

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

December 08, 2014

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:10 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

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

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

Mayor Stage stated that tonight is a continuation of the discussion of the Memorandum of Understanding with Pizzuti. He said they are not looking for a vote tonight. This will require more discussion. With the changes Planning Commission suggested and Council suggested to the Preliminary Development Plan, those will affect the financials. So, what Pizzuti is here tonight to do is discuss those things and share a couple of schematics of possibilities of the grand plan that they are trying to get to.

Mr. Jim Russell, Pizzuti, stated that he realized that they are trying to get to an answer without taking the time to properly answer individual questions about the overall project, design elements and connectivity. They want to make sure they are answering some of those questions and listening to the suggestions. He said they have a project that is higher than the market will bear; they don't really know what it is going to look like, but trust them, they are developers – and he knows that is really not the approach to take. So, they want to continue the discussions and continue to advance some of the issues, such as where to relocate City Hall; what it may look like; what it may cost. As well as restart and refine their ideas/design elements for this project and what happens to the existing City Hall (what will go in it; making it self-sufficient). He said they want to take the suggestions and put them to paper, and show a product that the City officials are used to seeing from Pizzuti, not just getting something done. They want to table the MOU so they can fine tune some of those suggestions and make a lot more sense for both the City and Pizzuti. Mr. Russell then turned the floor over to Dan Gore to show some schematics they have started on developing.

Mr. Gore shared some thoughts they are considering for the new City Hall location. The first option is to locate City Hall on the city-owned lot just east of Arbutus. The second option is to use the existing Library site. The third option is south of Civic, that the City will own which is part of the Library property. They are exploring all these options in the block of Park Street, Arbutus Ave., Civic Place, & 1st Street. Mr. Russell said the concept is to provide a sense of a campus feel and connectivity to the Town Center.

Council discussed ideas surrounding these options. They also shared thoughts and ideas regarding the existing City Hall plans and apartments. Mr. Bennett said he had an architect question the walkway behind the Broadway buildings. He said it defeats the purpose of having people on Broadway. Mr. Gore agreed that this would be a secondary access. He said this is more for convenience and dressing up the parking lots. Mayor Stage said this also goes back to a Frank Elmer study, where the idea was to have a back entrance for the stores on Broadway. Mr. Bennett voiced concern over not having parking near to each building. Jim Russell said the restaurant has seen this proposal and is o.k. with the preliminary plan. It will be a small restaurant - maybe 12 tables. Ms. Lanese asked about the square

footage for the new City Hall and opportunity for expansion. Mr. Russell said the new Plan calls for over 30,000 sq. ft. The current building is 19,000 sq. ft. Mr. Davis asked about the demographics. At one time they were thinking of empty nesters and another, the younger sect. Mr. Russell said they are finding that they are seeing both move in to the same space and it seems to work. It is a lifestyle they are buying into. He said the amenities package is very important. They want a home, where there is a sense of community within the whole apartment complex.

Mayor Stage said they hope to be ready with the MOU in four weeks. He said the focus is now on the apartments.

Mr. Bennett moved to postpone CR-64-14 until 01-19-15; seconded by Ms. Klemack- McGraw.

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

Council recessed at 7:20 and reconceived at 7:30 pm.

2. Ordinance (Make appropriations for Current Expenses and Other Expenditures for which the City of Grove City must provide during the Twelve Months ending December 31,205).

Mayor Stage read excerpts of the cover letter for the Budget. He reviewed the loss of Estate Tax and potential loss due to H.B.5. He said they would like to add a crime investigator and a Records Clerk in the Police Division. He noted that we have had over \$30 million in Capital Improvements over the last 5+ years. We have coverage of our operating expenses by 63%.

Ms. Lanese asked why they are only providing a 1% increase in income tax. Mayor Stage said they are being conservative.

Council moved into reviewing each departmental budget.

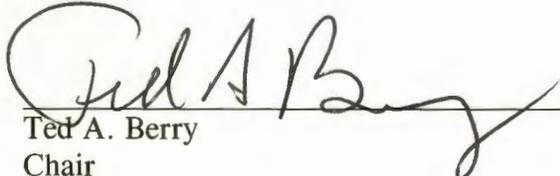
Ms. Lanese asked about how employee rate increases occur. Mayor Stage and Mr. Veda explained that there is a grid system for non-union employees. Union personnel are increased by contract.

Mr. Davis asked about a Development Director salary. Mayor Stage said they are asking for funding for this position. They have been close to hiring someone in the past, but hope to do something in 2015.

Under General Recreation, Ms. Conrad said she made a mistake under youth volleyball and put \$0.00 rather than \$6,800.00 to pay for referees. Mr. Turner said he felt they would be able to cover it without adding additional monies to this account. If not they will ask later in the year.

Council adjourned at 9:55 p.m.


Jami K. Kelly, MMC
Clerk of Council


Ted A. Berry
Chair