

City of Groveport

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Meeting Minutes

Monday, June 17, 2019

5:30 PM

Council Chambers

Committee of the Whole

Mayor Lance Westcamp

Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett & Chad Grashel

I. Call to Order

by Committee Chair Cleary at 5:30 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Jeff Green - Asst. Admin. / Development Dir., Dennis Moore - Public Works Superintendent, Stephen Moore - Chief Building Official, Tom Walker - Director of Golf, Kyle Lund - Recreation Center Director, Patty Storts - Community Affairs Director, Tom Byrne - Director of Parks & Facilities Management, Steve Farst - Engineer, Bob Dowler - Director of Transportation, Sue Wadley - Personnel Director, Ralph Portier - Chief of Police

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

II. Moment of Silence

Committee Chair Cleary asked everyone to join him in a moment of silence.

III. Pledge of Allegiance

Chief Portier led the Pledge of Allegiance.

IV. Roll Call

Present: 6 - Cleary, Dildine, Grashel, Hilbert, Hutson, and Lockett

V. Approval of Minutes - May 20, 2019

Approved as submitted.

[#118-2019](#) COTW Minutes 5.20.19

Attachments: [COTW Minutes 5.20.19.pdf](#)

VI. Business of Guests**A. Madison Township Fire Chief Fasone**

Madison Township Fire Chief Fasone offered an apology to Groveport's G.R.E.A.T. bus service. There was a date change for the mass casualty drill in which Groveport intended to participate and the word was not communicated as well as it should have been. The Department is making progress with its monthly report. There are some issues with the fire / ems reporting system software analytics. Chief Fasone had

forwarded a report to Ruthanne Ross for tonight's meeting.

[#133-2019](#)

MTFD Monthly Report

Attachments: [MTFD Monthly Report.pdf](#)

B. Phil Rasey - The Pizzuti Companies

Committee Chair Shawn Cleary noted that tonight's agenda had ORD. 19-019 under Ordinances and Resolutions, Third Readings. It is his understanding that the ordinance will not have a reading of its title tonight. Law Director, Kevin Shannon, advised that Mr. Cleary was correct. The ordinance already had its Council referral to the Planning & Zoning Commission and the Planning & Zoning Commission had already made its recommendation. This Ordinance being on the agenda was just a miscommunication. The Pizzuti Companies had asked to have a discussion with Council to go over some concerns raised in previous meetings. Therefore, to have an actual motion for approval from the Committee of the Whole would not be appropriate because the committee that has jurisdiction over the matter has already given a decision as to its merits. Chair Cleary turned the matter of the discussion over to Vice Chair Scott Lockett because of his (Mr. Cleary's) conflict of interest. Mr. Cleary recused himself as it relates to this matter.

Mr. Shannon stated that Mr. Cleary did not need to leave the room, he was entitled to be there during the discussion, but he advised Mr. Cleary to not take part in any deliberations on this matter underneath his claiming of conflict of interest. As far as Mr. Lockett's question of reading Ordinance 19-019, Mr. Shannon stated it was not necessary. He suggested Council allow the representatives of The Pizzuti Companies to address Council to explain what has changed since their last presentation before Council and to ask City staff for any input they may have as well.

Phil Rasey, Vice President of Development, The Pizzuti Companies, 629 N. High Street, Columbus, Ohio 43215, commented based on remarks from previous meetings. He asked EMH&T to come tonight to talk about traffic on South Hamilton Road in response to Council's concerns on traffic, improvements needed and the recommendations of the Planning & Zoning Commission.

Larry Creed, EMH&T, 5500 New Albany Road, Columbus, Ohio 43054, addressed Council on behalf of the applicant to talk about the traffic study conducted in relation to the 4500 South Hamilton site. It was a very extensive study with EMH&T working with ODOT and the City of

Groveport. At the beginning of the process there were talks about what concerns there were from the various agencies to form a scope of what the study would consist of. The agencies approved the scope of the traffic study in the form of a MOU (memorandum of understanding). Once EMH&T collected the data, traffic counts, inventories, etc. and completed the analytical work, a report of recommendations was provided to the City. The City had its consulting engineer, as well as City staff, review the report which was then updated to finalize the traffic study report. In terms of that scope, the study looked at 6 intersections from Homer Ohio Lane up through the US 33 interchange. Unique to this site, the study looked at 4 different peak hours. In addition to the usual morning commuter peak and afternoon commuter peak, the school hours and the distribution warehouse often occurs a little earlier than the afternoon commuter traffic. The study accounted for the potential future occupancy of the old Kmart facility on the other side of Higgins Boulevard. EMH&T usually goes to the Institute of Transportation Engineers' Trip Generation Manual to calculate the number of trips generated by land uses before facilities are built. In this case, The Pizzuti Companies had directed them to existing facilities on Creekside Parkway off of Alum Creek Drive in Obetz with similar land use, size and occupancies as its proposed development. An actual vehicle count was done at the Obetz facilities. Mr. Creed went over some findings of the study. The study also included calculations for other land uses permitted under this zoning classification that permits office and some retail uses. If one ran those ITE numbers based on the acreages of the building pads, office use would generate about five times the traffic than what the Pizzuti project would generate, with retail generating quite a bit more than office use. For this particular site the Pizzuti project would not be a high traffic generator. A lot of the issues identified within the study area already exist today. The current problems with intersections aren't caused by Pizzuti's project. The US 33 interchange, with its background issues, is really the focal point of the problems and not necessarily something that this development impacts. The development impact from the Pizzuti project focused on the Higgins Boulevard and South Hamilton Road intersection. The analysis met criteria with the traffic signal phases with its current two phase signal. Another issue with the Higgins Boulevard intersection is that the left turn lanes do not line up. Trying to make a left-hand turn on a circular green light signal while looking for a gap in traffic can be a problem. This project looks to align those left turns. Another issue identified was the side street traffic out of the Homer Ohio Lane intersection. It is currently under stop sign control and it is difficult to get out of that side street during the peak hours of heavy traffic on South

Hamilton Road. After EMH&T concluded the full study they were asked to go back to look at what would happen in a near term scenario with Pizzuti's Phase 1 development, which is basically half of their building area, plus occupancy of the Kmart facility. They found that Phase I of the Pizzuti project will generate about 27 southbound lefts which averages to 1 vehicle every two minutes per signal cycle and won't have much of an impact on traffic at that intersection. Mr. Creed thinks the City would have time to implement some of the improvements at that intersection. After a series of questions and answers about peak hours, timing of the traffic signals, more vehicles added to the current traffic issues, setbacks, landscaping, and other concerns, discussions concluded that Council's general concern was starting the road improvements at the commencement of the Pizzuti project. Phil Rasey commented that Pizzuti's goal would be to build the first phase and the public infrastructure at the same time. Pizzuti has been very amenable in addressing the City's concerns and will be working with City staff on phasing the infrastructure improvements with the project. City staff has put together a draft development agreement that gives drop dead dates for the first phase and the second phase to be done within a short window of time. Council thanked Mr. Rasey and Mr. Creed for their time and input on this matter.

Mr. Lockett turned the meeting back over to Chair Cleary.

VII. New Business

None.

VIII. Unfinished Business

None.

IX. Ordinances and Resolutions

A. 3rd Readings

[RES. 19-001](#)

A RESOLUTION ADOPTING THE TAX BUDGET FOR THE CALENDAR YEAR 2020

Sponsors: Hutson

Attachments: [2020 Tax Budget Groveport Final.pdf](#)

Law Director Shannon advised this is a standard that Council considers

each year looking for a positive recommendation. There will be a public hearing held right before its third reading and Council will take action on the matter at its third reading.

Committee Chair Cleary read by title Resolution No.19-001. A motion was made by Council Member Hilbert, seconded by Council Member Lockett, to recommend approval to the Rules of Council Committee. The motion carried by the following vote:

Yes: 6 - Cleary, Dildine, Grashel, Hilbert, Hutson, and Lockett

B. 2nd Readings

None

X. Financial Report

Finance Director, Jason Carr, thanked Jeff Green and Anna Krigbaum for putting the report together for May.

[#129-2019](#) Finance Report

Attachments: [Finance Report.pdf](#)

XI. Other Business

None.

XII. Reports

A. Mayor - Lance Westcamp

Mayor Lance Westcamp mentioned condolences to the Born family on the passing of Beverly Born last week. Mrs. Born was very influential in Groveport's sesquicentennial celebration in 1997.

Kudos to the Groveport Presbyterian Church with its Safety Town event and all the volunteers. It was a great program with the kids doing an excellent job during graduation.

Mayor Westcamp was with Recreation Director, Kyle Lund, for the presentation of the movie "Sandlot". There were 100 to 200 people present to see the movie. The Mayor thinks the outdoor movies are a great idea and he fully supports Mr. Lund on the event.

B. Administrator - Marsha Hall

Administrator Hall remarked that if Council has any thoughts and/or

concerns about the timing of the road work for Pizzuti's 4500 South Hamilton Road site project, please let her know. Staff is currently working on drawing up the development agreement.

[#119-2019](#) Adm Report to Council - June 17

Attachments: [Adm Report to Council - June 17.pdf](#)

C. Director of Law - Kevin Shannon

Nothing to report.

D. Director of Finance - Jason Carr

Nothing further to report.

E. Chief of Police - Ralph Portier

Nothing further to report.

[#120-2019](#) PD Council Report

Attachments: [PD Council Report.pdf](#)

F. Asst. Admin. / Development Dir. - Jeff Green

Nothing further to report.

[#131-2019](#) ECOD Council Report

Attachments: [ECOD Council Report.pdf](#)

G. Public Works Superintendent - Dennis Moore

Nothing further to report.

[#121-2019](#) PW Council Report

Attachments: [PW Council Report.pdf](#)

H. Chief Building Official - Stephen Moore

Nothing further to report.

[#122-2019](#) B&Z Council Report

Attachments: [B&Z Council Report.pdf](#)

I. Director of Golf - Tom Walker

Nothing further to report.

[#123-2019](#) GOLF Council Report

Attachments: [GOLF Council Report.pdf](#)

J. Recreation Director - Kyle Lund

Recreation Director, Kyle Lund, reported the outdoor pool should be filled by tomorrow morning. He hopes to open the pool on Thursday. He thanked Jeff Fields, Wade Dow and John Detty for all their hard work to get this pool up and running. The break itself was 24' long in the zero depth area from a pipe that came out of the filtration room in two spots. Inspectors haven't found anything else and the pool has been holding steady since. The surrounding grounds were inspected by City staff for any overly wet spots. Season pass holders will receive a prorated refund based on June 6th through the last day the pool is closed.

[#130-2019](#) REC Council Report.

Attachments: [REC Council Report.pdf](#)

K. Community Affairs Director - Patty Storts

Nothing further to report.

[#128-2019](#) CA Council Report

Attachments: [CA Council Report.pdf](#)

L. Director of Parks & Facilities Management - Tom Byrne

Nothing further to report. Council Member Lockett thanked Mr. Byrne for the screen that was put up at the Degenhart Park tennis courts for the pickleball players. The tennis courts at Degenhart are reserved for just about every night and all day on most Saturdays. There are 90 people in the tennis program with a men's and a women's team that are playing at the high school. Pickleball has one night and tennis lessons are all other nights.

[#125-2019](#) P&FM Council Report

Attachments: [P&FM Council Report.pdf](#)

M. City Engineer - Steve Farst

Nothing further to report.

[#127-2019](#) ENG Council Report

Attachments: [ENG Council Report.pdf](#)

N. Director of Transportation - Bob Dowler

Director of Transportation, Bob Dowler, announced the new senior transportation vehicle is sitting out front with the graphics in place. The department got word this morning that the program transportation vehicle should be delivered by end of next week. Fast Signs is standing by to have the vehicle ready to debut in the Fourth of July Parade.

[#124-2019](#) DOT Council Report

Attachments: [DOT Council Report.pdf](#)

O. Personnel Director - Sue Wadley

Nothing further to report.

[#126-2019](#) HR Council Report

Attachments: [HR Council Report.pdf](#)

P. Clerk of Council - Ruthanne Sargus Ross

Nothing to report.

Q. Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett and Chad Grashel

Council Member Grashel reported that he went to the farmers market on the Tuesday after the First Tuesday farmers' market event. There was not much going on but the vendors seem pretty optimistic overall. It was requested that the City look into getting a second food truck to attract people with more options. Council Member Dildine suggested contacting a food truck association. There is a place in Delaware called

the "Food Truck Depot" that may offer other options.

Chair Cleary thanked staff for what they do. Keep up the good work and keep your workers safe.

XIII. Adjournment

Council Member Dildine made a motion, seconded by Council Member Hilbert, to adjourn at 6:24 p.m. All in favor stated AYE, None Opposed. Motion passed.

Shawn Cleary, President Pro Tem

Ruthanne Sargus Ross, CMC
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.