

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, October 11, 2021

6:30 PM

Council Chambers

City Council

Mayor Lance Westcamp

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

I. Call to Order

by Mayor Lance Westcamp at 6:30 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Casey Adams - Chief of Police, Jeff Green - Development Director, Ruthanne Sargus Ross - Clerk of Council

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 Adams led the Pledge of Allegiance.

IV. Roll Call

Present: 6 - Shawn M. Cleary, Edward Dildine, Jean Ann Hilbert, John Hougland, Becky Hutson, and Scott Lockett

V. Approval of Minutes - September 27, 2021

The September 27, 2021 City Council Minutes stand approved as submitted.

[#259-2021](#) City Council Meeting Minutes

Attachments: [City Council Meeting Minutes 9.27.2021.pdf](#)

VI. Business of Guests

Administrator BJ King introduced Lee Woodard, the City's new Recreation Manager at the Groveport Recreation Center. Lee has been on the job for a week now. Mr. Woodard, his wife, and his one and 1/2-year-old daughter moved to the Columbus area from Utah. He is originally from Seattle, Washington, and lived in other states before moving to Ohio. He is glad to be here and is thankful for the welcome received by Administrator King. Sports has always been a passion of his which led him into the recreational field. He is excited to work toward drawing more people to the Recreation Center. Lee hopes to bring some positive changes to Groveport.

VII. Ordinances and Resolutions

A. 3rd Readings

[Ord. 2021-043](#)

AN ORDINANCE APPROVING THE FINAL PLAT FOR 5740 GREEN POINTE DRIVE N, FED ONE DUBLIN, LLC, APPLICANT, (PARCEL NUMBER 185-002202)

Sponsors: Hougland

Attachments: [Ord. 2021-043 Exhibit A.pdf](#)

Law Director Kevin Shannon requested Council to consider making a motion to amend this Ordinance to include the conditions set forth by the Planning & Zoning Commission. In regard to Section 1 redact the current language and add the following language:

Section 1: That the final plat for 5740 Green Pointe Drive N, (Parcel Number 185-0002202) a copy of which is attached hereto and made a part hereof by reference, is hereby approved provided that the following conditions set forth by the Planning & Zoning Commission are satisfied:

1. The surveyor shall sign and seal the plat per Section 1191.09(5)(B).
2. Extraneous notes appearing on the plat shall be removed to the satisfaction of the City Engineer.
3. Final Plat shall be signed and sealed by a professional surveyor, licensed in the State of Ohio.
4. Final Plat shall meet requirements of the Franklin County Engineer.
5. The Final Plat meets requirements of the City of Groveport Chapter 1191.09.

That is a statement of the amendments.

Clerk of Council Ross read by title Ordinance No. 2021-043. A motion was made by Council Member Hougland, seconded by Council Member Hilbert, to amend Section 1: That the final plat for 5740 Green Pointe Drive N,, (Parcel Number 185-0002202) a copy of which is attached hereto and made a part hereof by reference, is hereby approved provided that the following conditions set forth by the Planning & Zoning Commission are satisfied:

1. The surveyor shall sign and seal the plat per Section 1191.09(5)(B).
2. Extraneous notes appearing on the plat shall be removed to the satisfaction of the City Engineer.
3. Final Plat shall be signed and sealed by a professional surveyor, licensed in the State of Ohio.
4. Final Plat shall meet requirements of the Franklin County Engineer.
5. The Final Plat meets requirements of the City of Groveport Chapter 1191.09.

The motion carried by the following vote:

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

A motion was made by Council Member Hougland, seconded by Council Member Dildine, to adopt as amended. The motion carried by the following vote:

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

[Ord. 2021-047](#)

AN ORDINANCE AMENDING PART NINE, PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE, TITLE ONE- STREET AND SIDEWALK AREA, CHAPTER 911 - TREES AND SHRUBS OF THE CODIFIED ORDINANCES FOR THE CITY OF GROVEPORT

Sponsors: Hougland

Attachments: [Ord. 2021-047 Exhibit A Chapter 911.pdf](#)

Law Director Kevin Shannon requested Council to consider making a motion to make a couple of amendments to this Ordinance to correct some typos. In the title, remove one reference to PART NINE, remove the colon in sidewalk and replace it with the correct "L," and in the final line it should read SHRUBS OF THE CODIFIED ORDINANCES OF THE CITY OF GROVEPORT, not FOR THE CITY OF GROVEPORT. That is the amendment to the title. Then in Section 1 it should read public services code.

That is the statement of the amendments. We apologize for the typographical errors.

Clerk of Council Ross read by title Ordinance No. 2021-047. A motion was made by Council Member Hougland, seconded by Council Member Lockett, to amend the title to remove one reference to PART NINE, redact the colon in sidewalk and replace it with the correct "L," and the title should read SHRUBS OF THE CODIFIED ORDINANCES OF THE CITY OF GROVEPORT, not FOR THE CITY OF GROVEPORT. Lastly, in Section 1 it should read public services code. The motion carried by the following vote:

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

A motion was made by Council Member Hougland, seconded by Council Member Dildine, to adopt as amended. The motion carried by the following vote:

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

B. 2nd Readings

[Ord. 2021-048](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO EXECUTE A RIGHT OF WAY AND EASEMENT INSTRUMENT WITH AEP AND THE DECLARATION OF AN EMERGENCY

Sponsors: Hilbert

Law Director Kevin Shannon requested Council to consider making a motion to suspend the rules as to the three readings and the effective date. Council was unable to act on this legislation at the September 27, 2021 meeting because of an issue with the number in attendance.

Council Member Cleary stated according to the Rules of Council, Article IX, Section B(1) he abstained his vote due to a conflict of interest with his employment.

Clerk of Council Ross read by title Ordinance No. 2021-048. A motion was made by Council Member Hilbert, seconded by Council Member Hougland, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

Abstain: 1 - Cleary

Yes: 5 - Dildine, Hilbert, Hougland, Hutson and Lockett

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

Abstain: 1 - Cleary

Yes: 5 - Dildine, Hilbert, Hougland, Hutson and Lockett

C. 1st Readings

[Ord. 2021-049](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO EXECUTE A RIGHT OF WAY AND EASEMENT INSTRUMENT WITH AEP AND THE DECLARATION OF AN EMERGENCY

Sponsors: Hutson

Law Director Kevin Shannon requested Council to consider making a motion to suspend the rules as to the three readings and the effective date. This will provide electrical service to both of the proposed buildings.

Council Member Cleary stated according to the Rules of Council, Article IX, Section B(1) he abstained his vote due to a conflict of interest with his employment.

Clerk of Council Ross read by title Ordinance No. 2021-049. A motion was made by Council Member Hutson, seconded by Council Member Dildine, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

Abstain: 1 - Cleary

Yes: 5 - Dildine, Hilbert, Hougland, Hutson and Lockett

A motion was made by Council Member Hutson, seconded by Council Member

Lockett, to adopt as emergency legislation. The motion carried by the following vote:

Abstain: 1 - Cleary

Yes: 5 - Dildine, Hilbert, Hougland, Hutson and Lockett

[Ord. 2021-050](#)

AN ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS IN AN AMOUNT NOT TO EXCEED \$1,200,000 FOR THE PURPOSE OF CONSTRUCTING, FURNISHING, EQUIPPING AND IMPROVING THE RAREY'S PORT AND WERT'S GROVE BUILDINGS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, AND APPROVING RELATED MATTERS

Sponsors: Lockett

Clerk of Council Ross read by title Ordinance No. 2021-050. This Ordinance was referred to the Committee of the Whole.

[Ord. 2021-051](#)

AN ORDINANCE ADOPTING THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF GROVEPORT, OHIO, FOR THE CALENDAR YEAR 2022

Sponsors: Cleary

Attachments: [2022 Budget EXHIBIT A 21-051.pdf](#)

Clerk of Council Ross read by title Ordinance No. 2021-051. This Ordinance was referred to the Committee of the Whole.

[Ord. 2021-052](#)

AN ORDINANCE AUTHORIZING THE MAYOR AND/OR ADMINISTRATOR TO ENTER INTO A CONTRACT WITH KAREN E. SHEFFER TO SERVE AS MAGISTRATE FOR THE CITY OF GROVEPORT

Sponsors: Dildine

Clerk of Council Ross read by title Ordinance No. 2021-052. This Ordinance was referred to the Committee of the Whole.

VIII. Reports

A. Mayor - Lance Westcamp

Mayor Lance Westcamp commented, as most of those in attendance tonight know, the 48th Annual Apple Butter Day was very successful. The weather was unbelievably good. He gave kudos to the City of Groveport and the Heritage Society for what was done last year during COVID-19 to keep the event going. The Mayor thanked the City of

Groveport for partnering with the Groveport Heritage & Preservation Society. He thanked all the volunteers. Everyone knows Community Affairs Director Patty Storts' last day is this Wednesday. Patty Storts did an excellent job; the Mayor jokingly remarked she missed his welcome because she was dealing with Larry Dowler. The event went well, and it gave people a reason to get out. There will be a reception for Patty Storts on Wednesday at 2:00 p.m. in the lobby of the Municipal Building. Mayor Westcamp is looking forward to next year's event. Council Member Dildine serves on the Apple Butter Day Committee, which has some vacancies. The Mayor has a few people interested in serving on that committee.

B. Administrator - BJ King

Administrator King noted that Senior Transportation transported 239 people from the Recreation Center, emphasizing how well people attended the event.

The budget discussion will be on October 18th during the Committee of the Whole meeting. The budget books will be ready by the end of this week.

Council Member Lockett inquired if the City did any follow-up surveys with the vendors who participate in any of the City's events to learn what they liked and didn't like. Administrator King will get with staff about putting out a survey. Mr. Dildine added that Patty Storts made a point to make in-person contact with the vendors to get their feedback. It may not be possible to speak to each one, but she reaches out to the reoccurring vendors. Very few vendors don't come back - those who don't often decide to stop participating in these events altogether. The reoccurring participants get the same spots because they like their assigned sites. One of the reoccurring vendors set up in the same place for the last 12 or 13 years reported that this year was a record in profits made. The Heritage Society sold out of apple butter early in the day this year.

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Admin report to Council

Attachments: [Admin report to Council October 11 2021.pdf](#)

C. Chief of Police - Casey Adams

Chief Adams attended a meeting regarding Toy Road with Madison Township Police Chief and Fire Chief, Obetz Police Chief, and the Franklin County Engineer. The plan is to close Toy Road about 100

yards east of Centerpoint Parkway and place two curbed 4'x4' grass mounds on each side. The banks will divert traffic headed west to turn back to Groveport Road and the vehicles wanting to go east to turn back to Alum Creek Drive. All the entities involved agreed that that was the best course of action to take at this time. The mounds of fill dirt will be constructed over the blacktop so that an agency can open the roadway back up if the need ever arises.

Imagine School is putting the parents, staff, and buses on its property which has alleviated the traffic congestion on Venture Place. The Chief will follow up with the businesses to improve traffic issues and their opinion of the new traffic pattern.

Chief Adams announced that Officer Ryan Ripson received the Franklin County STAR Award. The Franklin County Sheriff's Office recommended Ryan Ripson for the Central Ohio Crime Stoppers' 2021 Officer of the Year Award. Mayor Westcamp, Chief Adams, Officer Ripson, and his wife will attend the breakfast ceremony for Officer Ripson to receive the plaque.

The Air National Guard at Rickenbacker invited Chief Adams to an event on the USERRA Laws for the military concerning Shellie Rimmer. The Chief got to experience being in a refueling plane while it refueled C-17s over the Kentucky / Tennessee / Indiana border. The Air National Guard and Reserves presented Chief Adams with a plaque of support in appreciation for everything the City does for Officer Rimmer during her absence. The Department hopes to have her back in November.

D. Director of Finance - Jason Carr

Finance Director Jason Carr explained that the purpose of Ordinance 2021-050 is to provide funding for the interior build out costs associated with both the Rarey's Port and Wert's Grove buildings. The \$1.2 million, as reflected in the 2022 budget, will be equally allocated between the two buildings. That allocation will change once the City has final costs. The interest rate is not to exceed 3.5%, but the rate will probably be closer to 2.5% when the bonds are issued. This transaction is the City borrowing money from its Debt Service Fund and paying the principal plus interest back to the Debt Service Fund over 20 years from the General Fund. The interest generally paid to a bank will instead be paid to the Debt Service Fund. This transaction saves Groveport approximately \$20,000 in issuance costs if the City would have gone to an outside source. This cost only considers the first floor, not the second floor, of both buildings. If the City proceeded with the

second floor, the recommendation would be to consider it a Capital Project as part of the 2023 budget. This transaction will lower the Debt Service Fund carryover balance at the end of 2022 to about \$1.4 million, down from \$3.6 million at the end of 2021. After completing this transaction, the City will still have at least one year's coverage of principal and interest related to the fund balance. Therefore, there are benefits in proceeding in this manner. It is also timelier when time is of the essence to have funding available.

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Finance_Director_Report

Attachments: [Finance Director Report 10 11 2021.pdf](#)

E. Director of Law - Kevin Shannon

Law Director Kevin Shannon had nothing further to report.

F. Development Director - Jeff Green

Development Director Jeff Green provided Council with a spreadsheet showing industrial and commercial spaces in Groveport listed by Community Reinvestment Area (CRA). The sheet does not have all the commercial buildings listed. Longstanding tenants occupy much of the industrial square footage. The perception in the community that warehouses are sitting empty because companies leave as soon as their abatements expire is inaccurate. As seen by this list, there are very few vacancies. And what vacancies exist are only fractions of multi-tenant buildings. Companies choose Groveport for more than incentives. Location and workforce availability weigh in heavily when companies search for warehouse space. Mr. Green updates the list regularly.

G. Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett and John Hougland

Council Member Lockett asked when the City starts leaf pickup. Mr. King will check with Public Service Director Brian Strayer and get back to everyone.

Council Member Cleary announced that a long-time resident of Groveport, Ms. Ruth Panian, turned 99 years old. He appreciated everyone's thoughts and condolences on the passing of his sister-in-law.

H. Clerk of Council - Ruthanne Sargus Ross

Clerk of Council Ruthanne Sargus Ross had nothing further to report.

I. Standing Committees

None.

IX. Other Business

A motion was made by Council Member Hilbert, seconded by Council Member Dildine, to hire Jessica Reeves Wyke as Community Affairs Director at pay grade 14, step 5. The motion carried by the following vote:

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

X. Adjournment

A motion was made by Council Member Cleary, seconded by Council Member Hilbert, to adjourn at 7:11 p.m. The motion carried by the following vote:

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

Lance Westcamp, Mayor

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.