

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, January 26, 2015

6:30 PM

Council Chambers

City Council

Mayor Lance Westcamp

*Council Members - Ed Rarey, Jean Ann Hilbert,
Donna Drury, Ed Dildine, Shawn Cleary & Becky Hutson*

I. Call to Order

by Mayor Westcamp at 6:30 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jeff Green - Director of Finance, Steve Farst - City Engineer, Ralph Portier - Chief of Police

Guests Present: The Guest Book is on file with the Clerk of Council.

II. Moment of Silence

The Mayor asked everyone to join him in a moment of silence.

III. Pledge of Allegiance

Chief Portier led the Pledge of Allegiance.

IV. Roll Call

Council Member Cleary made a motion, seconded by Council Member Drury to excuse Council Member Hilbert from the meeting. All in favor stated AYE, None Opposed. Motion passed.

Excused: 1 - Council Member Hilbert

Present: 5 - Council Member Cleary, Council Member Dildine, Council Member Drury, Council Member Hutson, and Council Member Rarey

V. Approval of Minutes - January 12, 2015

Approved as submitted.

[#020-2015](#)

City Council Meeting Minutes 1-12-2015

Attachments: [City Council Meeting Minutes 1-12-2015.pdf](#)

VI. Business of Guests - None

VII. Ordinances and Resolutions

A. 3rd Readings

[ORD. 14-041](#)

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO

NEGOTIATE AND ENTER INTO A WATER SERVICE AGREEMENT WITH THE CITY OF COLUMBUS, OHIO

Sponsors: Cleary

Administrator Hall explained this Ordinance is the supply agreement for the area that is currently supplied by the City of Columbus with water. The agreement is the same type all of the other communities have with the City of Columbus. Staff has met with the City of Columbus to go over a few items and Ms. Hall, Law Director Shannon and City Engineer Farst feel the contract is a fair representation of what is expected of the City of Groveport and the City of Columbus.

Clerk of Council Ross read by title Ordinance No. 14-041. A motion was made by Council Member Dildine, seconded by Council Member Hutson, to adopt. The motion carried by the following vote:

Excused: 1 - Hilbert

Yes: 5 - Cleary, Dildine, Drury, Hutson and Rarey

[ORD. 14-072](#)

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE DEVELOPMENT PLAN FOR 3860 ROHR ROAD, PARCEL NUMBERS 185-001312, 185-001313, 185-001318, 185-001319, 185-001321 AND 185-001324

Sponsors: Dildine

Attachments: [3860 Rohr Rd application #2014-13.pdf](#)
[#2014-13 -3860 Rohr Rd 1.pdf](#)
[3860 Rohr Rd - Mod to Dev Plan 1-4.pdf](#)
[3860 Rohr Rd -Revised Development Description.pdf](#)
[3860 Rohr Rd - Mod to Dev Plan 5-7.pdf](#)
[Schottenstein Trustees Letter 2-2-15.pdf](#)

Clerk of Council Ross read by title Ordinance No. 14-072. A motion was made by Council Member Cleary, seconded by Council Member Hutson, to postpone to a date certain, the February 23, 2015 City Council meeting. The motion carried by the following vote:

Excused: 1 - Hilbert

Yes: 5 - Cleary, Dildine, Drury, Hutson and Rarey

B. 2nd Readings[ORD. 15-001](#)

AN ORDINANCE ENACTED BY THE CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO, HEREINAFTER REFERRED TO AS THE LOCAL PUBLIC AGENCY (LPA), IN THE MATTER OF THE STATED DESCRIBED PROJECT

Sponsors: Cleary

Clerk of Council Ross read by title Ordinance No. 15-001.

[ORD. 15-002](#)

AN ORDINANCE ESTABLISHING IN SEASON GOLF FEES FOR THE LINKS AT GROVEPORT GOLF COURSE

Sponsors: Dildine

Attachments: [2015 Proposed Golf Rates.pdf](#)

Clerk of Council Ross read by title Ordinance No. 15-002.

C. 1st Readings[ORD. 15-003](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO ENTER INTO A DEVELOPMENT AND INCENTIVE AGREEMENT WITH BENCHMARK EDUCATION COMPANY, LLC PURSUANT TO O.R.C. SECTION 718.15 AS AUTHORIZED BY ARTICLE VIII, SECTION 13 OF THE OHIO CONSTITUTION, AND THE DECLARATION OF AN EMERGENCY

Sponsors: Drury

Finance Director Jeff Green informed Council this Ordinance is the first of two tax incentive agreements staff is asking Council to approve tonight. For the record Benchmark Education Company LLC received approval for their credit today from the State of Ohio Tax Credit Authority. This is a 35%, seven year credit. The company will be filling one of the last vacant warehouses the City has left in the Groveport Commerce Center. The company will create 49 jobs. Ted Smith from Vorys was present at the meeting to answer any questions. Council Member Rarey inquired if a lot of work was needed to bring the building up to the company's specifications. Mr.

Green responded there will not be a lot of work needed since this was one of the newer buildings.

Law Director Kevin Shannon requested Council to consider making a motion to suspend the rules as to the three readings and the effective date.

Clerk of Council Ross read by title Ordinance No. 15-003. A motion was made by Council Member Dildine, seconded by Council Member Drury, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

Excused: 1 - Hilbert

Yes: 5 - Cleary, Dildine, Drury, Hutson and Rarey

A motion was made by Council Member Cleary, seconded by Council Member Drury, to adopt as emergency legislation. The motion carried by the following vote:

Excused: 1 - Hilbert

Yes: 5 - Cleary, Dildine, Drury, Hutson and Rarey

[ORD. 15-004](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO ENTER INTO A DEVELOPMENT AND INCENTIVE AGREEMENT WITH CRAFT WHOLESALERS, INC. PURSUANT TO O.R.C. SECTION 718.15 AS AUTHORIZED BY ARTICLE VIII, SECTION 13 OF THE OHIO CONSTITUTION, AND THE DECLARATION OF AN EMERGENCY

Sponsors: Hilbert

Finance Director Jeff Green informed Council Craft Wholesalers, Inc. will occupy the Sofa Express building that has sat empty for 7 years. The company specializes in wholesale crafts and home decor. This is a 35%, seven year credit. David Parker representing Craft Wholesalers, Inc. was present at the meeting to answer any questions. Patty Huddle from Columbus 2020 is thrilled the company will be growing in Ohio. She was informed the company had looked at out-of-state locations before deciding on the Groveport location.

Clerk of Council Ross read by title Ordinance No. 15-004. A motion was made by Council Member Drury, seconded by Council Member Hutson, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

Excused: 1 - Hilbert

Yes: 5 - Cleary, Dildine, Drury, Hutson and Rarey

A motion was made by Council Member Cleary, seconded by Council Member Hutson, to adopt as emergency legislation.

The motion carried by the following vote:

Excused: 1 - Hilbert

Yes: 5 - Cleary, Dildine, Drury, Hutson and Rarey

[ORD. 15-005](#)

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A SURETY BOND AGENCY FUND

Sponsors: Hutson

Clerk of Council Ross read by title Ordinance No. 15-005.

This Ordinance was referred to the Committee of the Whole.

VIII. Reports

A. Mayor - Lance Westcamp

Nothing to report.

B. Administrator - Marsha Hall

Administrator Hall thanked the Council Members for the information provided to her regarding the trash contract. Staff will be going through the contract with SWACO for a number of months to put together a bid proposal. Ms. Hall noted that at any time during the process of selecting a trash vendor, Groveport can opt out of the trash consortium and do its own bid process. Ms. Hall requests that Council consider going into executive session to discuss an imminent legal matter. Ms. Hall requests Council consider discussing the Schottenstein development plan modification that is currently going to Planning & Zoning and will come before Council for modification of their current development plan. Part of the conditions of the current development plan requires the owner and the Groveport Heritage & Preservation Society to come to a written agreement as to what to do with the two buildings considered to be historic structures at the southeast corner of Rohr and Pontius Roads. It will need to be decided before any plat is signed by the City. The Heritage Society has been in contact with the owners and needs to know if the City is

interested in providing any property where they could relocate the brick out-building. Carla Cramer from the Heritage Society was in attendance to provide any information from the Heritage Society. Council Member Rarey commented on where the Heritage Society might be going in the future. He wants to make sure the Heritage Society receives what it needs to educate the community on the experiences of the past. Mayor Westcamp asked Mr. Rarey if he agreed that the house structure was not worth preserving. The Mayor commented there are several options open to the Heritage Society as it pertains to this matter. He believes in the original development agreement, the property owner was willing to give the whole corner, with both structures, to the Heritage Society. Mrs. Cramer stated the owner claims no one currently there knows anything about donating that corner. The property could not be owned by the current company if the Groveport Heritage & Preservation Society were to maintain and occupy the structures. Ms. Hall read the original agreement stated "shall be set aside in a reserve and the owner shall negotiate a written agreement with the Groveport Heritage & Preservation Society regarding the relocation and/or rehabilitation of said structures". Mayor Westcamp commented a sign needs to be placed at the original corner of the two structures so it is not forgotten what was once there. The property across from the Log Cabin offers various attributes for a new site for the Heritage Society to relocate the brick structure; it is closest to the original site, it is right on the canal, it is easily accessible for education purposes and the general public, there is parking nearby and it would be less susceptible to vandalism. The City could deed the property over to the Heritage Society before the relocation of the structure. The matter of the agreement between Schottenstein and the Heritage Society will need to be resolved before the City plats the development.

[#021-2015](#)

Adm Report to Council - Jan 26

Attachments: [Adm Report to Council - Jan 26.pdf](#)

C. Chief of Police - Ralph Portier

Nothing to report.

D. Director of Finance - Jeff Green

Nothing further to report.

E. Director of Law - Kevin Shannon

Nothing further to report.

F. Council Members - Ed Rarey, Jean Ann Hilbert, Donna Drury, Ed Dildine, Shawn Cleary & Becky Hutson

Nothing to report.

G. Clerk of Council - Ruthanne Sargus Ross

Nothing to report.

H. Standing Committees

None.

IX. Other Business

X. Executive Session

Law Director Shannon requested Council to consider making a motion to go into executive session pursuant to Ohio Revised Code Section 121.22(G) to consider conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action and invited the Mayor, Council, Administrator, Assistant Administrator and himself.

A motion was made by Council Member Cleary, seconded by Council Member Dildine, to go into Executive Session pursuant to Ohio Revised Code Section 121.22(G) at 7:15 p.m. to consider conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action, to include the Mayor, Council, Administrator, Assistant Administrator and Law Director. The motion carried by the following vote:

Excused: 1 - Hilbert

Yes: 5 - Cleary, Dildine, Drury, Hutson and Rarey

A motion was made by Council Member Rarey, seconded by Council Member Dildine, to come out of Executive Session at 7:36 p.m. with no action taken. The motion carried by the following vote:

Excused: 1 - Hilbert

Yes: 5 - Cleary, Dildine, Drury, Hutson and Rarey

[#019-2015](#)

Groveport Fighting Fish Memo

Attachments: [Groveport Fighting Fish Memo.pdf](#)

Assistant Administrator Jeff Green commented the matter of the Groveport Fighting Fish was placed on tonight's agenda for Council to consider making a motion on the matter. The matter was postponed to the next City Council meeting to flow up with the representatives of the Fighting Fish.

A motion was made by Council Member Cleary, seconded by Council Member Hutson to appoint Council Member Drury as Council Representative to the Senior Citizen Board. All in favor stated AYE, None Opposed. Motion passed.

A motion was made by Council Member Dildine, seconded by Council Member Rarey, to appoint Council Member Hutson to the Planning & Zoning Commission. The motion carried by the following vote:

Excused: 1 - Hilbert

Yes: 5 - Cleary, Dildine, Drury, Hutson and Rarey

XI. Adjournment

Council Member Rarey made a motion, seconded by Council Member Hutson to adjourn at 7:41 p.m. All in favor stated AYE, None Opposed. Motion passed.

Lance Westcamp, Mayor

Ruthanne Sargus Ross, Clerk of Council

PLEASE NOTE: THESE MINUTES ARE NOT VERBATIM. A RECORDING OF THE MEETING IS AVAILABLE IN THE CLERK'S OFFICE DURING REGULAR BUSINESS HOURS.