

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 05, 2005

Regular Meeting

The regular meeting of Council was called to order by President Saxton, 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:

Rich Lester Bob Hatley Bill Saxton Maria Klemack Vaughn Radi

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

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

2. Ms. Klemack moved to excuse the Mayor; seconded by Mr. Radi.

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

3. President Saxton recognized Mr. Jim Hale, Director of the G.C. Visitor's & Convention Bureau, for his Annual Report. Mr. Hale provided a written report and introduced Mr. Dave Bright, President Elect. Together, they reported on the year's commercial and motel income, with events like Longaberger Basket Associates sales meeting and the GCKA Soccer Event. In the coming year, they intent to update their Website and want to increase weekend sales and day stops to Grove City. They thanked Mr. Hatley for his service to the VCB this year. Mr. Hatley commented that this was a difficult year for hotels with road construction and other issues. He said the VCB has a gem in Jim Hale. He is very creative and doing a great job.
4. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-116-05 (Provide for the Construction of Certain Public Improvements within the City by creating a Residential Incentive District encompassing certain parcels of real property, declaring improvements to such parcels to be a public purpose, exempting such improvements from taxation, requiring the owners of such parcels to make payments in lieu of taxes, establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of such service payments,

describing the Public Infrastructure Improvements to be made to benefit and serve those parcels, approving and Authorizing the Execution of Tax Increment financing and Infrastructure Agreements and declaring an emergency) was given its second reading and public hearing.

Mr. Hatley moved to amend the Ordinance to add a new Section 8 to read: “This Council hereby determines that it is in the best interest of the City to pay to Jackson Township the portion of the monies on deposit in the TIF Fund that Jackson Township would have received if the Improvement had not been exempted from taxation pursuant to this Ordinance during the 11th and subsequent year that the exemption is in effect. The City Administrator is hereby authorized and instructed to prepare and sign all agreements and instruments and take any other actions as may be appropriate to implement this Section.”, and renumber all sections after accordingly; seconded by President Saxton.

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

Mr. Hatley explained that they have a 15 year TIF that they feel will get paid off in 10 years. If it isn't paid in a 10 year period, the Township will be made whole for the remaining five (5) years. He asked Mr. Wick, of Rockford Homes, if he was comfortable with that. Mr. Wick said yes.

Mr. Bill Lotz, Jackson Township Trustee, thanked Council for their consideration. He said they are now happy with the terms and are acceptable to the TIF. Mr. Boso, Dir. of Development, also expressed thanks to the Township for their cooperation and briefly explained how the TIF works. Mr. Hatley stated that one of the reasons for this TIF is to get Buckeye Parkway completed before Hoover Road is shut down

Mr. John ???, Woodlawn Ave., asked how giving a tax break to a developer benefits him as a resident. Mr. Boso stated that there is no tax break. Everyone pays the same tax. He explained that the taxes paid to the City, Township & County will go to pay for the road. “John” asked why the developer couldn't just pay for the road as part of his expense. Mr. Boso stated that the developer could do this, but it would occur in phases and not be complete for five years or more. Because of the closing of Hoover Road, it is desirable to have the road completed prior to that closing in the coming year. “John” commented that there are four roads other than Hoover Rd. now. They went for six months without Hoover this year. He asked how long it would be shut down for this time. Mr. Boso said they hope for 90 days. Mr. Radi asked for a little more explanation. Mr. Boso said normally the City would cost share the road. With the TIF, Rockford Homes takes on all the responsibility and fund the full project. As revenues become available, through development of the property, they will be paid. If development does not come through to pay for the cost within the 15 year time period, Rockford forfeits the remainder of the road cost. Further explanation was provided by Council and Mr. Boso.

Mr. Lester commented that he struggled a little with this, but, he felt that being able to get this done in six months rather than five years, the City not having to appropriate any funds, and it doesn't impact the existing property owners, it becomes a win/win for the residents and the Township.

Mr. Hatley commented that construction costs continue to go up and by doing this now, it will save the community money.

There being no additional questions or comments, Mr. Hatley moved that the Rules of Council be suspended and the waiting period waived; seconded by President Saxton.

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

Mr. Hatley moved it be approved as an emergency; seconded by President Saxton.

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

2. Ordinance C-123-05 (Establish the Federal Emergency Management Agency Fund and Appropriate \$37,645.00 for the Current Expense of Disaster Expense Reimbursement) was given its first reading. Second reading and public hearing will be held on 12/19/05.
3. Ordinance C-124-05 (Appropriate \$30,000.00 from the Big Splash Fund for the Current Expense of Pool Operations) was requested to be withdrawn and Mr. Hatley moved same; seconded by Mr. Lester.

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

4. Ordinance C-125-05 (Appropriate \$11,991.70 from the Convention Bureau Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on 12/19/05.
5. Ordinance C-126-05 (Appropriate \$900,000.00 from the Parkview Project Fund for the Current Expense of Project Reimbursement) was given its first reading. Second reading and public hearing will be held on 12/19/05.
6. Ordinance C-127-05 (Make Amendments to Various Sections of Chapter 161 of the Codified Ordinances of Grove City, Ohio titled Employment Provisions of City Employees) was given its first reading. Second reading and public hearing will be held on 12/19/05.

The Chair recognized, Ms. Klemack, Chairman of Safety, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-117-05 (Amend Section 520.01 of the Codified Ordinances titled Hotel/Motel Sanitation Definitions) was given its second reading and public hearing.

Mr. Clark, Dir. of Law, explained that Council enacted a new Section on Hotel/Motel Sanitation and in working with the Board of Health, these minor amendments were requested to assist with enforcement.

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

Mr. Hatley.

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

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

1. Ordinance C-118-05 (Authorize the City Administrator to enter into an Agreement with HarborLink Network, LLC) was given its second reading and public hearing.

Mr. Clark explained that HarborLink came to Grove City with the idea of designating an area for wireless internet. The area determined was Downtown. Mr. Radi pointed out that the City bears no cost and the Agreement is only for one year if things don't work out.

Mr. Hatley commented that a couple of business owners voiced concern over loiters. He said this program is designed to be used outdoors.

Mr. Jason Ochsner, Clark Dr., commented that this is advantageous to the City, but he does have a few concerns over pop-up advertisements and the content of those ads. Mr. Hatley quoted from the Agreement that there would be a disclaimer shown at the beginning of the connection announcing the City has no involvement in, input on or knowledge of the promotional and advertising material that HarborLink is providing over the system. Mr. Clark, Dir. of Law, stated that the Contract does have more provisions to allow the City to have input into the system. Mr. Hatley & Mr. Lester quoted sections from the contract that speak to these issues and allow the City to address or void the contract. President Saxton said if Mr. Ochsner sees something inappropriate on this Link, to let the City know.

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

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

2. Ordinance C-128-05 (Authorize the City Administrator to enter into an Agreement with EMH&T for Consulting Engineering Services) was given its first reading. Second reading and public hearing will be held on 12/19/05.
3. Ordinance C-129-05 (Authorize the Amendment of the Contract for Refuse Collection and declare an emergency) was given its first reading. Second reading and public hearing will be held on 12/19/05.

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

1. Ordinance C-130-05 (Rezone 204.17 acres located at 5255 Jackson Pike from SF-1 to PUD-R) was given its first reading. Second reading and public hearing will be held on 1/17/06.

2. Resolution CR-95-05 (Approve the Development Plan for the Service Complex Storage Building located at 3262 Ventura Blvd.) was given its reading and public hearing.

Mr. David Morrison, Architect, and Mr. Darryl Hughes, Dir. of Service, were present to answer any questions. Mr. Lester reviewed the three stipulations set by Planning Commission, which Mr. Hughes agreed to. Mr. Hughes explained that this is mainly a storage facility with office space for the Parks Maintenance Supervisor, who is now using a desk in the garage. The building will be located at the Service Complex, inside the existing fence.

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

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

3. Resolution CR-96-05 (Approve the Development Plan for a Long Term Storage Building for the City located at 3728 Hoover Road) was given its reading and public hearing.

Mr. Dave Morrison and Darryl Hughes were present. Mr. Lester reviewed the seven stipulations set by Planning Commission which were agreed to. Mr. Morrison explained that this is to be placed at the Hoover Road Skate Park facility. Phase 1 is for the storage facility for the Police Dept. He explained that vehicles involved in an accident must be kept for processing and may need to be kept for up to one year. Currently, those vehicles are stored outside, on this particular site and at the Service Complex. He said future use would include restrooms for the Skate Park and the addition of a Juvenile Unit building. The exterior will be similar to and compliment the Jackson Township Administration building immediately to the south. Mr. Hatley asked about the approval of the Use. Mr. Boso stated that by virtue of approving this Plan, Council is agreeing to this Use on the property.

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

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

4. Resolution CR-97-05 (Approve the Signage request for CVS Pharmacy located at the Southwest corner of Broadway and Southwest Blvd. in the Historical Preservation Area) was given its reading and public hearing.

Ms. Joanne Goldhand, Skilken, was present. Mr. Lester reviewed the two stipulations set by Planning Commission, which Ms. Goldhand agreed to. Mr. Lester asked Chuck Boso if this exceeds the maximum signage. Mr. Boso said yes. The Historical Preservation Area only allows 25 sq. ft. The Code allows Council to deviate from that limitation, as they have done with the Farmers Exchange building. Ms. Goldhand commented that this is much smaller than any other CVS. They tried to keep with the Historical Code by not internally illuminating any signage and reduce the square footage as far as possible, but in keeping with the size of the building so it didn't look odd.

Mr. Marvin Holt, Planning Commission Chairman, commented that this is the second request from CVS. It is considerably less than the first request. They have also removed the bright red color for all signs, except for the two CVS signs on the building, to accommodate the historical colors.

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

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

5. Resolution CR-98-05 (Municipal Services that can be provided to a 0.654 acre parcel located at 4166 Hoover Road upon its Annexation to the City) was given its reading and public hearing and Mr. Lester moved it be approved; seconded by President Saxton.

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

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

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

1. Mr. Bostic, City Admin., commented that they are working diligently on the Budget for 2006. He expressed appreciation to the Department Heads, and especially Bob Behlen, for their efforts in this process.
2. President Saxton recognized Scout Trooper Calvin Selee, who is working on a Merit Badge. He then announced a Special Meeting of Council for 12/12/05 at 5:30 p.m. to review the Annual Appropriation Ordinance.
3. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:55 p.m.

Tami K. Kelly, MMC
Clerk of Council

William E. Saxton
President