

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

December 15, 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 Mr. Grinch.

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

2. President Berry recognized Ms. Brenda Hritz, coordinator for the Holiday Home Tour, who presented a check for \$2,250.00 from the proceeds of that event to Mr. Jamison of the Grove City Food Pantry/Emergency Services. Mr. Jamison said they have many challenges, but thanks to the generosity of the Grove City residents, they are very fortunate to have full shelves.
3. 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 second reading and public hearing and Mr. Uhrin moved it be approved; seconded by Ms. Klemack-McGraw.

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

2. Ordinance C-116-08 (Appropriate \$6,000.00 from the Sewer Fund for the Current Expense of Personal Services and to declare an emergency) was given its first reading.

Mr. Turner, Dir. of Finance, explained that this is for salary costs in the Sewer Dept. and the reason for requesting an emergency is due needing to pay these expenditures before the end of the year, and this is the last Council Meeting for the year.

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

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

Mr. Uhrin moved it be approved as an emergency measure; seconded by Mr. Grinch.

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

3. Ordinance C-117-08 (Make Appropriations for Current Expenses and other Expenditures for which the City of Grove City must provide during the twelve months ending December 31, 2009) was given its reading and public hearing.

Mr. Uhrin commented that the General Fund is the daily operations-type fund. For 2009, the estimates have been reduced due to economic conditions. He referenced the Public meeting on Dec. 8, where Council reviewed each Departments budget with the Dept. Heads. At that time, Council approved two full-time police officers, rather than ½ an officer for the safety of our community. He said even with conservative numbers, this budget should have a carryover for next year. This City has a sound operating budget for 2009. He thanked the Mayor, Mr. Turner, Council and Admin-staff for their efforts.

Mayor Stage commented that he also appreciated Council's review of the budget. He said he was nervous about the revenue we would receive on our interest earnings, but we have been able to achieve good results. He expressed his appreciation to everyone who has worked on this and what has been done through Council.

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

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

4. Ordinance C-118-08 (Appropriate \$649,625.00 from the General Fund for the Current Expense of the Lumberyard Project) was given its first reading.

Mayor Stage commented that the things we have done up to now have been conceptual. One thing that they have decided, is to proceed with the parking garage. He noted that parking would be free of charge. This ordinance would allow Administration to get the engineering started and get to the point to be able to bid the parking garage.

President Berry noted a Memo of Dec. 8 that outlines the request by the Administration. Basically, this gets us the schematics and allows us to move forward.

Mr. Corbin added that this doesn't say we are absolutely going to do the project, it just gets us the drawings to make an informed decision. Mayor Stage concurred and said it will help us get a real handle on the costs.

Ms. Reichard said it has taken a lot of detailed work to move this project forward and thanked Chuck & Don for their hard work.

There being no additional questions or comments, Mr. Uhrin moved that the Rules of Council be suspended and the Waiting Period waived; seconded by President Berry.

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

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

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

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

1. Ordinance C-114-08 (Amend Section 1377.09 titled Expiration and Renewal) was given its second reading and public hearing.

Mr. Mike Boso, Chief Bldg. & Zoning Official, explained that this will change the expiration date of licensed contractors to be annually instead of by calendar year.

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

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

1. Resolution CR-64-08 (Authorize the City Administrator to Execute an Amendment to the Franchise Agreement with Local Waste Services, LLC for Waste Disposal & Recycling) was given its reading and public hearing.

Ms. Reichard, City Admin., explained that this is for a one year extension and if we desire can go out for bid after that, we can. It will increase the fee from \$11.68 to \$13.21 and the Township has already approved their portion. Mayor Stage commented that we have a good working relationship with the

Township and this is a good example of how working together gets better rates for all of us. Mr. Grinch asked where we stand in comparison to other communities. Ms. Richard said the vast majority is over \$14.00.

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

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 second reading and public hearing.

Mr. Chuck Boso, Dir. of Development, explained this increases the area where the city can grant tax relief for property owners. He said the main thing this does is increase the area from 12 acres to almost 800 acres. He said the reason is that they believe that the area around the Town Center has to be vital in order for the Town Center to be more viable. It is meant to make this a vibrant commerce area.

President Berry noted that this is the first step coming from the Town Center review (Frank Elmer) and there is more to come.

Mayor Stage said in 1987 we were a real leader in establishing this type of incentive for a Downtown area in all of Ohio. He believes that that same opportunity is available to us today. He explained that CRA's can only be amended three times now, and this is the first time we have touched this one. It is landmark stuff. Tax abatements work. They do not last forever and they have been very good to the City of Grove City.

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

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

2. Resolution CR-65-08 (Municipal Services that can be furnished to 5.191 acres located at 5000 Haughn Road, upon its Annexation to the City) was given its reading and public hearing.

Mr. Corbin requested that he be excused from voting on this item as he has a conflict of interest. President Berry moved that Mr. Corbin be excused from voting; seconded by Mr. Uhrin.

President Berry asked if this is normal procedure. Mr. Smith, Dir. of Law, said there is nothing out of the ordinary with this legislation. It is the first step that takes place with any annexation.

approved; seconded by

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

3. Resolution CR-66-08 (Acknowledging City Staff's Continued Work with The Stonehenge Company for the Development of the Former Lumberyard Site) was given its reading and public hearing.

Mayor Stage said the resolution endorses the concept of Dec. 1st and says to Stonehenge that we are endorsing them as the developer. There are a lot more hurdles to get over, but it is important to take this step and make that commitment.

Mr. Mo Dion commented that these types of projects are challenging but are also opportunities. They are pleased to begin the engineering and concept stages. He said the city has his commitment for the project.

Mr. Gerry Bird commented that this schematic will firm up, through investigation and analysis, defining the scope and quantities of what to proceed to do; and get firm estimates; and taking everything through the completion of the construction documents, which allows them to bid in this favorable market. He said it is very strategic in investing now and this investment in the community is commendable and they appreciate this opportunity. President Berry asked when they anticipate coming back with those schematics. Mr. Bird said they are going to hit it hard in the next few months and hope to be back in April/May. President Berry asked him to define the schematic. Mr. Bird explained that it will analyze each component of the project and firm up size, numbers, etc. He said this process goes through a logical, sequential analysis of each question, quantifies those, and takes the concept and defines it to come up with hard numbers. Parallel to that, it tests the market place, in terms of leasability. This is one of three phases that takes us to concept, to schematic, to design development, to contract documents – which gets us to building permit and hard bid situation. President Berry asked if everything goes as planned, when do they think this would go to Planning Commission. Mr. Dion said they hope to get there in March/April. President Berry asked if they have anyone interested now. Mr. Dion said retail is down, but they do have a few interested parties that they are talking with.

Mayor Stage commented that Stonehenge would own the 3 story retail building. His target invest is \$15 – 16 million, and that includes the library. He broke it down to be something like: the parking garage would be \$4 million, another \$700,000 to 1 million for the Atrium; \$7 million for the library; \$2 mills for Plaza and the rest for soft costs and consulting. He said they have \$55 mills in the Budget for the next few years, but it includes the library and general improvement for the Town Center. He noted that there is a letter to the library that was signed by he and council asking for time to speak with them again. If the Library does move, we could then use that area for a community center. There would be more dollars needed for that, if it were to happen.

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

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

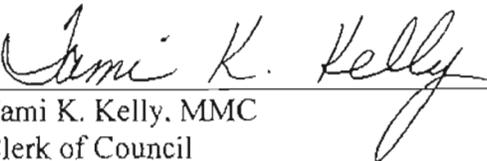
1. Mayor Stage submitted the Mayors Monthly Report and Ms. Klemack-McGraw moved to accept same; seconded by Mr. Uhrin.

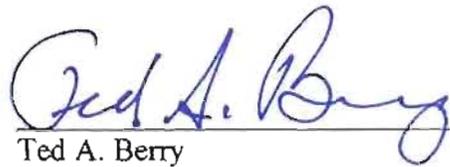
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

He thanked everyone involved with putting on the Christmas Celebration. He wished everyone a Merry Christmas and Peace in the coming year.

2. Ms. Kelly offered an apology from Judge Brandt, Chair of Charter Task Force for not being here to give their report due to the birth of his granddaughter. He will be at the next meeting to do so.
3. President Berry announced that the January 5 Council Meeting would be cancelled due to the lack of a quorum. The next meeting of Council will be held on Tues., January 20, in observance of Martin Luther King Day.
4. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:00 p.m.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Ted A. Berry  
Chair