

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 02, 1996

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:

Todd Hurley Steve Bennett Mike Milovich Budd Eversman Bruce Faris

1. President Milovich recognized Chief McKean and Safety Director, Tom Kulp for a presentation. Chief McKean thanked the Administration and Council for their support of the Department. He stated that this is the first time since 1979 that the Department has had a Lieutenant. It is a very important position and he is very pleased to participate in promoting the leaders of tomorrow. The second promotion this evening will be for a Sergeant and Officer Pearson ranked first on the exam. Mayor Grossman administered the Oath of Office to Joseph Wise for Lieutenant and Jeffrey Pearson for Sergeant, while the Chief and Captain Deskins bestowed badges and stripes to each. President Milovich commented that it is an honor for the City to have a career path for those who have shown leadership, as the two officers tonight have done.

2. President Milovich recognized Mr. Shannon Hamons, Director of Development, for a presentation. Mr. Hamons' department is the spotlight for this council meeting and he explained that nearly five years ago he was selected to be the first "full-time" Development Director. Under the direction of Mayor Grossman and City Administrator, Chuck Boso, most of his time is spent attracting quality industrial and commercial development, with the emphasis on industrial. Most of his work is done behind the scenes and quietly, due to the confidentiality required by potential companies. He indicated that 13 new companies have chosen Grove City in 1996 and collectively employ 770 people in office, manufacturing, and distribution positions. Additionally, he tries to maintain a close working relationship with the local manager of those companies located here, by visiting one or two per week. He assists the Mayor and City Administrator in the administrative review of plans submitted to the Planning Commission, as well as serving as a contact for most industrial and commercial projects; he also fields questions concerning our Zoning Regulations and works with the Building Dept. to correct zoning violations; he works with the City Administrator on infrastructure improvement issues; and finally, he represents Grove City at various Economic Development Meetings and is serving as a Board Member to the Mid-Ohio Regional Development Exchange. He listed a few goals for 1997: 1. Attracting a minimum of 1,000 new jobs; 2. Updating all industrial & commercial development information to be included on our Web Site; 3. Return to O.S.U. to obtain Masters Degree in Public Policy Management and City Regional Planning. He thanked Council for their support.

President Milovich asked if he felt that we were attracting more skilled jobs. Mr. Hamons said yes. He feels that we will always be attractive for distribution, due to our location to the freeway, but, he feels that we are dividing our jobs between distribution, manufacturing, and service industries at the moment. Mr. Bennett asked what he is doing to attract more retail for shopping. Mr. Hamons said he feels the obvious location for that is east of I-71 on Stringtown Road, and he has a meeting with one of the property owners tomorrow. He said that now that the bridge is complete, he feels that will spur activity in this area. Mr. Faris asked about office space and what spots were "hot" around Columbus now. He asked how we were going to succeed in filling our long-range plan for office space. Mr. Hamons said Tuttle Crossing and Easton were the "hot" spots. He said

our time may not be for five to ten years from now. We are trying to get a north/south corridor built from Stringtown Road down through the Indian Trails area to open up space for this. He commented that it is difficult to predict how long the market itself will stay strong in Central Ohio. President Milovich asked if our housing stock was sufficient, in terms of pricing and quality. Mr. Hamons said he felt we had one of the best in Franklin County, in terms of entry level housing to executive. He said we are seeing more of the white-color managers living in Grove City. He commented that one of the biggest challenges we have is dealing with the low unemployment rate. He said it is a catch-22 situation and companies he is speaking with now are wondering where they are going to get employees. He said he always points out how easy it is for people to get to Grove City from the west, east and south.

- 3 Mr. Bennett moved to dispense with the reading of the minutes of the previous meeting and approve as written; seconded by Mr. Faris.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

President Milovich, recognized Mr. Hurley, Chairman of the Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-100-96 (Accept the Plat of Quail Creek, Section 3, located east of Hoover Road and north of State Route 665) was given its first reading. Second reading and public hearing will be held on December 16, 1996.

Mr. Roland "Lum" Edwards, representing White Oak Communities, commented that this is the last half of a Development Plan that was approved some time ago and requested that the Plat be approved, as submitted.

- 2 Resolution CR-66-96 (Approve the Sign request for Huntington National Bank located at 3378 Park Street in the Historical Preservation Area) was given its reading and public hearing.

Mr. Hurley moved to removed this item, as requested by the applicant in a letter dated 11/26/96 wishing to withdraw the petition; seconded by President Milovich.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

3. Resolution CR-70-96 (Approve the Preliminary Development Plan for Simsbury Walk, Phase II located south of Home Road) was given its reading and public hearing.

After reviewing the five stipulations set forth by Planning Commission, Mr. Hurley moved it be approved; seconded by President Milovich.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

- Resolution CR-71-96 (Approve the Final Development Plan for the Jackson Township Park located on the south side of Demorest Road) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Bennett.

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

President Milovich expressed thanks to Jackson Township for being a part of the Parks Program. He commented that this is the first park in the Township and is encouraged that they see the importance of having this type of recreation. Mr. Hurley also commented that this particular park has been on his wish list since taking office several years ago and he is glad to see it finally come about.

- Resolution CR-72-96 (Authorize the City Administrator to Purchase 3340 and 3358 Ventura Boulevard) was given its reading and public hearing.

Mr. Boso, City Administrator, explained that these two parcels contain structures that were condemned by the City. Sealed Bids were taken for the property and the City was the successful bidder. These parcels are directly west of the Service Department and will be used to expand it and/or for parking for Windsor Park.

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

Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

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

- Ordinance C-97-96 (Vacate a 0.965 acre tract being the previous location of Seeds Road and a 1.260 acre Roadway Easement) was given its second reading and public hearing.

Mr. Clark, City Attorney, explained that the City entered into an agreement with Mr. Neal Griesenauer to relocate Seeds Road through his property. In exchange for the ground for the new road, the City agreed to give him the ground from the Old Seeds Road. The relocation is now complete and this will finalize the ability to transfer the ground.

Mr. Bennett asked if there is anything that says what he is going to do with this ground. Mr. Clark said Mr. Griesenauer submitted a Plat, that was approved by Council, incorporating this ground into Lot 1 - which has been sold to Wendy's Restaurant and a Development Plan has been approved for them, as well.

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

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

2. Resolution CR-73-96 (Authorize the City Administrator to enter into an Agreement with Scioto Holding Company to Cost-Share a 20" Water Line) was given its reading and public hearing.

Mr. Behlen, Dir. of Finance, stated that this water line is noted in our Capital Improvements Plan and this section is to be financed with City money, as budgeted in 1996. One of the long-term considerations is the entire cost of the project as a long-term financing plan. This particular section, in the amount of \$187,038.00, would be eligible for reimbursement to the City in a succeeding financing mechanism, deemed appropriate, in the future.

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

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

3. Resolution CR-74-96 (Authorize the City Administrator to enter into an Agreement to purchase Right-of-Way on Stringtown Road) was given its reading and public hearing.

Mr. Boso explained that it is necessary to purchase right-of-way for the future widening of Stringtown Road from I-71, east to S.R. 104 to seven lanes. Currently, there is a plan for a hotel on the corner of Stringtown and Jackpot Roads. It is customary to ask for the right-of-way, if the project will adversely affect the roadway. Looking at this small parcel and the traffic generated from the development, it was determined that it would not be fair to ask for the right-of-way and necessary to purchase it. President Milovich commented that he is encouraged to see that the City has a long-range plan and that steps are being taken to secure the necessary roadway for it.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

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

1. Ordinance C-98-96 (Provide for submission to the Electors of the City of Grove City at the Special Election to be held March 19, 1997 of an Ordinance Amending Sections 191.02, 191.15 and 191.17 of the Codified Ordinances of the City so as to Increase the City Income Tax from 2.00% to a rate of 2.25% for Parks & Recreation purposes) was given its second reading and public hearing.

Mr. Bennett moved that the title and body be amended to replace the word "Special" (election) to "Primary" and the date to be May 06, 1997; seconded by Mr. Hurley.

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

President Milovich commented that a lot of time and effort has gone into this for the future growth of the community. He said surveys show that 81% of Grove City residents feel a Recreation Center is needed. Much detail has gone into this project and one of the primary opportunities we have is not for the elected officials to decide if this is a viable project or not, but, to provide an additional line of communication for the voters to tell us whether they are interested in funding a project of this type. He thanked Lupkin-Rausch, architects, for their efforts. He said they have made this project their own, as if they would be using it every day, and is encouraged by their attention to detail. Mr. Bennett commented that this will establish a Park Management Fund that will include the Recreation Center as well as future projects, maintenance, and general use for parks in the community.

There being no further comments, Mr. Bennett moved it be approved, as amended; seconded by President Milovich.

Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

2. Ordinance C-99-96 (Direct the Certification to the County Auditor of Various Expenses for Collection by Assessment) was given its second reading and public hearing and Mr. Bennett moved it be approved; seconded by Mr. Faris.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

3. Ordinance C-101-96 (Appropriate \$36,000.00 from the Police Pension Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on December 16, 1996.

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

There being no new business, President Milovich recognized members of Administration and Council for closing comments.

1. Mayor Grossman submitted her Monthly Report and requested it be accepted.

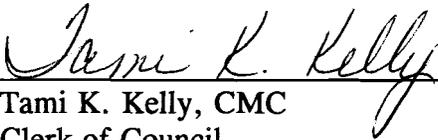
Mr. Hurley moved to accept the Mayor's Report; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

In closing, she thanked Council for supporting the .25% income tax increase question. She acknowledged the passing of Mr. Harold Moreland, a very special citizen involved in much of Grove City's history. She then showed the front page of the Marysville paper, which had a picture of our City Hall on it. They are in the process of redesigning their Town Center area and will be using Grove City as a guide. She invited everyone to join in the Holiday Celebration this Friday. The Parade starts at 7:00 p.m. Finally, she announced that the skating rink will open on December 20, 1996 in the lot across the street.

2. Mr. Hurley expressed appreciation to Mr. Blackburn and the Service Department for the decorations in the Town Center. He also commented that when he was elected, he vowed to represent his Ward as best as he could and he feels it is important to allow the voters to decide if they want a Recreation Center or not. He thanked his fellow council members for feeling the same way.
3. Mr. Bennett congratulated Lieutenant Wise and Sergeant Pearson, as did President Milovich. Mr. Bennett said he hoped the citizens will concentrate on the opportunity that this will give our area and the positive impact it will have on our youth and property values. He said we are desperately lacking a place for the youth to exercise their minds and bodies.
4. President Milovich announced that Council will meet in special session on Monday, December 09, 1996 at 7:00 p.m. to review the Annual Appropriations Ordinance for 1997.
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