

GROVE CITY, OHIO COUNCIL  
MINUTES

October 15, 1990

Regular Meeting

1. The Council of the City of Grove City met in regular session on the fifteenth day of October, 1990 at 8:00 p.m. in the council chambers with the following members present:

Brian Buzby  
Charles Cotton  
Earl Nicholson  
John Mountain  
William Buckley

2. Mr. Buckley moved to dispense the reading of the minutes and approve as written; seconded by Mr. Mountain.

Mr. Buzby	Yes
Mr. Cotton	Yes
Mr. Nicholson	Yes
Mr. Mountain	Yes
Mr. Buckley	Yes

3. Council recessed to committees.

4. Mr. Cotton moved to table Resolution No. CR-63-90 (agreement with Wal-Mart). Mayor Stage stated that since there were members of the community in the audience wishing to speak to this resolution he would like to have a public hearing at this time and then another announced public hearing at a special meeting next week for this one piece of legislation. This was agreeable to the Council and Mr. Buzby then seconded the motion to table.

Mr. Cotton	Yes
Mr. Nicholson	Yes
Mr. Mountain	Yes
Mr. Buckley	Yes
Mr. Buzby	Yes

Speaking to this resolution were: Veronika Shepherd, Mayor of Urbancrest. Mayor Shepherd read a memorandum to the Mayor and Council and asked the minutes to reflect this memorandum. The memorandum is attached hereto as Exhibit "A".

John Hampson, Jackson Township Trustee spoke against the Wal-Mart distribution center stating the fire district had inadequate funding for a building of the size of the proposed center; the fire department would need two new pumper trucks and a new hook and ladder truck; the community's insurance rating would drop.

Mayor Stage read a letter dated October 11, 1990 from John Hampson sent to him and the council members and asked it be entered into the minutes. The letter is attached as Exhibit "B". Mayor Stage stated he would answer the letter.

Mayor Stage then introduced a letter from Karen Cash of the Grove City Insurance Agency, Inc. regarding the specific factors that determine a fire protection rating for any given district. The Mayor asked this be entered into the minutes. The letter is attached as Exhibit "C".

Also speaking to the Wal-Mart center were Gary Bova, concerned about truck traffic and appearance of buildings and impact on property values; Ron Bettin, former resident who supports the Wal-Mart center; Kevin Dean, upset with Mayor and Council and questions the city's figures as to the income from the Wal-Mart center; another West Grove resident who stated it would be just a truck terminal; Jim Jenkins questions quality of life in West Grove; Marty Walsh from Columbus Southern Power, Paul Slade, property owner on Southwest Boulevard reminding of the assessments to the property owners for Southwest Blvd.; Gary Sigrist, President of the G.C. Area Chamber of Commerce.

This public hearing ended at 9:12 p.m.

5. Council reconvened.
6. Ordinance No. C-89-90 (Amend Chapter 1133) was given its first reading. Second reading and public hearing will be on November 5.
7. Ordinance No. C-94-90 (Vacate portion of Jackson Alley) was given its first reading. Second reading and public hearing will be on November 5.
8. Ordinance No. C-85-90 (Amend Sec. 521.18) was given its second reading and public hearing and Mr. Buckley moved it be approved; seconded by Mr. Mountain.

Mr. Nicholson	Yes
Mr. Mountain	Yes
Mr. Buckley	No
Mr. Buzby	Yes
Mr. Cotton	Yes

9. Ordinance No. C-86-90 (Auxiliary Police) was given its second reading and public hearing and Mr. Buckley moved it be approved; seconded by Mr. Nicholson.

Mr. Mountain	Yes
Mr. Buckley	Yes
Mr. Buzby	Yes
Mr. Cotton	Yes
Mr. Nicholson	Yes

10. Ordinance No. C-77-90 (Mowing assessments) was given its second reading and public hearing and Mr. Mountain moved it be approved; seconded by Mr. Buckley.

Mr. Buckley	Yes
Mr. Buzby	Yes
Mr. Cotton	Yes
Mr. Nicholson	Yes
Mr. Mountain	Yes

11. Ordinance No. C-90-90 (Amend Chapter 935) was given its first reading. Second reading and public hearing will be on November 5.
12. Ordinance No. C-91-90 (Appro. for Indian Trails Sewer Plant) was given its first reading and since it appropriates for current

expenses, Mr. Mountain moved it be approved; seconded by Mr. Nicholson.

Mr. Buzby	Yes
Mr. Cotton	Yes
Mr. Nicholson	Yes
Mr. Mountain	Yes
Mr. Buckley	Yes

13. Ordinance No. C-92-90 (Expenses for collecting Income Tax) was given its first reading and since it appropriates for current expenses, Mr. Buzby moved it be approved; seconded by Mr. Nicholson.

Mr. Cotton	Yes
Mr. Nicholson	Yes
Mr. Mountain	Yes
Mr. Buckley	Yes
Mr. Buzby	Yes

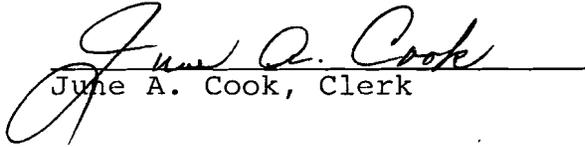
14. Ordinance No. C-93-90 (Interest payment on bonds) was given its first reading and since it appropriates for current expenses, Mr. Buzby moved it be approved; seconded by Mr. Nicholson.

Mr. Nicholson	Yes
Mr. Mountain	Yes
Mr. Buckley	Yes
Mr. Buzby	Yes
Mr. Cotton	Yes

15. Ordinance No. C-95-90 (Appropriate for personnel expenses) was given its first reading and since it appropriates for current expenses, Mr. Buzby moved it be approved; seconded by Mr. Buckley.

Mr. Mountain	Yes
Mr. Buckley	Yes
Mr. Buzby	Yes
Mr. Cotton	Yes
Mr. Nicholson	Yes

16. After remarks by the Administration, Chamber of Commerce and members of Council, Mr. Mountain introduced Barb Williams, designer of the Herb Gardens at Gantz. Mrs. Williams will speak to Council on November 5.
17. President Nicholson announced two special meetings. The first on Thursday, October 18 when the Council and members of the Administration will fly to Seymour, Indiana to tour the Wal-Mart Distribution Center there and a public hearing on Resolution CR-63-90 to authorize an agreement with Wal-Mart for a center on Southwest Boulevard will be held on Monday, October 22, 1990 at 7:30 P.M.
18. There being no other matters to come before Council, it was moved and seconded to adjourn. Motion carried. Council adjourned at 9:45 P.M.

  
June A. Cook, Clerk

  
Earl R. Nicholson, President

# Village of Urbancrest

614/875-1279



Veronika Shepherd  
Mayor

## MEMORANDUM

TO: Mayor, City of Grove City, Council

FROM: ~~Veronika Shepherd~~  
Veronika Shepherd, Mayor

RE: WalMart Relocation

DATE: October 15, 1990

Information has come to my attention through various conversations which indicate that there are serious plans for Walmart to re-locate a new facility within the City of Grove City adjacent to the western quadrant of the Village of Urbancrest, Ohio. As Mayor of the Village of Urbancrest, I have review the information with great concern.

While we look forward having industry and other commerce in our area, that may enhance job opportunities, and other wise impact on the general welfare of our community. We are in need of more specific information.

We are looking favorable upon the possibility that WalMart may locate a facility in our area. In order for our village to do necessary planning to deal with the environmental impact your re-location may have here. It is important to us to know as a community such things as the amount of vehicular traffic that may generate by your re-location. Such specific information as the location of ingress, and egress to the proposed site, we would need to know the specific roadway which most likely to be used by traffic generated by employee's, and perhaps of great concern, we would like to know where the proposed load points for heavy trucks and other heavy traffic.

This memorandum reflects concern in order to gain first hand information it is important for the representatives of WalMart and elected officials City of Grove City to coordinate with the Village of Urbancrest Administration, to provide cohesive planning in conjunction with the Village of Urbancrest own future plans. The Village of Urbancrest has contacted Mid-Ohio Regional Planning regarding environmental impact study reflecting on WalMart's relocation. Todate the Village was informed that no environmental impact study had been warranted. Other generated concerns are with the tentative re-location of WalMart prompt a traffic device to be located either at First Avenue, or Central Avenue, that merge into Rt. 62.

Clerk-Treasurer

Janet S. Shailer

2650 London-Groveport Road  
Grove City, Ohio 43123-9530

**JACKSON TOWNSHIP**

FRANKLIN COUNTY, OHIO

(614) 875-2742

Board Of Trustees

John S. Hampson

Mark R. List

Donald F. Miller

October 11, 1990

Honorable Richard "Ike" Stage  
Mayor of Grove City  
2733 Woodgrove  
Grove City, OH 43123

Dear Ike:

The Jackson Township Trustees are very concerned about the building of the Wal-Mart Warehouse with the fifteen year tax abatement. We were very concerned when the abatement was for seven years. The new fifteen year plan is alarming to our Fire District.

Our department currently is at capacity for service. In checking with Chief Reese and Asst. Chief Ashcraft, our Fire Department does not have the ability to fight a fire at a warehouse with the advanced technology this facility is purported to have. Our Fire District would need two additional pumpers and a hook and ladder. The covering of that cost is currently impossible. Another factor that would tax our District's economic resources is the inspections required by law. The manpower usage would be phenomenal.

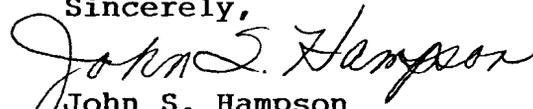
A second issue that impacts all residents (Grove City and Jackson Township) is our fire protection rating for insurance purposes. The Insurance Service Company independently rates Fire Districts. Our rating has been dropping because of a decline in our purchasing power. This warehouse facility will certainly send insurance rates climbing.

We are urging you to vote this legislation down as it affects the health, safety, and welfare of all people in Grove City/Jackson Township.

If we have misunderstood any of the proposal or are misinformed we would welcome a joint meeting.

cc: Mayor Stage  
G.C. Council  
Twp. Trustees  
Twp. Clerk  
Fire Chief

Sincerely,



John S. Hampson

Vice Chairman  
Jackson Twp. Trustees

# GROVE CITY INSURANCE AGENCY, INC.

WILLIAM F. CASH JR., CIC  
KARIN CASH, CPCU, AAI

2397 OLD STRINGTOWN ROAD

GROVE CITY, OHIO 43123

614-875-1770

October 15, 1990

Chuck Boso  
City of Grove City  
P. O. Box 427  
Grove City, Ohio 43123

Re: Fire Protection Rating

Dear Chuck:

In response to your inquiry about fire protection rating, I received the following information from Eddie Fletcher, an employee of Insurance Service Offices.

Jackson Township was last reviewed and rated in 1975. Their current fire protection class is 6 for areas with hydrants and 9 for areas with no hydrants. They were scheduled to be rerated this spring but this has been delayed.

The rating system in use is comprised of 100 points. (100 points = class 1) I know of no city that is a class one. Columbus is a class three. Grove City is a class five.

The total 100 points are divided into three categories:

The most points the Fire Department can receive is (50) fifty points.

The Water Department can receive a maximum of (40) forty points.

The Communication/Dispatch System can receive a maximum of (10) ten points.

Mr. Fletcher stated and I quote, "The construction of a sprinklered building is not even considered when developing a rate class assignment for a township or a city."

October 15, 1990  
Chuck Boso  
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While the total number of exposure units (dwellings) and/or type of exposure units could impact overall on the rating of a township - the construction of a single sprinklered building would neither result in a higher or lower class rating than currently in effect.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kash".

Karin Cash, CPCU

KC/dl

Examples of specific factors within the three categories:

FIRE DEPARTMENT

Training of personnel  
Testing of Equipment  
Number and Types of Equipment  
Number of people who can respond to a fire  
Location of Fire Stations

WATER DEPARTMENT

How much water can be pumped  
Storage of water  
Tests on random hydrants  
Are hydrants serviced regularly  
Size of water mains and number of water mains

COMMUNICATION/DISPATCH

Where do incoming calls go to?  
How many incoming calls?  
How many operators?  
Are operators allowed to sleep while on duty?  
Are operators recorded?

Additional information can be obtained from Eddie Fletcher, ISO 846-5656.

(The rating procedure is a compilation of 60 pages and takes one to one and a half weeks to gather it.) Mr. Fletcher cannot send me a copy of the survey for Jackson Township but any public official of Jackson Township may request a copy.