

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 16, 2013

Regular Meeting

The regular meeting of Council was called to order by Clerk of Council Kelly at 7:00 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 Steve Bennett Melissa Albright

1. Ms. Kelly opened the floor for nominations for a Temporary Chair.

Ms. Albright moved to appoint Mr. Bennett as Temporary Chair; seconded by Ms. Klemack-McGraw. The floor was closed and the vote was taken.

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| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Bennett | Yes |
| Ms. Albright | Yes |

Ms. Kelly turned the meeting over to Temporary Chair Bennett.

2. Mr. Bennett moved to excuse Mr. Berry; seconded by Ms. Albright.

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| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Bennett | Yes |
| Ms. Albright | Yes |

3. Mayor Stage recognized the recently graduated group of the Citizens Police Academy. He and the Chief explained the different volunteer duties they provide. Thanks and congratulations were expressed to the group.

4. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the 12/2, 12/3 and 12/11 meetings and approved as written; seconded by Ms. Albright.

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| Ms. Klemack-McGraw | Yes |
| Mr. Bennett | Yes |
| Ms. Albright | Yes |
| Mr. Davis | Yes |

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

The Temporary Chair recognized himself, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-79-13 (Appropriate \$25,000.00 from the Workers Compensation Fund for the Current Expense of Workers Compensation Claims) was given its second reading and public hearing.

Mr. Turner, Dir. of Finance, explained that now that this is a Self Insured Fund, this appropriation will allow for end of year claims and have the proper reserves in place, as suggested.

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

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| Mr. Bennett | Yes |
| Ms. Albright | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |

2. Ordinance C-80-13 (Reduce the Appropriation Amount for Various Funds) was given its second reading and public hearing.

Mr. Turner, Dir. of Finance, explained that we have a certificate for fund amounts through the State Auditor that have been estimated. When monies received are less than the estimated amount certified, we need to reduce those fund amounts before the end of the year to stay in compliance.

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

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| Ms. Albright | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Bennett | Yes |

Mr. Bennett moved it be approved as an emergency measure; seconded by Ms. Albright.

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| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Bennett | Yes |
| Ms. Albright | Yes |

3. Ordinance C-81-13 (Appropriate \$5,400.00 from the Senior Nutrition Fund for Current Expenses) was given its second reading and public hearing.

Mr. Turner, Dir. of Finance, explained that Ms. Conrad has donations for the Food Bank that needs to be given to them. This appropriates the last of the funds collected.

Mayor Stage said this is funded by events like the Mud Volleyball tournament and we are very happy to be able to provide such a nice amount before the end of the year.

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

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| Ms. Klemack-McGraw | Yes |
| Mr. Bennett | Yes |
| Ms. Albright | Yes |
| Mr. Davis | Yes |

Ordinance C-82-13 (Authorizing the Acquisition of Real Property Interest and Appropriate \$500,000.00 from the Pinnacle Tax Increment Equivalent Fund for the Current Expense of Real Property Acquisition for Park Land and related expenses and Authorizing Special Revenue Obligation Notes of the City to Finance the Acquisition of such Real Property Interests, and other documents related thereto) was given its second hearing.

Mr. Joe Ciminello, developer, explained that when the TIFF was set up and the agreement for the Pinnacle development was done, there were provisions to allow the City to purchase ground for a park. He said they began working with Parks & Rec. in 2010. This ground was identified as a potential piece. The monies for the purchase will come from the TIFF and turned the rest of the comments over to Ms. Conrad.

Ms. Conrad, Dir. of Parks Tree; stated that the 2011 Comprehensive Park Plan identified this quadrant of the City as an area with no public park ground. She shared a preliminary sketch and explained that residents were asked how they would like to see it developed. That will continue as part of the planning. There are many amenities that could be placed in this area to enhance the park offerings for the community.

Mr. Bennett stated that he has had many people express concern to him over the purchase price for this ground and the presidents it sets for future park ground. He said he would like to have a meeting to discuss this in more depth.

Ms. Klemack-McGraw asked of this property has had an appraisal. Mr. Boso said no. However, they looked at similar property in the City and took those purchase prices into consideration. Ms. Klemack-McGraw shared concern over the purchase price, but understands the need for park ground in that area.

Mr. Roby Schottke, resident, voices his concurs over this purchase and developing it in a companion piece. He said if Council chooses to buy it, please develop it with Park amenities.

Ms Albright asked for a brief explanation on the use of the TIFF. Mr. Bose explained where the monies come from and how it is to be used. He said as part of the TIFF it was envisioned that park ground would be purchased for the TIFF area.

Mr. Bennett said we are looking at this property with its current zoning and usage. When it is rezoned for a Park the value would be reduced. He asked if the Lift Station would be put in with TIFF Funds. Mr. Boso and Mr. Smith said yes, it could be as well as all the amenities. Mr. Bennett said he is concerned about other adjacent property owners waiting to cash in. Mr. Boso said he understood.

Mayor Stage said there is a little bit of a precedence in purchasing multi-family ground for park space, as that was done for the tennis courts in Gantz Park.

Mr. Smith explained that the TIFF is governed by a Board of Directors and all the distribution and use of the Funds is dictated by the Contract.

Ms. Albright noted that this area is in her Ward and is very much in favor of the purchase and development of a park on this property. She said it would fill a void for this area.

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

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| Mr. Bennett | Yes |
| Ms. Albright | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |

Mayor Stage said they would order an appraisal, but feel comfortable with this proposal.

5. Ordinance C-84-13 (Make Appropriations for Current Expenses and Other Expenditures for which the City of Grove City must Provide during the Twelve Months ending December 31, 2014) was given its reading and public hearing.

Mr. Turner explained that this is the annual appropriation ordinance for the 2014 year. The original appropriation showed a 107% expense to income tax collections and after some adjustments, it was reduced to 103%.

Mr. Bennett asked Mr. Turner to explain the 103%. Mr. Turner stated that that this is not a deficit. The 103% reflects the income to the City from income tax only against operating expenses. The City receives income from many other sources and when that is figured in, the overall ratio is 87%.

Mayor Stage stated that there are three ratios used to check ourselves. He said one ratio is the use of income tax only against operating expenses. Another is the overall income against operating expenses and that is the percentage we want to watch. He said we have never spent more than we have received in total revenue. This year they projected spending 87% of the overall income. That leaves 13% in reserve. He then explained that he submitted an ordinance, per Charter, on January 2. Per the discussions in the first budget review, he submitted amendments to the figures, which Council accepted at their 12/11 meeting. These are the figures that are in the Ordinance that is being read and considered tonight. He voiced appreciation for all the time Council spent to review this Budget and their comments throughout.

Mr. Davis stated that he appreciated the Administrations cooperation with this Budget. He said he asked them to reduce the 107% to 105% with no specifics. He hopes it is 100% next year, but voiced appreciation to the Administration for coming back so quickly and reducing the percentage to 103.

Mayor Stage noted that he provided copies of the Minutes from the Historical Commission meeting last Friday. They reflect the Commission's approval of the budget he provided Council last Wednesday. He also provided some additional information on a Capital Improvement project.

Ms. Albright & Mr. Bennett thanked Mr. Turner, Mayor Stage and the Administration for all their time in the budget.

Mayor Stage said this is a \$48 million business and he appreciates all the work of Council does.

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

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| Ms. Albright | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Bennett | Yes |

The Temporary Chair recognized Ms. Klemack-McGraw - Chairman of Lands & Zoning, for discussion and voting under said Committee.

1. Ordinance C-83-13 (Consent to the Detachment of Territory in the City of Grove City to the Township of Jackson) was given its second reading and public hearing.

Mr. Thomas Bloomer, petitioner, said he purchased the property in 1999 and it was in the City then. He said he is a business owner in Grove City and enjoys being part of the City. However, he would like for his residence to be detached because he believes it would be beneficial to his property to be part of Jackson Township. He has no City water or sewer service and its availability is a long way away.

Mr. Smith explained the detachment process citing the statute and said this is the only process that applies.

Mr. Davis asked the applicant how he began this process. Mr. Bloomer explained that he inquired quite some time ago and then didn't do anything. Then he was charged for trash service, which he had never used because he owns a businesses and just took it to work with him. He said he is fine with it now. However, he called and inquired again. He spoke to Ms. Albright who got him pointed in the right direction. Mr. Davis asked what benefits he could receive in the Township that he could not in the City. Mr. Bloomer said he would like to do some target shooting on his property and he may like to have a chicken or two.

Mr. Vedra, Safety Director, said the Administration does have some safety concerns for this property being detached from the City. He said since 1995 there have been 58, calls for service to this address. He said there is a greater potential for confusion if a 911 call come from this property or for this property. He also said shooting on this property is a concern, as we have an obligation for safety to the surround properties, which are inside the corporation limits.

Mr. Smith stated that by detaching this property, Council would be creating an island or flag, which is frowned upon by the County. He said that if detached that parcel would be governed by Township zoning and the City would lose control over what may be developed on that property.

Ms. Albright asked Mr. Bloomer if he understood if he removes his property, he could never get water. He said no. She asked if he understood that he would not receive City Police, it would be serviced by the Sheriff. He said yes.

Mr. Bennett shared his concern for the next property owner & the effects that may have on surrounding City residents.

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

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| Mr. Davis | No |
| Ms. Klemack-McGraw | No |
| Mr. Bennett | No |
| Ms. Albright | Yes |

2. Ordinance C-85-13 (Approve a Special Use Permit for a Day Care Facility for A Great Place Early Learning Academy located at 3131 Broadway) was given its first reading. Second reading and public hearing will be held on 1/06/14.
3. Resolution CR-55-13 (Approve the Development Plan for JC Sommer Elementary School located at 3055 Kingston Avenue) was given its reading and public hearing.

Mr. Mark Waller, representing SWCS, was present to answer any questions. Ms. Klemack-McGraw reviewed the stipulations set by Planning Commission, which Mr. Waller agreed to.

Mr. Bennett voiced concern for noise to surrounding residents; and primarily the traffic. Mr. Waller said he will work on those items. He said the improvements on traffic will be a great improvement and allow more stacking on school property rather than public streets.

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

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| Ms. Klemack-McGraw | Yes |
| Mr. Bennett | Yes |
| Ms. Albright | Yes |
| Mr. Davis | Yes |

4. Resolution CR-56-13 (Approve the Development Plan for COTA Park & Ride located North of S.R. 665 and West of North Meadows Drive) was given its reading and public hearing.

There being no representative present to address the stipulations, Ms. Klemack-McGraw moved it be postponed to 01/06/14; seconded by Mr. Davis.

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| Mr. Bennett | Yes |
| Ms. Albright | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |

5. Resolution CR-57-13 (Set Forth, as required by Section 709.031 of the Ohio Revised Code, the Municipal Services that can be furnished to a 0.505 acre parcel located at 2375 White Road in Jackson Township upon its Annexation to the City) was given its reading and public hearing and Ms. Klemack-McGraw moved it be approved; seconded by Ms. Albright.

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| Ms. Albright | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Bennett | Yes |

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

1. Mr. Charles Douglas Winemiller, resident, said he was sad to have to come to Council to complain but felt compelled to come and express his discontent over his experience at the Service Dept. He said she went over to explain that the leaves on his street had not been picked up and inquired about the schedule. He said he spoke with a distinguished man who told him that all City trucks are equipped with GPS and he must be mistaken because the GPS doesn't lie. Mr. Winemiller said he understands that GPS shows where the truck goes, but not what it does. He said he confirmed with his neighbors that they did see a City truck drive down their street, but no leaves were picked up. He then showed Council pictures he took of leaves piled along his street, down both sides, that were now mixed with snow. He said he didn't want Council to do anything; he just wanted them to be aware of the kind of customer service that is sometimes given to the residents at the Service Dept.
2. Ms. Mary Shaw voiced disappointment with Council's decision to align us with Pleasant Township with the JEDD. She said she hopes our reputation is not tarnished by it. She asked who from the City was on the Board; how the money gets spent; etc. Mr. Boso said the JEDD Board is made up of representatives from each municipal party to the JEDD. How the other municipalities spend their money is up to them. He said appointments to the Board haven't been made yet.

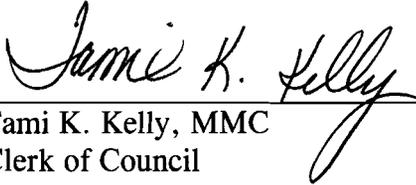
Mr. Smith indicated that the JEDD and how the money is distributed, is governed by the Board and that we are still in the process of finalizing the JEDD. The City is still waiting for the JEDD paperwork to be submitted to the respective Counties for approval.

3. Temporary Chair Bennett and the members of Council recognized Ms. Albright for her service on Council by presenting her with a Resolution and a framed collage of her time on Council. Best wishes were shared by all.

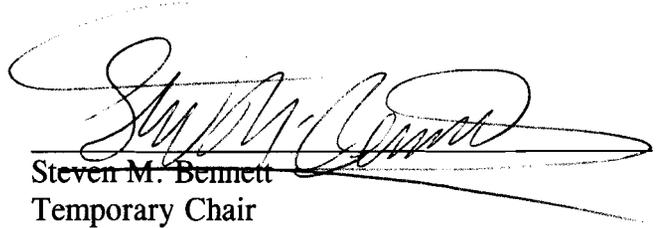
The Temporary Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage offered closing comments and a blessed Christmas and Happy New Year to all
2. Council and Staff expressed wishes for a Merry Christmas and Happy New Year to all.
3. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:37 p.m.



Tami K. Kelly, MMC
Clerk of Council



Steven M. Bennett
Temporary Chair