

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

November 03, 2014

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 Laura Lanese

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

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	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-61-14 (Appropriate \$149,414.00 from the Capital Improvement Fund for the Current Expense of 4126 Haughn Road Renovations) was given its second reading and public hearing.

Mayor Stage explained that this is for the Grant Homestead, also known as the Jividen house. He said these are funds left in the estate that are to be given to the City, per the contract. They would like to transfer them to be able to use them for renovations and clearing the site. Mr. Bennett asked about some of the trees, noting that one already removed was hollow inside. Mayor Stage said they are going to remove a few more that are also in bad shape. He said this is probably a three year project. Mr. Berry asked if more money was appropriated now would it be finished by next summer. Mayor Stage said probably not. They are meeting with another contractor tomorrow to get a better understanding of bringing this up to speed. Mr. Berry said he understands phasing, but it appears that many items on the list need done now. Mayor Stage said they will have a better idea after the meeting tomorrow.

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

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

- 2. Ordinance C-65-14 (Authorize the Purchase of 3432 Grant Avenue and Appropriate \$175,000.00 from the General Fund for Said Purchase and related expenses and Declare an Emergency) was given its first reading.

Mr. Mike Stout, owner, stated that he is pushing to get this done because he has surgery coming up and needs to close on this issue to purchase another home. They would like to get closed and moved before that surgery.

Mr. Smith, Director of Law, explained that this is a little different, in that this property was under contract with a developer to purchase this for \$175,000.00. That Developer has transferred that right to purchase the property to us at the same cost.

Ms. Lanese asked why we are paying \$175,000.00. Mr. Smith explained that we are stepping into the shoes of the developer and this was the agreed upon price. However, we have had several appraisals done in the area and they looked at them as a whole. He said when it is all said and done, with all the properties acquired for the Library, it will equate to about \$20.00 a square foot. This is in line with the previous appraisals we have had in the area. He said because of the agreed upon price and having current appraisals on properties in the area, we did not spend the money on an appraisal for this piece.

Mayor Stage said it is their practice to do appraisals, but didn't for this one due to the reasons already stated. Mr. Boso said it should also be noted that appraisals don't always show the purchase price. These are houses that do not have for sale signs. They are needed for public purposes. He said there is a public purpose beyond the appraisal that is taken into consideration.

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

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

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

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

3. Resolution CR-64-14 (Supporting the Memorandum of Understanding with Pizzuti Companies) was given its reading and public hearing.

Mayor Stage explained that this is the highest level of any agreement, basically the framework, of any deal that could come through. He said we get that out on the table so we have a general guideline as to how they are going to be pursuing the ultimate deal. Each piece of the deal, such as TIFF financing or bonds, will require Council action. He said the Preliminary Plan is on the Planning Commission Agenda for tomorrow. He said he anticipated this being postponed tonight. There are a couple of questions that need clarified: the ownership of City Hall and guarantees if we lease it; the TIFF guarantees; details of moving City Hall and interim costs. He asked it be postponed to the next meeting.

Mr. Bennett shared concerns over this move. He also wonders how parking will be resolved for new tenants for this building; costs for temporary City Hall quarters; costs for a New City Hall, etc.

There being no additional questions or comments Mr. Bennett moved it be postponed to 11/17; seconded by Ms. Lanese.

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

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

1. Ordinance C-62-14 (Authorize the City Administrator to enter into an Agreement with Pleasant Township to provide Dispatching and Communication Services for the Pleasant Township Fire Dept.) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that we provide dispatching services for Jackson and Pleasant Townships. This renewal for Pleasant is based on anticipated runs and has been agreed upon by the Township.

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

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

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

1. Ordinance C-63-14 (Approve a Special Use Permit for a Day Care Center for City Center Childcare located at 3721 Broadway) was given its second reading and public hearing.

Mr. Collin Staples, petitioner, was present to answer any questions. Ms. Klemack-McGraw reviewed the stipulations set by Planning Commission, which Mr. Staples agreed to. Mr. Berry questioned the parking lot stipulation for the front of the building. Mr. Boso explained that they are existing spaces, but the approved plan was never completed with the landscaping. Mr. Berry shared concern over the safety of these spaces and pulling out on Broadway. Mr. Staples said they would not be using these spaces for children, at all.

Mayor Stage questioned the stipulation about securing parking from Mr. Saxton. He said it should be more stringent than "best effort". Mr. Osmund, part owner, stated that they have spoken with Mr. Saxton and the manager did agree. There is no written agreement for this yet. Much discussion took place over parking spaces. Mr. Boso said they looked at the other day care centers in comparison. Others have between 17 - 19 spaces and they felt more spaces here were needed. This has 14, including the 4 spaces in the front. Ms. Lanese asked how many children they would have. Mr. Boso said they go to a maximum of 99. Ms. Lanese asked how they will prevent parents from using the front of the building for drop off. Mr. Collin said they would be informed when they sign up.

Mr. Berry moved to amend Section 1 to include a stipulation that 10 marked, parking spaces shall be maintained at the rear of the property; seconded by Ms. Bennett.

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

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

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

2. Resolution CR-63-14 (Approve the Development Plan for VanTrust for a Speculative Industrial Building located on the North side of Southwest Blvd.) was given its reading and public hearing.

Mr. Don Plank, attorney for petitioner, was present. He said they have received some variances by the BZA and other than the dry basin; they meet all other Code requirements. Mr. Bennett asked for clarification on the setback, as the plans show 30 feet. Mr. Plank said they are actually 64' back, but showed the 30' line on their plans for reference. He shared sketches of the building; and site lines with the proposed landscaping.

Mr. Berry asked about irrigation for the landscaping. Mr. Raif Webster, VanTrust, said they will irrigate the landscaping and mound. Mr. Berry said there is a void of trees at the west corner. Mr. Webster said they would add more trees there. Mr. Berry said he understands the utility of this building but there is nothing pretty about it. He said he prefers having a landscape curb clear across the front, similar to Mahan Construction. Mr. Bennett said even evergreens line Wal-Mart did would interrupt the vision and size of the building. Mr. Plank said that would be an acceptable provision. Mr. Davis asked for confirmation of the irrigation. Mr. Webster said yes, they would add irrigation. Mr. Bennett asked if it would be a multi-tenant building or single user. Mr. Webster said it could go either way. Mayor Stage asked if there were any prospects. Mr. Webster said there are some prospects in the market but before they started pushing, they wanted to go through this process first.

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

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	No

3. Resolution CR-65-14 (Municipal Services that can be furnished to 5.923 acres located North of Grove City Road and West of Elm Street in Jackson Township upon its Annexation to the City) was given its reading and public hearing and Ms. Klemack-McGraw moved it be approved; seconded by Mr. Bennett.

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

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

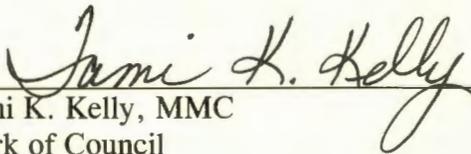
Mr. Roby Schottke announced the South West Education Foundation event coming up and said he had tickets for purchase. All money goes to scholarships.

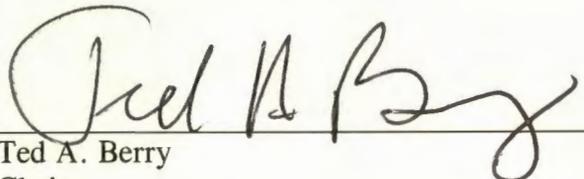
2. President Berry recognized the Boy Scouts in the audience and had each one introduce themselves.

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

1. Mayor Stage shared a couple of articles we had in Business First; Halloween went well; Central Crossing Football is in the Playoffs for the first time in school history; Grove City High School Girls Volleyball is going to the playoffs also. He expressed sympathy to Trustee Jim Rauck and Ms. Daphne Hawk on the passing of their spouses; he announced that the Veteran's Day Celebration will be at the VFW this year; he noted that the VCB is moving out of the Visitors Center and this was very surprising and disappointing.
2. Council reminded everyone to get out and vote tomorrow.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:06 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
Chair