

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, February 28, 2022

6:30 PM

Council Chambers

City Council

Mayor Lance Westcamp

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

I. Call to Order

Mayor Lance Westcamp called the City Council meeting to order 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

A motion to excuse Council Member Jack Rupp from tonight's meeting was made under IX. Other Business.

Absent: 1 - Jack Rupp

Present: 5 - Shawn M. Cleary, Edward Dildine, Jean Ann Hilbert, Becky Hutson, and Scott Lockett

V. Approval of Minutes - February 14, 2022

The February 14, 2022 City Council Minutes stand approved as submitted.

[#033-2022](#)

City Council Meeting Minutes

Attachments: [City Council Meeting Minutes 2.14.2022.pdf](#)

VI. Business of Guests**A. Swearing-In of Officer**

Mayor Westcamp welcomed the family and friends of Jason Huston for his swearing-in of the oath of office as the newest patrol officer of the Groveport Police Department. After Law Director Kevin Shannon administered the oath to Officer Huston, everyone expressed congratulations.

VII. Ordinances and Resolutions**A. 3rd Readings**[Ord. 2022-001](#)

AN ORDINANCE AMENDING ORDINANCE NUMBER 17-060 (ADOPTED 12-18-2017) WHICH ESTABLISHED THE GOLF COURSE RECOVERY FUND

Sponsors: Lockett

Clerk of Council Ross read by title Ordinance No.2022-001.A motion was made by Council Member Lockett, seconded by Council Member Hutson, to adopt.
The motion carried by the following vote:

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

[Ord. 2022-002](#)

AN ORDINANCE AMENDING ORDINANCE NUMBER 12-045 (ADOPTED 9-10-2012) AUTHORIZING AND DIRECTING THE ADMINISTRATOR TO REMOVE TRAFFIC CONTROL DEVICES/SIGNS NEAR THE INTERSECTION OF GROVEPORT ROAD AND SALTZGABER ROAD IN THE CITY OF GROVEPORT

Sponsors: Dildine

Clerk of Council Ross read by title Ordinance No.2022-002. A motion was made by Council Member Dildine, seconded by Council Member Hilbert, to adopt.
The motion carried by the following vote:

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

B. 2nd Readings[Ord. 2022-005](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO EXECUTE A RIGHT OF WAY AND EASEMENT INSTRUMENT WITH SOUTH CENTRAL POWER ON ROHR ROAD, PARCEL NUMBER 180-000613

Sponsors: Rupp

Clerk of Council Ross read by title Ordinance No.2022-005.

C. 1st Readings[Ord. 2022-006](#)

AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED \$2,000,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF DESIGNING,

ENGINEERING, AND CONSTRUCTING VARIOUS IMPROVEMENTS TO THE CITY'S MUNICIPAL GOLF COURSE, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO; AND APPROVING RELATED MATTERS

Sponsors: Cleary

Clerk of Council Ross read by title Ordinance No.2022-006. This Ordinance was referred to the Committee of the Whole.

[Ord. 2022-007](#)

AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED \$500,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF ACQUIRING VEHICLES AND RELATED EQUIPMENT FOR MUNICIPAL ROAD CONSTRUCTION AND SERVICING PURPOSES, AND APPROVING RELATED MATTERS

Sponsors: Lockett

Clerk of Council Ross read by title Ordinance No.2022-007. This Ordinance was referred to the Committee of the Whole.

[Ord. 2022-008](#)

AN ORDINANCE ABOLISHING THE POSITION OF PARKS AND FACILITIES MANAGEMENT DIRECTOR IN THE PARKS AND FACILITIES MANAGEMENT DEPARTMENT AND THE DECLARATION OF AN EMERGENCY

Sponsors: Cleary

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.2022-008. A motion was made by Council Member Cleary, seconded by Council Member Hilbert, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

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

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

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

[Ord. 2022-009](#)

AN ORDINANCE AMENDING ORDINANCE NO. 2021-051 (ADOPTED 11/08/2021), THE ANNUAL APPROPRIATION ORDINANCE FOR THE CITY OF GROVEPORT, OHIO, FOR THE CALENDAR YEAR 2022

Sponsors: Dildine

Attachments: [Ord. 2022-009 Budget_EXHIBIT A 22-009.pdf](#)

Law Director Kevin Shannon requested Council to consider making a motion to suspend the rules as to the three readings. As an appropriations Ordinance, if this legislation passes tonight it will go into effect immediately.

Clerk of Council Ross read by title Ordinance No.2022-009. A motion was made by Council Member Dildine, seconded by Council Member Hilbert, to suspend the rules as to the three readings. The motion carried by the following vote:

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

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

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

[#035-2022](#)

2022_Budget_Memo_Amendment

Attachments: [2022_Budget_Memo_Amendment.pdf](#)

[Ord. 2022-010](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO PURCHASE A FREIGHTLINER TRUCK CHASSIS FOR THE PUBLIC WORKS DEPARTMENT UNDER THE STATE OF OHIO COOPERATIVE PURCHASE PLAN THEREBY WAIVING COMPETITIVE BIDDING PURSUANT TO GROVEPORT CITY CHARTER SECTION 9.02(B)

Sponsors: Hilbert

Clerk of Council Ross read by title Ordinance No.2022-010. This Ordinance was referred to the Committee of the Whole.

[Ord. 2022-011](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO ENTER INTO AN EASEMENT AGREEMENT WITH NNN GROVEPORT, LLC AND PIZZUTI GLOBAL COURT, LLC VACATING EXISTING EASEMENTS AND GRANTING NEW EASEMENTS TO FACILITATE THE RELOCATION OF A SANITARY SEWER LINE FOR THE BLUESTONE SUBDIVISION

Sponsors: Cleary

Clerk of Council Ross read by title Ordinance No.2022-011. This Ordinance was referred to the Committee of the Whole.

[Ord. 2022-012](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO SOLICIT BIDS AND TO ENTER INTO A CONTRACT WITH THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR THE CART PATH

REPLACEMENT PROJECT AT THE GROVEPORT MUNICIPAL GOLF COURSE

Sponsors: Lockett

Clerk of Council Ross read by title Ordinance No.2022-012. This Ordinance was referred to the Committee of the Whole.

[Ord. 2022-013](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO PURCHASE AND INSTALL DUMP TRUCK EQUIPMENT FOR A VEHICLE IN THE PUBLIC WORKS DEPARTMENT UNDER THE STATE OF OHIO COOPERATIVE PURCHASE PLAN THEREBY WAIVING COMPETITIVE BIDDING PURSUANT TO GROVEPORT CITY CHARTER SECTION 9.02(B)

Sponsors: Rupp

Clerk of Council Ross read by title Ordinance No.2022-013. This Ordinance was referred to the Committee of the Whole.

[Ord. 2022-014](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO PURCHASE A FRONT END LOADER FOR THE PUBLIC WORKS DEPARTMENT UNDER THE STATE OF OHIO COOPERATIVE PURCHASE PLAN THEREBY WAIVING COMPETITIVE BIDDING PURSUANT TO GROVEPORT CITY CHARTER SECTION 9.02(B)

Sponsors: Hutson

Clerk of Council Ross read by title Ordinance No.2022-014. This Ordinance was referred to the Committee of the Whole.

VIII. Reports

A. Mayor - Lance Westcamp

Committee Chair Mayor Lance Westcamp announced he and Administrator BJ King discussed lifting the mask mandate for staff and visitors to City facilities. Earlier today, Senior Transportation Driver Jim Nelson had asked the Mayor if that also applied to his department. The Mayor advised having a mask ready for those patrons or visitors who want employees to wear them in their presence. Mr. King will talk to Transportation Director Bob Dowler about the matter.

Community Affairs Director Jessica Wyke provided Council with information about the 4th of July Celebration that she prepared with the help of the 4th of July Committee and Larry Dowler. Everyone hopes for a hot, dry summer because some of the children's activities involve

water, and there will be a dunk tank.

Mayor Westcamp, Administrator King, Council Member Cleary, and Council Member Lockett met with the GYAA (Groveport Youth Athletic Association) and the Groveport Madison Local Schools staff Deputy Superintendent Jamie Grube and Athletic Director Steve Petros. The meeting was to coordinate facilities and see where Groveport could help the Association.

B. Administrator - BJ King

Administrator BJ King stated the City is full steam ahead with meetings about the 4th of July event. The working group includes Madison Township Fire Chief Derek Robinson, Public Services, Chief Adams, and all those involved in the preparations for the day. He looks forward to the celebration and getting a calendar out listing all the upcoming City events.

Mr. King mentioned that the City is talking to GYAA to make Groveport facilities available as needed. Coordinating to get people on the fields and using them are good ongoing discussions.

Council Member Cleary raised the matter of backstops at two of the ball diamonds at the Recreation Center. He would like to see a structure there that the tee-ball leagues can use or a coach-pitched girls' softball. Council Member Dildine commented the City discussed backstops before. To make the backstops legal would be too expensive because the two fields are so close together. The City can look into some options to make the space Mr. Cleary refers to usable.

[#034-2022](#)

Admin Report to Council

Attachments: [Admin Report to Council February 28 \(002\).pdf](#)

C. Chief of Police - Casey Adams

Chief Casey Adams announced that the Groveport Police Department had received the Ohio Collaborative Law Enforcement Agency certification in Safe Policing for Safe Communities. Group 1 policy review and training reference "Use of Force" and "Recruitment and Hiring." Group 2 on "Community Engagement" and "Body Worn Cameras." These certifications are through the Ohio Collaborative executive order from Governor John Kasich in 2014 and President Donald Trump's executive order in 2020. There are five groups, and Chief Adams hopes to have Groups 3 and 4 certified by year-end. Captain Kurt Blevins has worked hard on the Lexipol Police Manual,

the foundation of the certification process. But, there are training and re-training aspects to the documentation process that the certification board considers when evaluating our agency. Lieutenant Josh Short is working through all the parameters on Group 3. It is very time-consuming, but the Chief is proud of getting the certifications and posting them on the Department's walls.

This process is one of Chief Adams' projects that he started early on as Chief of Police. With Captain Blevins' and Lt. Short's dedication to the process, the Department is beginning to complete the Group work, which helps when applying for grant funding.

D. Director of Finance - Jason Carr

Finance Director Jason Carr had nothing further to report.

E. Director of Law - Kevin Shannon

Law Director Kevin Shannon had nothing further to report.

F. Development Director - Jeff Green

Last week, Development Director Jeff Green had a good meeting with Pawson Dog Treats for the downtown location next to Huntington Bank. They have purchased the building and are now working through some interior issues.

The remaining 2,000 square feet in the Rarey's Port building has generated some interest from a health food store, a yoga and fitness studio, and a FedEx store. Mr. Green felt that none of these businesses fit what the City is looking for in the downtown district. A better fit would be a food-related or retail business. Mr. Green reached out to regional donut and bakery chains in the area. He sent letters to Buckeye Donuts and Donna's Delicious Dozen. He is also looking at wine shops and crafted beer shops.

Mr. Green reached out to McKenna's Market, specializing in bulk foods. They have a deli counter with fresh Ohio-made meats and cheeses and sell spices, gourmet rubs, and seasonings.

Council Member Hilbert suggested directing the businesses Mr. Green referred to as not being a good fit for the Groveport Plaza's vacant spaces. FedEx or a yoga fitness business would be good in the plaza. Mr. Lockett does not think the City should necessarily exclude companies like FedEx if they are interested in locating in Groveport. Mr. Lockett asked what constitutes a conflict of interest or non-competing food business pertaining to Delaney's Diner's lease.

What could prohibit another food place from filling the available space? Mr. Green stated the non-compete with Delaney's Diner applies to the full-service breakfast. Council Member Hutson asked if there was money behind that non-compete clause. Law Director Kevin Shannon clarified that Mrs. Hutson was asking if a monetary penalty was opposed upon the City if it violates that clause. Mr. Shannon would have to read the lease on the financial penalty matter. If there is a non-compete clause in the lease, the City will market other areas for tenants. The City won't market to a similarly situated business. He does not believe that an amount has to be in the lease regarding damages in a commercial lease situation. Mr. Green commented Groveport violating the non-compete clause would be the same if Delaney's violated a clause in the lease.

Mr. Lockett asked for the opinions and thoughts of the other members of Council on turning away businesses like FedEx. Mr. Green clarified that The City had not turned FedEx nor any other interested company away. The City has not done anything with them yet. Mrs. Huston is not in any hurry to secure a lease. She would like to wait to see what other prospects come along. Mrs. Hilbert won't want to lose a company like FedEx if they are interested in locating in Groveport.

Council Member Dildine commented that the issue with the Kroger shopping center (Groveport Plaza) is that Casto wants so much money per month. It takes a well-established business to make it in the plaza. FedEx would generate the traffic to sustain its business, but how much would it take for the franchisee to make any money if FedEx is a franchise. Mr. Dildine thinks the City has a little time to find the right fit for the Rarey's Port building space. He is not opposed to the nutrition health food store because they usually generate a lot of traffic. Yoga and fitness businesses come and go at a fast pace. He would like to see more options since the City just got away from the two long-term tenants. Mr. Dildine read an article about a crafted beer brewery and thinks that type of business is a great option for the Rarey's Port building. Small breweries are popular right now.

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

Council Member Hutson gave accolades to Mayor Westcamp and Larry Dowler for their performance Saturday with the Groveport Madison Area Community Choir in its production of "Hooray for Hollywood: A Musical Variety Show."

Council Member Hilbert commented that having that many volunteers working that many hours and months to get ready for something wonderful for

this community is just awesome. She thanked those involved in Saturday's show for their time.

Mayor Westcamp added that there is so much talent in our community and the surrounding community.

Council Member Cleary applauded Mr. King, the Mayor, and Mr. Lockett for getting talks started with the Groveport Youth Athletic Association (GYAA).

H. Clerk of Council - Ruthanne Sargus Ross

Clerk of Council, Ruthanne Sargus Ross, requested Council to consider making a motion to appoint her as their designee for Certified Public Records training. Mrs. Ross is scheduled for the training on March 8, 2022 with the Ohio Attorney General's Office.

A motion was made by Council Member Hilbert, seconded by Council Member Dildine, to appoint Clerk of Council Ruthanne Sargus Ross as their designee for Certified Public Records training. The motion carried by the following vote:

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

I. Standing Committees

Cemetery Committee

In the past, Patty Storts set up meetings and was the recording secretary for the Cemetery Committee. Council Member Cleary remarked the date has come and gone for the first meeting. He wanted to know if the current Community Affairs Director Jessica Wyke has taken over the role vacated by Ms. Storts. Administrator King responded that he and Mrs. Wyke would work together on getting those meetings scheduled.

Trees & Decorations Committee

Council Member Dildine piggybacked on Mr. Cleary's stance for the Trees & Decorations Committee he represents. There are a required number of Trees & Decorations Committee meetings a year for Groveport to maintain its Tree City USA status.

IX. Other Business

Law Director Kevin Shannon requested Council to consider making a motion to amend a previous motion asked on November 8, 2021, which referenced Ordinance Number 2021-050. In that motion, Council directed that the Finance Director was not to disburse the bond issuance proceeds as authorized in Ordinance 2021-050 until the end of February 2022. Being that tonight is February 28, 2022, and due to the delay, staff is requesting that Council make a motion authorizing or directing the Finance Director not to disburse the proceeds of the bond

issuance as authorized in Ordinance 2021-050 no later than May 31, 2022.

A motion was made by Council Member Hilbert, seconded by Council Member Cleary, to amend the previously approved motion made on November 8, 2021 establishing the Finance Director to not disburse bond proceeds pursuant to Ordinance 2021-050 until February 2022, be amended that the Finance Director not disburse said bond proceeds from February 2022 to no later than May 31, 2022. The motion carried by the following vote:

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

A motion was made by Council Member Hilbert, seconded by Council Member Cleary, to excuse Council Member Jack Rupp from tonight's meeting. The motion carried by the following vote:

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

X. Adjournment

A motion was made by Council Member Cleary, seconded by Council Member Hutson, to adjourn at 7:13 p.m. The motion carried by the following vote:

Yes: 5 - Cleary, Dildine, Hilbert, 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.