

# City of Groveport

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## Meeting Minutes

**Monday, May 9, 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 was made by Council Member Hutson, seconded by Council Member Hilbert, to excuse Council Member Dildine from tonight's meeting. The motion carried by the following vote:

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Hilbert, Hutson, Lockett and Rupp

**V. Approval of Minutes - April 25, 2022**

*The April 25, 2022 City Council Meeting Minutes stand approved as submitted.*

[#093-2022](#)

City Council Meeting Minutes

**Attachments:** [City Council Meeting Minutes 4.25.2022.pdf](#)

**Approval of Minutes - May 2, 2022**

*The May 2, 2022 Special City Council Meeting Minutes stand approved as submitted.*

[#094-2022](#)

City Council Special Meeting Minutes

**Attachments:** [City Council Special Meeting Minutes 5.2.2022.pdf](#)

**VI. National Police Week Proclamation**

*Mayor Lance Westcamp read a proclamation honoring National Police Week and National Peace Officers' Memorial Day. The proclamation was presented to Chief Casey Adams.*

*Chief Adams saw the National Law Enforcement Officers Memorial when he attended the FBI National Academy. He was moved by the names of local peace officers, Terry McDowell and Chris Clites (brother to former Groveport Officer Carrie Clites) he saw on the wall. It is a very solemn place to visit. Hopefully, nothing happens here in Groveport or the State of Ohio. Unfortunately, many of those who passed last year were a result of COVID-19.*

[#098-2022](#)

2022 National Police Week

**Attachments:** [2022 National Police Week Proclamation.pdf](#)

**VII. Business of Guests**

**VIII. Ordinances and Resolutions**

**A. 3rd Readings**

[Ord. 2022-003](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 1.19 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED SOUTH SIDE OF MAIN STREET, PARCEL NUMBER 180-000443 OWNED BY, AARON & KATHERINE CARROLL FROM URBAN RESIDENTIAL (R-6) TO SELECT COMMERCIAL PLANNED (SCP)

**Sponsors:** Cleary

**Attachments:** [Ord. 2022-003 Exhibit A.pdf](#)  
[Ord. 2022-003 Exhibit B.pdf](#)

*Law Director Kevin Shannon requested Council to consider making a motion to amend in the Title 180-000443 to 185-000443 and Select Commercial Planned (SCP) to Select Commercial Planned District (SCPD). Furthermore, Section 1 to be amended to reflect the same as in the Title as 185-000443 and Select Commercial Planned District (SCPD). That is the statement of the amendments with respect to the title and Section 1. The previous Section 1 as it was originally written should be redacted and the following Section 2 should be set forth as follows. That the zoning map shall be amended to reflect Section 1 above, provided that all of the following conditions set forth by the Planning & Zoning*

Commission and/or Council are satisfied:

1. That prior to development of Phase 2 a modification to the development plan showing building elevations, building size and location, sign locations, exhibits, and other information required to verify compliance with zoning regulations, shall be submitted for approval by Planning Commission and Council.
2. That the development text shall be revised to add Chapter 1161 as a requirement of compliance for Landscaping, Signage, and Fencing.
3. Removal of the current existing fence and replace it with a 6' foot privacy fence in place of the landscape screening that was included in the current plan. That the new fence be located in the location of the current fence.
4. The following SCPD uses are not approved uses as part of this development plan:
  - Mini Storage Facilities
  - Rentals - Vehicles
  - Retail Sales - Fueling Stations for autos, trucks and semi's with vehicle repair and wash facilities
  - Retail Sales - Vehicles
  - Service and Repair - Engine or Machinery repairs
  - Wholesaling and Storage
  - Wholesaling - Any goods
5. Site development design shall conform with City of Groveport requirements, including but not limited to compliance with stormwater management policies.
6. With the future application for a modification to the development plan for Phase 2, the traffic impact study performed in 2022 and on file in the office of the City Engineer will be updated if so required by the City Engineer.

*Those are the statements of the amendments.*

**Clerk of Council Ross read by title Ordinance No. 2022-003. A motion was made by Council Member Cleary, seconded by Council Member Hilbert, to amend in the Title 180-00043 to 185-000443 and Select Commercial Planned (SCP) to Select Commercial Planned District (SCPD). Furthermore, Section 1 to be amended to reflect the same as in the Title as 185-000443 and Select Commercial Planned District (SCPD). In Section 2. That the zoning map shall be amended to reflect Section 1 above, provided that all of the following conditions set forth by the Planning & Zoning Commission and/or Council are satisfied:**

- 1. That prior to development of Phase 2 a modification to the development plan showing building elevations, building size and location, sign locations, exhibits, and other information required to verify compliance with zoning regulations, shall be submitted for approval by Planning Commission and Council.**
- 2. That the development text shall be revised to add Chapter 1161 as a requirement of compliance for Landscaping, Signage, and Fencing.**
- 3. Removal of the current existing fence and replace it with a 6' foot privacy fence in place of the landscape screening that was included in the current plan. That the new fence be located in the location of the current fence.**
- 4. The following SCPD uses are not approved uses as part of this development**

plan:

- Mini Storage Facilities
- Rentals - Vehicles
- Retail Sales - Fueling Stations for autos, trucks and semi's with vehicle repair and wash facilities
- Retail Sales - Vehicles
- Service and Repair - Engine or Machinery repairs
- Wholesaling and Storage
- Wholesaling - Any goods

5. Site development design shall conform with City of Groveport requirements, including but not limited to compliance with stormwater management policies.

6. With the future application for a modification to the development plan for Phase 2, the traffic impact study performed in 2022 and on file in the office of the City Engineer will be updated if so required by the City Engineer.

The motion carried by the following vote:

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Hilbert, Hutson, Lockett and Rupp

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

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Hilbert, Hutson, Lockett and Rupp

#### Ord. 2022-017

AN ORDINANCE ACCEPTING AND DEDICATING AS PUBLIC IMPROVEMENTS THE WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTED IN CONJUNCTION WITH THE BLUESTONE SUBDIVISION DEVELOPMENT

**Sponsors:** Cleary

**Clerk of Council Ross read by title Ordinance No. 2022-017. A motion was made by Council Member Cleary, seconded by Council Member Hutson, to adopt.**

**The motion carried by the following vote:**

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Hilbert, Hutson, Lockett and Rupp

#### Ord. 2022-019

AN ORDINANCE ACCEPTING AND DEDICATING AS PUBLIC INFRASTRUCTURE THE PUBLIC IMPROVEMENTS IN CONJUNCTION WITH HICKORY GROVE SECTION 3B

**Sponsors:** Hilbert

**Clerk of Council Ross read by title Ordinance No. 2022-019. A motion was made by Council Member Hilbert, seconded by Council Member Hutson, to adopt.**

**The motion carried by the following vote:**

**Excused:** 1 - Dildine

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

**B. 2nd Readings**

None

**C. 1st Readings**

None

A motion was made by Council Member Hilbert, seconded by Council Member Hutson, to cancel the scheduled May 16, 2022 Committee of the Whole meeting for lack of an agenda. The motion carried by the following vote:

Excused: 1 - Dildine

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

**IX. Reports**

**A. Mayor - Lance Westcamp**

*Mayor Lance Westcamp announced the Memorial Day event Monday, May 30, 2022, will include a new speaker this year, Adjutant Major General (Retired) Deborah Ashenhurst. The parade will start at the Town Hall at 1:30 p.m. and conclude at the Groveport Cemetery. There will be a better audio system this year. There are twelve banner recipients for 2022.*

**B. Administrator - BJ King**

*Administrator BJ King announced the Valedictorian breakfast at the Paddock Pub on May 23, 2022, at 7:00 a.m. Council Members should watch for invitations soon.*

*The recent rain prompted Mr. Lockett to ask if mosquito spraying would start soon. Mr. King assured Mr. Lockett that the City staff was tuned up to start spraying. Groveport is going with a more organic spray this year. City staff will be doing as many rounds as they have in the past and will set mosquito traps in the ponds. Franklin County will only spray when traps collect a specific number of mosquitoes or West Nile is present. Mr. Lockett had suggested during COVID-19 that the City go back to*

*spraying for itself. Mr. King will let Council know when spraying is to start.*

[#097-2022](#)

Admin Report to Council

Attachments: [Admin Report to Council May 9 2022.pdf](#)

**C. Chief of Police - Casey Adams**

*Chief Casey Adams provided Council with material on parking issues the Police Department has dealt with throughout various areas within the City. It wants Council to be aware of these issues if approached by a resident. The Chief, Lieutenant Short, and Sergeant Yockey met with Groveport Elementary Principal Mrs. Bray. She was receptive to some of the suggestions made. One made by Mr. Lockett was to drop off students in the Middle School Central parking lot but stop vehicles from going in between the two buildings. Mrs. Bray will work to implement that traffic flow and have the cross guards wear the reflective vests. The plan is to keep this conversation going throughout the school year to ensure the safety of our young citizens going to and from school. Chief Adams offered Officer Boso's services with the crossing guards and if the school wanted classes for crossing guards.*

**D. Director of Finance - Jason Carr**

*The 2022 audit is under final review and should be completed by the end of June 2022. Once the audit is certified by the Auditor of State of Ohio, a post audit will be held to discuss any recommendations they may have. The Mayor and Council should have received an e-mail requesting they complete a "Fraud and Related Party Questionnaire" and if they have not received or have questions to please contact the Finance Director so he may establish a proper connection with the City's auditors.*

**E. Director of Law - Kevin Shannon**

*Law Director Kevin Shannon had nothing further to report.*

**F. Development Director - Jeff Green**

*Development Director Jeff Green made a visit to Fluvitex with Council Member Hilbert. Mrs. Hilbert avowed it was a great business to have in Groveport. Fluvitex doesn't occupy ample space, but the company*

manufactures all the bedding, comforters, and pillows for IKEA. It is one of the few manufacturers in Groveport. With Fluvitex, KDC, Bell, and some others, Groveport is starting to diversify with more manufacturing. They are happy to be here but are experiencing the same workforce issues as other companies. Mr. Green appreciated Mrs. Hilbert going with him and her input.

Mr. Lockett would like to see some numbers on obtaining an occupancy permit for the second floor of the Rarey Port's building. Mr. Green stated that it requires to have the architect involved. There will be open space with drywall and restrooms. Mr. Green will get the numbers and report back to Council.

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

Council Member Jack Rupp asked when there would be a discussion on Area "C" and where to go in the future. In the executive session, Mr. King wants to discuss the matter at the last Council meeting in May.

Council Member Cleary remarked it's sad to see all the rain and its effects on the golf course.

Council Member Hilbert wished Mayor Westcamp an early Happy Birthday.

**H. Clerk of Council - Ruthanne Sargus Ross**

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

**I. Standing Committees**

*Council Member Cleary commented that the City canceled the Cemetery Committee meeting last week due to the unavailability of two members. There is a bit of an issue for Wednesday's meeting, but Mr. Cleary will keep Council apprised.*

**X. Other Business**

**Executive Session**

*Law Director Kevin Shannon requested Council to consider making a motion to go into Executive Session pursuant to Ohio Revised Code Section 121.22(G) to discuss economic development matters, to include all members of Council, the Mayor, the Administrator, Finance Director, himself, the Police Chief and the City Engineer.*

**A motion was made by Council Member Cleary, seconded by Council Member**



Hilbert, to go into Executive Session pursuant to Ohio Revised Code Section 121.22(G) to discuss economic development at 6:57 p.m., to include all members of Council, the Mayor, Administrator, Finance Director, Law Director, Police Chief and City Engineer. The motion carried by the following vote:

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Hilbert, Hutson, Lockett and Rupp

A motion was made by Council Member Hilbert, seconded by Council Member Cleary, to come out of Executive Session at 7:39 p.m. with no action taken. The motion carried by the following vote:

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Hilbert, Hutson, Lockett and Rupp

## **XI. Adjournment**

A motion was made by Council Member Cleary, seconded by Council Member Hutson, to adjourn at 7:41 p.m. The motion carried by the following vote:

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Hilbert, Hutson, Lockett and Rupp

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Lance Westcamp, Mayor

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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.