. Bowshier told him that they use these around airports. He does have a client that owns an industrial business in the area. He shared that his client was concerned about expansion of their business in the future. Mr. Clark said he believes that with these Deed Restrictions, Council will be able to decide on the industrial expansion strictly on the merits of the plan. This development is different from Farmbrook, where the homes were in place first. In this instance, the industrial development is in place first.

Mr. Jeff Wahl, attorney representing Fed Ex Ground Packaging Systems, expressed his clients concerns over the rezoning. They requested that City Council follow its Comprehensive Plan and the recommendation of Planning Commission by declining to grant the rezoning request. He said they have a concern, specifically with the property between Fed Ex and the Haughn property (owned by Vander Mortelli). He provided Council with an aerial photo to show the parcel of concern. Originally, this proposal included the Mortelli piece. Now, just the Haughn piece is requesting the rezoning. However, if rezoning is granted, the Mortelli piece will be uniquely positioned and are concerned with who would be interested in it. They do not believe it would be of interest to an industrial buyer. Sooner or later, we will be right back here faced with another rezoning request for residential because the Mortelli piece can't be sold for anything else - and all the same reasons being given tonight. Fed Ex will be faced with having a residential neighbor, which is clearly incompatible. In addition, Council has granted an expansion to Fed Ex. Their current parcel will be filled to capacity and they will be looking to expand beyond their boundaries. Mr. Wahl said if the Haughn property were rezoned, Fed Ex would absolutely not expand to the south. Mr. Saxton stated that he spoke with a Fed Ex representative today and was told that within three years, they would be ready to invest again. He asked Mr. Wahl what size the expansion would be. Mr. Wahl said he is not the right person to ask. He said their intent is sincere and have already started evaluating sites. He said if you look at the aerial shot, they have to go south or east, but his firm hasn't worked on this yet. Mr. Eversman said he too spoke with Mr. Connor and received the request for denial. However, Mr. Connor did state that Fed Ex would continue to work with Grove City for future expansion regardless of the passing of this legislation. With regard to the Mortelli piece being rezoning to residential sometime in the future, Mr. Eversman commented that is why he was originally opposed to the rezoning. The Mortelli piece is entirely too close to the Fed Ex location. However, he felt south of the creek was a natural break and more reasonable. He would encourage any Council to refrain from rezoning the Mortelli piece residential. Mr. Radi asked if Fed Ex was not going to go through with their current expansion. Mr. Wahl said no. They will proceed with the approved expansion. Beyond that, they will need to expand the next time past their current boundaries and would not go south if this were approved. Mr. Radi asked if Fed Ex was looking to relocate out of Grove City. Mr. Wahl said he hasn't discussed that with his client. Mr. Saxton asked Mr. Behlen, Dir. of Finance, how much tax dollars Fed Ex brings into the City. Mr. Behlen said he had no figures, but Fed Ex is the fourth largest company in the City. Mr. Stage said the example he used for Planning Commission was: the current expansion for Fed Ex is on 20± acres and the tax it will generate vs. the 87 acres of residential multiplies over and over because of the high personal

property and employee income tax. Mr. Wahl made the comment that when this all came about, Fed Ex asked their firm to conduct research to find a way for us to cooperate and make this happen. After extensive research, they advised their client that they could give them no comfort that deed restrictions would be of any help or any comfort of a way to prevent nuisance lawsuits, noise ordinance prosecutions, which is what you have with industrial next to residential.

Mr. David Black, Borrer Rd. resident, said he was here to represent the community feeling from those that surround the Haughn property. Generally, most of the residents are opposed to this rezoning. He gave the following names of those he represented: Ralph Bausch, Louise Bausch, Jeff Kimmerling, Eric Walls & Howard Zimmerman. He said they would rather see it Light Industrial, as it would be less obtrusive. They feel it will set a precedent for the rest of the surrounding property. Mr. Black said he farms in the area now and has trouble with the residential traffic now. This rezoning will only cause more problems. He feels industrial traffic could be forced to go North of Seeds Road and limit traffic problems. In addition, the Landfill is only 3,000 feet from this property. There is an odor that is emitted from the landfill and many other problems associated with it. Mr. Eversman asked if any of the residents he mentioned came with him tonight. Mr. Black said yes – Mr. Bausch. Mr. Max Stout, Borrer Rd. resident, voiced opposition. He cited water runoff as a primary reason. He also noted that farmland is depleting and would like to see it remain as is.

Mr. Joe Hull, attorney for petitioner, commented on the history and evolution of this project. He said it has been a compromise from the beginning. There will be 15 acres left for green space; deed restrictions put in place to cover complaints against the industrial businesses; they changed the rezoning request from R-1 to PUD-R; and eliminated 50 acres. He said this elimination helped with the concerns of Fed Ex. This is also when they offered to add deed restrictions. He said for Fed Ex to say they won't go south is not economically feasible for them. He pointed out that this property is zoned Rural, not IND. He said you have to look at what is best for Grove City on a whole and believes this is the place to make the transition (south of the creek). It is not a place to keep pushing industrial and asked for approval.

Mr. Jack Reynolds, attorney for Haughn family, commented that he does deal with deed restrictions on ground around airports and said they are enforceable in the State of Ohio. Mr. Eversman commented that when he spoke to Mr. Connor of Fed Ex, he never said they had a hard and fast rule of not expanding to the south. He didn't give any indication that they wanted to leave Grove City and Mr. Eversman said he certainly expressed the desire for them to stay.

Mr. Stage, City Admin., commended the developer for the current plan. He said it has come 180 degrees from its initial proposal. However, he said he sees this a more of a policy issue rather than an issue of the current landowner and what is being proposed. The policy issue is: there is only so much property that is zoned industrial and only so much that is tax abated. He is working hard to make the entire City an enterprise zone to negate some of the issues that Mr. Houk brought up. *Do you sacrifice industrially zoned property (tax abatement implying industrial) to housing?* In 1979 a study was completed and five potential sites were designated for industrial. Every single one has developed. They were more than the 700 acres we have today. He suggested that Council not vote on the issue tonight until they get a Resolution from the Township stating that they are revising their Land Use Plan from Planned Industrial to Residential, so there is a record that they are willing to do that. Because, it is future tax money we are giving away. He said he feels so strongly about this that he would suggest that the City buy the land from Haughn family.

Mr. Mike Lilly, Township Admin., commented that Mr. Stage's suggestion is a valid one, but this property has been annexed out of the Township and that is why Council is dealing with it tonight. The Land Use Plan for the Township was done in 1991 and times do changed. He is here tonight on behalf of the Trustees to convey that the Trustees have met with the Developer on multiple occasions and reviewed the site plan. The Trustees, in a letter Mr. Lilly wrote on May 27, 2003, generally accepted the concept of the residential land use plan. Specifically, Trustee Bill Lotz, Zuber Rd. resident, met with residents surrounding the property in question, and shared that there was general acceptance for residential rather than industrial from those property owners. Mr. Saxton said when he spoke to Mr. Lotz about this project, the issue of the "S" curve on Zuber Rd. and the cost to straighten that was brought up. Mr. Lilly said Zuber Rd. does have a dangerous curve that needs to be fixed, regardless if this property goes forward as residential or industrial. It is a safety problem in the Township and the residential development will only compound the problem by adding more traffic into the area. They do have this in their budget and will carry it over for next year. They have asked the County Engineer to begin the process of designing plans. Mr. Saxton asked about the cost. Mr. Lilly said they have a rough estimate of \$200,000 - 250,000.00 the Township will have to bear in making those improvements, as a result of this development moving forward. Mr. Saxton stated that Mr. Lotz had asked for assistance from the people involved in this project. Mr. Lilly said they would appreciate any assistance for this improvement. *Mr. Stage* commented that he agrees with Mr. Lilly and the letter does provide an informal answer. What he is suggesting is a resolution on the Trustee's Agenda with a public hearing and public input, because this has a rippling effect as it goes east and south. We all have a vested interest in this and to make sure we are all on the same page and public input has been given in a fashion that benefits all.

Mr. Hatley commented that the threat of what Fed Ex anticipates in the future should not have any effect on tonight's decision. As you drive down Seeds Road, it is obvious that it is an industrial park. You also have the dump 3,000 feet from here. It is abated property and he is not in favor of the rezoning.

Mr. Bowshier commented that with regard to the "S" curve situation, he was not involved in any of those discussions. Mr. Saxton confirmed this. Mr. Bowshier said he has just been informed by Mr. Kelton that the developer has authorized the donation of \$25,000.00 toward the cost of that road improvement. He then stated that he disagreed with Mr. Stage's opinion of the need for a public meeting. The Trustees have met and put their decision in writing and doesn't feel this issue should be delayed. This issue has been around for some time and the public is aware. He also wanted to make it clear that the decision of the Trustees was made prior to his involvement with this issue. *Mr. Jack Reynolds* commented that this property has been in the Estate for eight years. It has been in the industrially zoned comprehensive plan for the area and no one has been willing to purchase the property. The only people coming forward to purchase it is for residential. If this decision is turned down, no one else will come forward to rezone it residential and it insinuates that the property should be industrial. This is the only option for the Haughn family and they go deeper in debt trying to maintain the mortgage. Mr. Saxton asked about participation in the Township road improvement. Mr. Reynolds said he has been authorized to participate up to \$25,000.00.

Mr. Radi commented that he does take into account the fact that there are people trying to sell a property and what are the opportunities to sell that property in the future; how long has it been for sale; along with the long-range goals of the City. Sometimes, these things are very hard to juggle and try to come up with the right answer/decision. As he looks at the property

and its potential for industrial in Grove City, he had questions when it first came about. He also questions why someone would want to buy a house in the area, but the developer must know it would be feasible. Mr. Eversman agreed with Mr. Hatley with respect to going south on Seeds Road, the area is industrial. However, if you travel east and west on Zuber Road, you don't get the same impression. As a result, this is a very tough decision. You can argue it forever and have good arguments on both sides. A few more comments were made regarding the Township having a public hearing and if the \$50,000.00 commitment should be added to the Ordinance. Mr. Clark said it would not be appropriate to do so.

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

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	No
Ms. Klemack	Yes

3. Ordinance C-82-03 (Approve a Special Use Permit for a Drive Thru for a Pharmacy located at the Parkway Centre South Shopping Center) was given its second reading and public hearing.

Mr. Don Plank, attorney for petitioner, and Mr. Sean Cullen, Continental Real Estate, were present. Mr. Saxton expressed two additional stipulations that Council would like added to the Special Use Permit. Mr. Cullen said they had no problem with those.

Mr. Saxton moved to amend Section 1 to include the following: “. . . being performed, and the following stipulations: 1. Mortar color shall be “U.S. Buff 24A” or comparable, to match main building; 2. Exhibits showing the traffic flow dated 9/29/03, the landscaping dated 10/03, and the drive-thru facility shall be incorporated into this application.”; seconded by Mr. Eversman.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

Mr. Radi asked about the traffic pattern, as it appears that there is two-way traffic coming in two different directions. It seems very confusion. Mr. Cullen said it has been designed so the window is on the convenience side of the vehicle (driver's side). Mr. Radi said he wanted to make sure it would be clearly marked so people don't go in and out the wrong way. Mr. Cullen said they would mark it well.

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

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

4. Ordinance C-83-03 (Approve a Special Use Permit for Automotive Service located at the Parkway Centre South Shopping Center) was given its second reading and public hearing.

Mr. Don Plank, attorney for petitioner, and Mr. Sean Cullen, Continental Real Estate, were present. Mr. Saxton moved to amend Section 1 to include the following: “. . . and with the following stipulations: 1. Limited services to be provided: Lubrication Services (lube express, basic oil change & chassis lubrications), Tire Services (sales, mounting, balancing, flat repair & rotation), Steering and Suspension (alignment & parts installation), Air Conditioning Services (recycle & recharge), Cooling System Service (flush & fill), Battery Services (installation, NOCO treatment, charging & terminal installation), General Services (installation of headlights, miniature bulbs, wiper blades, air filters state inspections & fuel system cleaning); 2. Garage Doors shall be “Canyon Clay”, #SW-6054; 3. Hours of Operation shall be from 7:00 a.m. to 10:00 p.m.”; seconded by Mr. Eversman.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

Mr. Christopher Treish, Creekside resident, expressed his opposition to this Special Use Permit. He said he doesn't feel this was the intension of the type of businesses going into the Plaza. There are plenty of other auto services to service the community. Mr. Radi commented that in the original zoning text, there was language that allowed for one automotive service. Mr. Treish said that at the last meeting, Council was very specific about the types of services going to be used in the facility. Some of those just mentioned seem to be expanding what was mentioned at the last meeting. He doesn't think the hours are acceptable nor this type of service at this location. *Mr. Hatley* asked how many miles away Mr. Treish was. Mr. Treish said about two miles. He said when they moved to Creekside, they were told there would be different stores. Mr. Hatley agreed 100%, but stated that Council doesn't not have a choice what goes in. Mr. Treish said they could by denying the Special Use Permit. Mr. Hatley said all auto service related stores require a Special Use Permit and must be granted unless there is a safety, health, or general welfare issue that would prohibit it. In this case, these issues do not apply. Mr. Hatley went on to express his own frustration over the Centre and the tenants. However, he said if everyone would be patient, they might be pleased with some of the other tenants that are expressing interest to the developer.

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

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

5. Ordinance C-86-03 (Accept the Annexation of 0.066 acres located North of Home Road between S.R. 62 and Hoover Road) was given its first reading. Second reading and public hearing will be held on October 20, 2003.
6. Ordinance C-87-03 (Approve the Rezoning of 4966 Haughn Road from SF-1 to SF-2, Single Family Residential) was given its first reading. Second reading and public hearing will be held on November 17, 2003.

7. Ordinance C-88-03 (Approve a Special Use Permit for a Car Wash in the Anchor Retail Center located at 3200 Broadway) was given its first reading. Second reading and public hearing will be held on October 20, 2003.
8. Ordinance C-89-03 (Approve a Special Use Permit for a Drive-Thru in the Anchor Retail Center located at 3200 Broadway) was given its first reading. Second reading and public hearing will be held on October 20, 2003.
9. Resolution CR-71-03 (Approve the Sign Request for Total Platinum Salon located at 4063 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Paul Smellmer(?) was present. Mr. Saxton said he noticed the signs were up and looked nice. He thanked the petitioner for working with the City on them.

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

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

10. Resolution CR-72-03 (Approve the Development Plan for Anchor Retail Center located at 3200 Broadway) was given its reading and at the request of the petitioner, Mr. Saxton moved it be postponed until 10/20/03; seconded by Mr. Radi.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

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

1. Ordinance C-90-03 (Authorize the Director of Public Service to enter into a Franchise Agreement with local Waste Services, LLC for Solid Waste, Recycling and Yard Waste Collection, Transportation and Disposal) was given its first reading. Second reading and public hearing will be held on October 20, 2003.
2. Ordinance C-91-03 (Authorize the Director of Public Service to enter into a Franchise Agreement with the Solid Waste Authority of Central Ohio for Disposal Rates at the Landfill and Other Authorized Facilities) was given its first reading. Second reading and public hearing will be held on October 20, 2003.
3. Ordinance C-92-03 (Approve Current Replacement Pages to the Grove City Codified Ordinances and Declare an Emergency) was given its first reading.

Mr. Eversman confirmed with Ms. Kelly, Clerk of Council, that these Replacement Pages reflect changes that have already been made by Council or the State by ordinance, which had two readings and a public hearing. Ms. Kelly said yes, these will allow for the pages to be disbursed immediately.

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

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

There being no additional questions or comments, Mr. Eversman moved it be approved as an emergency measure; seconded by Mr. Saxton.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

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

1. Ordinance C-84-03 (Amend Section 521.08(h) of the Codified Ordinances titled Littering or Dumping of Garbage or Rubbish) was given its second reading and public hearing.

Mr. Radi explained that this would bring this Section of the Code into compliance with the rest of the Code sections that were recently amended.

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

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

2. Ordinance C-93-03 (Amend Section 133.03 of the Codified Ordinances titled Relationship to Mayor and Council) was given its first reading. Second reading and public hearing will be held on October 20, 2003.

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

1. Ordinance C-85-03 (Appropriate \$49,665.00 from the Community Environment Tree Fund for the Current Expense of Tree Installation) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Radi.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

2. Ordinance C-94-03 (Appropriate \$43,058.00 from Various Funds of the City for the Refunding of Expenses from the Snow Storm of February 15 – 17, 2003) was given its first reading. Second reading and public hearing will be held on October 20, 2003.
3. Ordinance C-95-03 (Establish the Elm Street CDBG Fund, Authorize the City Administrator to Enter into a Contract and Appropriate \$209,075.00 from Said Fund for the Current Expense of Road Reconstruction) was given its first reading. Second reading and public hearing will be held on October 20, 2003.
4. Ordinance C-96-03 (Appropriate \$96,675.00 from the Sewer Fund for the Current Expense of Reimbursing the City of Columbus for Tap Fees Collected) was given its first reading. Second reading and public hearing will be held on October 20, 2003.
5. Ordinance C-97-03 (Authorize the City Administrator to Enter into a Contract to Study the Impact of New Residential Development and Appropriate \$14,500 from the General Fund for the Current Expense of the Development Study) was given its first reading. Second reading and public hearing will be held on October 20, 2003.
6. Ordinance C-98-03 (Direct the Certification to the County Auditor of the Expense for Cutting Weeds on Private Property and to declare an emergency) was given its first reading. Second reading and public hearing will be held on October 20, 2003.
7. Resolution CR-74-03 (Accepting the Amounts and Rates as determined by the Budget Commission and authorizing the necessary Tax Levies and certifying them to the County Auditor) was given its reading and public hearing.

Mr. Behlen, Dir. of Finance, explained the details of this Resolution. He said we are reducing the inside millage slightly again this year. He said this money could only be used for pay for debt and nothing else.

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

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

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

1. Mr. David Alexander, local artist, explained that he was asked to show his art here and has also been in the Arts-in-the Alley with it twice. After a week of it being shown, he got a call that there was a problem from Mr. Kline (curator of The Art Concern) and that two of the paintings has been taken down. He found out that Mr. Saxton was the one who took them

down and after speaking with Mr. Saxton was told he felt it was inappropriate for the children. Mr. Saxton commented that he felt it was inappropriate for children and adults in the Council Chamber. In an art show, it would be fine. But, in the Chamber with the general public coming in, meetings being held and children coming in, he didn't feel it was appropriate to show nudity. He asked Ms. Kelly to explain the agreement we have with Mr. Kline. Ms. Kelly explained Mr. Kline's role as the curator. We have an agreement with him that if there is a complaint with respect to its offensiveness, an item can be taken down. Mr. Alexander said he has no objection to Mr. Saxton's feeling about the artwork, but doesn't believe one person should be able to come in and take artwork down. He feels it should have been voted on by Council.

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

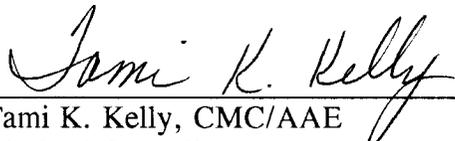
1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Hatley moved it be accepted; seconded by Mr. Saxton.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

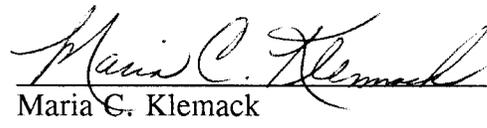
The Mayor provided closing comments concerning current events and road construction.

2. Mr. Stage announced that he submitted a letter of resignation to the Mayor in June and at her request he agreed to stay on until the end of October. He announced that he would be leaving at the end of the month. He also indicated that he would provide a copy of his letter to the Clerk of Council to be placed on file.
3. Council and Administrative Staff members congratulated Mr. Larry Finley on his retirement and commented on the resignation of Mr. Stage.
4. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 10:12 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Maria C. Klemack
President

RLS

Attach. to
Counc. Minutes
10-06-03

Richard L. Stage

2733 Woodgrove Drive ~ Grove City, OH 43123
Home Phone 614-871-4538 ~ Email rstage@compuserve.com

June 2, 2003

The Honorable Cheryl Grossman
Mayor, City of Grove City
City Hall
Grove City, OH 43123

Dear Cheryl,

Four and a half years ago when you asked me to return to public service for our citizens of Grove City, I informed you that my horizon for such duty was only 3-4 years. With your announcement to seek a third term and with 5 years of service quickly approaching, it is appropriate that I resign my position of City Administrator effective July 31, 2003. The resignation date of July 31, 2003, allows for an orderly transition of this position and it allows for the completion of several initiatives including Buckeye Parkway; the Substance-Free Work Place; Annual Salary Survey; and the Emergency Preparedness Project.

It has been my privilege and honor to have been a part of major activities over the past 4 1/2 years including:

- Total redevelopment of the former blighted Hart's site (Ohio Health, Applebees, Roadhouse, and Hoggy's)
- Successfully negotiated a 50 year landmark Water/Sewer contract with the city of Columbus extending our potential service area approximately 40%
- Successfully negotiated a 400 acre extension of our CRA area
- Successfully negotiated a 4-way agreement (first ever in the county) for the improvement of Holt & Big Run Roads
- Instrumental in annexation of the Central Crossing Schools
- Structured a marketing and budget program for the Big Splash
- Totally overhauled personnel policies & procedures:
 - Hired a HR professional
 - Completed job descriptions
 - Established a travel policy
 - Instituted new code for grading and pay scales
 - Established performance review system
 - Developed an employee handbook
 - Implemented drug testing

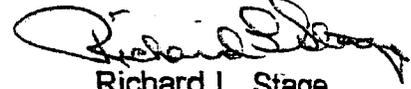
Established the Employee Assistance Program

- Successfully negotiated YMCA lease
- Assisted in the first ever 4 year FOP contract, i.e. 1 year & 3 years
- Negotiated annexation of Weygant property, protecting the Demorest and Big Run Road intersection
- Negotiated the purchase of the Lumber Yard site
- Instrumental in retaining a major Town Center employer
- Completed the Land Use Plan
- Completed the Open Space Plan
- Completed the Danter Study for Residential and Office Use
- Spearheaded the Town Center Mural
- Developed the Town Center Grant Program
- Re-established a Safety Committee
- Re-established the Records Commission
- Played a major role in establishing the "Youth Service Bureau" within Police Dept.
- Negotiated non-revenue sharing TIF agreement
- Established Administrative Orders
- Resolved M.O.B.I.L.E. law suit without major exposure to the city
- Fixed Gateway to the City Office Park PUD debacle
- Instrumental in advancing the Gateway landscaping project
- Negotiated Ruby Tuesday site
- Negotiated purchase of blighted Omega site
- Instrumental in establishing Sesquicentennial park
- Implemented monthly engineering report for tracking projects
- Instrumental in rejuvenating Windsor Park
- Instrumental in major improvement at Gantz Park
- Completed Big Splash Bike Trail
- Completed Town Center Decorative Traffic Light Project
- Developed clear direction for GIS project
- Instrumental in advancing mobile data system for police cruisers
- Introduced better process for completing annual appropriation budget, including power point presentation and the active involvement of Department Heads
- Completed first ever network audit
- Completed purchase of West Side water mitigation properties
- Completed the agreement for the installation of the SR 665 water line
- Set in motion the re-establishment of "Communication Supervisor" within the Radio Room
- Instrumental in introducing first ever Fall Baseball Program
- Significantly altered the marketing strategy for Parks & Rec resulting in a 25% increase in participants
- Negotiated a significantly upgraded development agreement for Grant Run Estates

It was also my honor to have been elected by my peers of the Mid-Ohio Regional Planning Commission to the position of Vice Chairman. This is the first time anyone from Grove City has served as an officer of MORPC. I was also elected Vice Chairman of the Public works Integrating Committee for the Central Ohio Region.

Cheryl, there are numerous other activities and initiatives in which I was fortunate to have been involved. I hope my 4 1/2 years of service have proved of benefit to our community. My thanks to you, the council and the entire city staff for allowing me the opportunity to be of service.

Best Wishes



Richard L. Stage

The City of Grove City, Ohio

P.O. Box 427 • 4035 Broadway • Grove City, Ohio 43123-0427
(614) 277-3000

CHERYL L. GROSSMAN
Mayor

MEMORANDUM

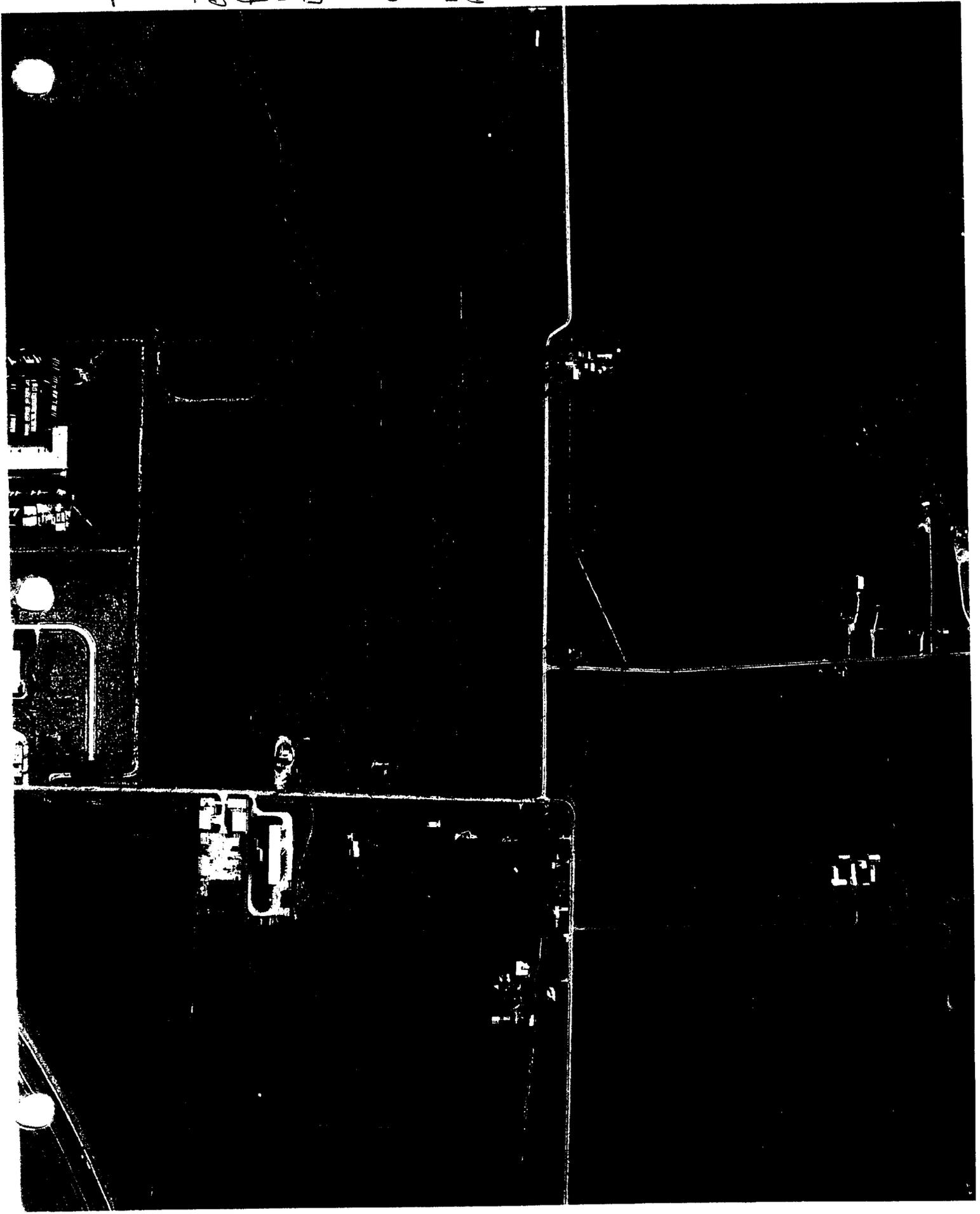
To: Richard L. Stage, City Administrator
From: Mayor Grossman 
Date: June 26, 2003
Re: Letter of Resignation

I am in receipt of your letter of resignation dated June 2, 2003. In view of the number of projects that are ongoing in the City of Grove City and what is best for our community, I would request that your resignation date be extended to October 31, 2003.

If you would care to discuss this, please let me know.

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