

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

December 01, 2008

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 Ms. Klemack- McGraw.

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

2. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-113-08 (Appropriate \$8,000.00 from the General Fund for the Current Expense of Personal Services in the Information Systems Department) was given its first reading. Second reading and public hearing will be held on 12/15/08.

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

1. Ordinance C-110-08 (Amend Chapter 1305 titled Permits and Fees) was given its second reading and public hearing.

Mr. Mike Boso, Chief Bldg. & Zoning Official, explained that they have reviewed the fees and are requesting adjustments. Some will be consolidated and there are a couple of new items. Some will go up and some will go down. The last time they were adjusted was 11 years ago.

There being additional questions or comments, Mr. Corbin moved it be approved; seconded by Mr. Uhrin.

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

2. Ordinance C-111-08 (Amend Chapter 1375 titled Building Division Issue Registrations) was given its second reading and public hearing.

Mr. Mike Boso, explained that currently all registrations expire on Jan. 1. This change would allow for a registration to be effective one year from the date of issue. President Berry asked how they came up with these changes. Was it industry driven or from other communities. Mr. Boo said they did look at other communities forms, and they received an upgrade to their computer system that showed the need for this change. Mr. Corbin asked about their computer software. Mr. Boso explained that it allows for contractors to receive real time inspection reports. It also lets them schedule and cancel inspections on-line and until 8:00 p.m. Mr. Corbin complimented Mr. Boso on this system and noted that in his former position he is fully aware of how important and convenient this system is to contractors.

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

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

3. Ordinance C-114-08 (Amend Section 1377.09 titled Expiration and Renewal) was given its first reading. Second reading and public hearing will be held on 12/15/08.

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

1. Ordinance C-112-08 (Authorize the City Administrator to enter into a Final Findings and Orders Agreement with the OEPA for the Management of the City's Sanitary Sewer System) was given its second reading and public hearing.

Mr. Keller, consulting Engineer, explained that this is a requirement from the State, which communities have been in negotiations over for quite some time. He said the City already does many of the requirements, but it will cause for some additional review and monitoring of our sanitary systems. Council asked what would happen if we denied this and Mr. Smith, Director of Law, said we would be sued.

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

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

**The Chair recognized Mr. Grinch, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-115-08 (Amend Ordinance C-47-87 to include land in Community Reinvestment Area No. 3) was given its first reading. Second reading and public hearing will be held on 12/15/08.

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

1. Mr. Mo Dioun, Stonehenge Corporation, was recognized for a presentation to update Council on the Lumberyard project. Mr. Houk & Mr. Seahawk, Bird/Houk, were also with him to assist with the presentation. He reviewed the requirements of the original RFP and showed their original plan from three (3) years ago. The market has now changed and they have made some changes to reflect those market trends. He said that they have learned from some of his other projects that these developments only work if they become a destination place. They have enhanced the public space, provided a three story building with an atrium to connect it to City Hall and provided more retail space and office space. The parking garage remains the same. They believe the office space could increase the white collar jobs in the area. However, there is a degree of flexibility in the plan. He showed suggestions of retail/office on the first floor; a library, university and Convention/Conference Center on second floor and university space on the third floor. Mr. Seahawk reviewed the proposed Architecture of the project. He said they wanted to compliment the existing architecture of the Town Center and provide a backdrop for the community space. He showed a 3D concept of the project. Mr. Houk spoke about the Public Space. They propose a sunken stage, water features and artwork in the public space. If a restaurant takes some space, there is outdoor dining space available. They want the public space to be as much of a destination as the rest of the project. Mr. Dioun said, in the past three years this project has matured and grown. He offered to answer any questions. Mr. Grinch said he is excited about the architecture, but disappointed that the residential component has been removed. He said this started out being a private/public partnership and now, has become a more public project with some private. President Berry agreed and asked if Mr. Dioun he will take ownership of more of this project, as he feels it should be a partnership. He said Mr. Dioun has the expertise to know if a Community Center would be viable. He said it should be done privately. Mr. Dioun said they can only accept so much and that depends on how much they can get financed. President Berry asked if the library doesn't move in, will the project still happen. Mr. Dioun said he believes so.

President Berry recognized Mayor Stage, who provided a review of where we are. He said there are three pieces: the Town Center Plan, The Lumberyard; and the Financing. He reviewed action points to be taken on the Town Center Plan. As for the Lumberyard, he believes it to be a redevelopment Project. He said there are three universities interested and there are ongoing discussions with the library. If we take the current library property, it could become or community facility and town homes could be built around it. As for the parking garage, he would like to get started on that right away and make space available for Universities in Sept, 2010. He said there are questions/ decisions to be made, such as- "do we need the atrium". He showed a chart of what he used in 1988 for developing the City Hall space. Many questions are the same as today. He said we have the same opportunities as we did before and feels that the library is a key component. He announced that the VCB has agreed to consider moving into the Huntington Bank building.; the Town Center merchants are on board; they will meet with the Chamber of Commerce next week; and there would be space for a museum. President Berry asked Council submit any questions before the next meeting. He said he thought there should be a Resolution on the next meeting to approve the continuation of development with Stonehenge and require the Administration to supply financials, etc. Council thanked Mr. Dioun and the Mayor for the update.

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

1. Mayor Stage commented on the tragic deaths of three people in and around our city this weekend. He said the Police did a great job. He announced that the Budget was presented to Council tonight and the Christmas Parade will be this Friday.
2. Mr. Uhrin announced that Council would meet in a Special Session on 12/8/08 at 7:30 p.m. to review the Annual Appropriation Ordinance. If necessary, they will meet on 12/9/08 at 7:00 p.m. to finish the review. President Berry announced that the Administration provided a Marketing Plan for monetary requests that come to the City and that Council has agreed to this plan by unanimous consent.

3. 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

  
Fed A. Berry  
Chair