

City of Groveport

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Meeting Minutes

Tuesday, January 21, 2020

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 Hilbert at 5:30 p.m.

Staff Present: Jeff Green - Acting Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Ralph Portier - Chief of Police, Stephen Moore - Chief Building Official, Kyle Lund - Recreation Center Director, Tom Byrne - Director of Parks & Facilities Management, Bob Dowler - Director of Transportation, Sue Wadley - Personnel Director

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

II. Moment of Silence

Committee Chair Hilbert asked everyone to join her in a moment of silence.

III. Pledge of Allegiance

Council Member Shawn Cleary led the Pledge of Allegiance.

IV. Roll Call

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

V. Approval of Minutes - December 9, 2019

Approved as submitted.

[#004-2020](#) COTW Minutes 12.9.19

Attachments: [COTW Minutes 12.9.19.pdf](#)

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

Madison Township Fire Chief Robinson informed Council that the Madison Township Fire Department is expecting a visit from the Insurance Services Office on February 10, 2020. Every five years the Insurance Services Office goes around to evaluate and rate local fire departments. They rate on a scale of 1 to 10 with one (1) being the best. These ratings correlate to the insurance rates insurance companies use to justify residential and commercial rates. Currently, the Madison Township Fire Department is rated at three (3), but not far from a two

(2). Hopefully, after the visit on February 10th, the department will know if it achieved a two (2) rating and work to better the department to a one (1) rating or show the deficiencies the department needs to work on to better its rating.

[#005-2020](#)

MTFD Monthly Report

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

B. Auditor of State Award Presentation - Torri Huebner

Torri Huebner, regional liaison for Auditor of State Keith Faber, presented the City of Groveport with the Auditor of State Award with Distinction for the fiscal year 2018. This award puts Groveport in a very select group. Out of the nearly 6,000 entities that the State of Ohio audits, only 3 to 5 % are eligible for this award. The award represents the hard work of every City employee who strives each day to achieve accounting acumen. Ms. Huebner recognized the Council Members and the Mayor for the excellent job of accounting for every dollar in Groveport. She specifically recognized the Finance Department, Jeff Green and Jason Carr, for their outstanding leadership, professionalism and commitment to fiscal integrity. On behalf of State Auditor Keith Faber, congratulations on receiving this award.

VII. New Business

None.

VIII. Unfinished Business

A. Groveport Road West

Law Director Shannon informed Council that Mr. Studley (Roger Studley) has been calling Mr. Shannon and the Mayor for a while now as it relates to Groveport Road West. Mayor Westcamp had a call with Mr. Studley prior to Christmas going over some ideas as far as development in that area. Mr. Shannon indicated to Mr. Studley that he would broach Council with the topic as to whether or not Council wanted to consider Groveport Road West in its capital projects in the coming months. While Groveport is blessed with the industrial park it has and all the revenue that comes with it, Mr. Studley's contention is that the development has created a lot of traffic and there is a lot of wear and tear on Groveport Road because of the traffic. He is asking for City Council to consider throwing some money towards road improvements

and extending utilities on Groveport Road West. The Mayor had indicated to Mr. Studley that the first domino has fallen with the development of the Hartman property. It is a unique situation out there because the City's stance has been that the roadway will be improved as development occurs. Given the mixed nature of uses in the area; 3 churches, several residences, office buildings; the area may never have the same type of development activity as Rohr Road because of the acreage Rohr Road had available for major developments. Now that there is a development going in on the corner of Saltzgaber Road and Groveport Road, there will be improvements taking place on the roadway. The intersection at Saltzgaber Road will be improved. Also, Franklin County will be making improvements to Toy Road in the months ahead. Finance Director Jason Carr advised Mr. Shannon that if Council wanted to move on this matter, the City could handle funding for the Engineering Department to conduct a feasibility study as to what type of improvements would be needed on Groveport Road West. The matter was opened for discussion on the notion that there has been a change in development in that area of Groveport Road west. And if Council wanted to discuss the matter further at this time. Council Member Dildine thinks Council needs to wait until the development occurs on the property on the corner of Saltzgaber Road and Groveport Road, and the roadways around that property get upgraded and improved, then see where the City needs to go from there. There are a lot of entities spending a lot of money to improve that area now. Acting Administrator Jeff Green interjected that Council votes every year on updates to the five-year Capital Improvements Plan (CIP). He thinks a project of this scope, which would be a pretty large project, really needs to be considered as it relates to the CIP. He agrees that some preliminary work can be done because a lot of the projects on the CIP are based on the roadway conditions and priorities. He suggests waiting until City Engineer Steve Farst gets back and talk about possibly getting the matter incorporated into the CIP, look at the priorities again and the impact of development. Then, bring the matter back to Council for consideration of the big picture with all the other projects completed. Council Member Lockett asked why there seems to be some urgency with Mr. Studley wanting the improvements now. Mr. Lockett agreed that having the Hartman property development completed will give a clearer vision of the ramifications and impact on the area. Mr. Shannon summarized Council's thoughts on the matter. Council agreed on the following:

- that Groveport Road West is changing

- *that Council needs to discuss the area methodically*
- *waiting to see what happens with the improvement on the property at Groveport Road and Saltzgaber Road*
- *then looking into what is needed after the development takes place, and improvements are completed on Saltzgaber Road, Groveport Road and Toy Road, thus giving Council a full picture*

Mr. Studley wants an audience with Council. Mr. Studley believes his property has been put on the back burner for the last 20 - 25 years. He doesn't like the idea that development or improvements to the roadway will occur there as development occurs. He believes, given the unique nature of the hodge-podge uses all up and down both sides of Groveport Road West, in his own mind that the City needs to step up to the plate or he will never be able to market his property adequately. In answer to Scott Lockett's question, Mr. Shannon thinks as though Mr. Studley feels he has waited a long time and that now may be the opportune time for both he and his son to develop his property if the City, in his mind, will look at the big picture. Council Member Hilbert asked if Mr. Studley wanted to sell or develop his property. Not wanting to speak for Roger Studley, but Mr. Shannon thinks that at one point in time maybe they felt as though they could develop the property. But, what Mr. Shannon thinks Mr. Studley is trying to say to the City now is that he is trying to sell the property and he will be able to sell it, if these improvements are done to the roadway and utilities on Groveport Road, to a viable company coming into the area, otherwise no one has any interest. Council Member Hutson agrees with everyone else and added that the City already has a plan in place and she thinks it would be best to follow that plan through. Mrs. Hutson noted that Mr. Studley has all of his properties up for sale in that area and they have been for sale for a long time. Mr. Dildine asked if Mr. Shannon had given a copy or talked to Roger Studley about the gateway study that was performed for the City. Mr. Shannon had talked to Mr. Studley about the gateway study and Mr. Studley was very upset by it. He felt that the study needed to go much further to include the improvements needed to that roadway to actually create a gateway into the community. The scope of the study was to give the City ideas as far as SR 317 and Groveport Road West coming into the community; it wasn't a comprehensive study. Mr. Studley thinks the money spent on the study could have been used for improvements. Mr. Studley has a lot of information and is seeking more information from the City on revenue that is generated from the Rohr Road sites. The first order of business on this item would be to get with City Engineer Steve Farst when he returns to work. At this point, the

City does not know what kind of improvement is needed on that section of Groveport Road West. Mr. Dildine pointed out that there is such a mixed use in the area that unless someone comes in and does a huge land buy to develop enough acreage to make it worthwhile, the City does not have a lot of control over that part. He doesn't see the churches or any of the peoples' houses leaving. Mr. Shannon has indicated that to Roger Studley many times over the years. The Mayor has told Mr. Studley that his timing may be really good because the first situation has occurred with the Hartman property and change is going to happen there. The City of Groveport and Mr. Studley can maybe build on that and try to work together opposed to what has gone on in the past. Mayor Westcamp added that Mr. Studley does not want to wait any longer and feels it has been 20 years and the City has done nothing. Mr. Shannon is to call Mr. Studley to follow up with him in regards to tonight's discussion.

B. Commercial Truck Parking in Residential Districts

Law Director Kevin Shannon reminded Council of what was done as far as the traffic ordinance for the police department. There were issues with large vehicles on the roadways in the subdivisions and neighbors were complaining. Council appointed a committee which enacted a provision which would have prevented any large vehicle, as defined by Council, from being in any residential district on the streets or on driveways. That provision was modified by Council at the end of 2019 where those vehicles could be parked in the driveway. The problem is that the latest provision has put the City in conflict with its code enforcement division. Groveport's Planning & Zoning Code basically says that parking off street on private property allows for one commercial vehicle per property, provided it is a pickup truck type situation very similar characteristically to a regular vehicle. As far as large vehicles, they do not permit them on the property, unless there is a valid home occupation permit issued and all other guidelines have been met with respect to having a conditional use permit for the property. The situation the City has now is a resident, Randy Maynard, wants to park his tow truck in his driveway, which he believes is in compliance with statute as it relates to the traffic code that Council passed last year. His vehicle is similar in gross vehicle weight to the vehicle that was permitted to park in the driveway on Green Avenue. This conflict needs a resolution, because the City is not going to take enforcement action against Mr. Maynard when it has an obvious conflict between its traffic code and planning and zoning code. Mr.

Shannon stated that Chief Building Official Stephen Moore indicated that it depends upon what this City Council wants as far as the size of these vehicles because many times he has had to stop folks from parking semi-tractor trailers in their driveways because the City cannot have that in a residential area. Mr. Moore thinks the City is going to be opening up the floodgates to this type of parking in residential areas unless this City is very clear on what it wants to prevent.

Council Member Huston thinks Council needs to make some guidelines on what can be parked in residential driveways. It seems to Kevin Shannon that Council needs to come up with a size that would be acceptable to park in driveways in residential districts. Mr. Moore noted the zoning code now says if the vehicle is a single axel, four-tired truck, van or panel type of vehicle and operates similar to a regular vehicle, it can be parked in the driveway. The original code made people afraid they wouldn't be able to bring home their F350 and other larger dually pickup trucks. If trucks aren't used for commercial use, Planning & Zoning does not address where they are parked. Commercial vehicles are the issue. Mr. Moore's main concern is that the City makes this code simple for the residents to understand and simple to enforce so staff doesn't have to guess if someone is in violation of a City code. It comes down to whether or not Council wants these large trucks in the City neighborhoods. Mr. Dildine asked what specific violation Mr. Maynard was given notice on.

1177.08 LIMITATION OF PARKING IN RESIDENTIAL ZONING DISTRICTS.

The provision of parking space, either open or enclosed for the parking or storage of vehicles in a Residential Zoning District or Planned Residential Zoning District as listed in Chapter 1151, shall be subject to the following:

(a) **Commercial Vehicles** :

(1) Not more than one truck limited to being a two-axle, four-tired pickup, panel or light truck, used strictly for commercial purposes, and which has operating characteristics similar to those of a passenger car shall be allowed per one (1) dwelling unit;

(2) Trucks having dual tires on one (1) or more axles, or having more than two (2) axles, designed for the transportation of cargo, for commercial purposes and including, but not limited to tractor-trucks, trailers and semi-trailers shall not be allowed except in association with a home occupation, subject to approval in accordance with Section 351.17 of the Codified Ordinances and Section 1197.05 (Procedure for Authorizing a Conditional Use).

The traffic code did a weight based versus an axle/tire based restriction on vehicles. The zoning code does not mention anything about gross vehicle weight; it deals with the type of commercial vehicle. The gentleman with the box truck on Green Avenue, that came before

Council and got this whole matter started, technically, unless he has a home occupation, is in violation of the zoning code right now. A homeowner can apply for a variance and go through the process, and neighbors would have an opportunity to have their input heard at a public hearing. Variances go with the property. There is a certain criteria, the Duncan Criteria, where an applicant needs to show the need for a variance and that there are no other alternatives that can be pursued. The Duncan Criteria is basically the standards set forth by the Supreme Court that have to be met before someone can obtain a variance. The Board of Appeals is the last administrative body of the City of Grovesport before an applicant can challenge its decision in the Court of Common Pleas. Conditional use is the same situation as a variance. Council needs to decide if they should encourage homeowners to go through the variance process or if Council wants to change the code. Council will be provided with copies of the traffic code, the zoning code and the Duncan Criteria. The original subcommittee can plan to meet if they so desire and the matter will be put on the February 17, 2020 Committee of the Whole agenda. Chief Portier asked Mr. Maynard to forward pictures of other violations within the City to Sgt. Josh Short.

C. Charter Review Commission

Law Director Shannon advised Council that it was time to appoint five electors of the City of Grovesport to form the Charter Review Commission. Mr. Shannon encouraged Council to talk to their colleagues, or have an open discussion at the next Council meeting, and nominations can be made to have someone serve on the commission. Council Member Dildine wants to get word out to any elector of the City of Grovesport who may have an interest in serving on the commission, so they can be considered as well. Notices will be on the City's website and social media pages. Interested parties must be electors of the City of Grovesport and must submit a letter of interest by Friday, February 7, 2020 to Clerk of Council Ruthanne Ross.

IX. Ordinances and Resolutions

A. 3rd Readings

[ORD. 19-078](#)

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

STATIONS STAND-BY GENERATORS PROJECT

Sponsors: Hutson

Clerk of Council Ross read by title Ordinance No. 19-078. A motion was made by Council Member Hutson, seconded by Council Member Dildine, to recommend approval to the City Council. 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 went over notable points of the YTD December 31, 2019 Financial Report. The City collected 95% of budgeted revenue; spent approximately 64% of what was budgeted; income tax collections gross came in above budget estimates, the City collected 101% of what was budgeted (about \$246,000 higher than the previous year); and the General Fund, or main operating fund, cash balance was about \$900,000 higher than last year.

[#006-2020](#)

Finance Report

Attachments: [Finance Report.pdf](#)

XI. Other Business**A. Groveport Logo Apparel**

Acting Administrator Jeff Green opened the discussion on policy and procedures for purchasing City logo apparel. Administration is looking for direction from Council in regard to setting guidelines. The question put to Council was do they want to set a monetary cap or let the members choose and spend whatever they like? Most of the department heads wear the logo apparel to meetings, conferences and in the general course of business. Mayor Westcamp wanted to know the amount the municipal building employees got to spend each year on municipal logo apparel. Mr. Green replied Administration had decided on \$40 a year for regular municipal building employees. A new employee would get to spend \$80 to get them up and running. Every year thereafter it is \$40. Typically, on Fridays, you will see staff wearing Groveport apparel for jean day. The condition of wearing jeans is to

wear Groveport attire. Council Member Hutson suggested making a cap of \$80. Council Member Dildine thinks \$40 is too low if Council wants people to represent the City. The City needs to help provide them with the means. He understands everyone can buy apparel on their own but it is nice to go out, within or beyond the City limits, to have a shirt or two with the Groveport logo. But \$40 does not buy a pullover or jacket if Council would want one. He conceded to the other members, if they want the cap to be \$80, he is fine with that number. Mrs. Hutson thinks if anyone wants to spend over the cap of \$80 they could just pay the additional amount themselves. Council Member Lockett agrees with Mr. Dildine; members go out to functions all year round, functions in the summer and winter seasons, it would be nice to have the right apparel. He is okay with the \$80 cap. Council all agreed on an \$80 cap for all elected officials, full-time and part-time municipal building employees (with the exception of Building & Zoning employees) and Town Hall full-time and part-time employees on an annual basis.

XII. Reports

A. Mayor - Lance Westcamp

Mayor Lance Westcamp thanked Recreation Director Kyle Lund and his staff for the presentation into the Hall of Fame for Myrna Murray. There was a great crowd at the presentation and he thanked Officer Ernie Bell. Mayor Westcamp appreciates anytime there can be police presence.

The Mayor thanked Officer Bell for bringing to Council's attention the beautiful car parked in front of the municipal building. Officer Bell brought a 2011 Ford Crown Victoria Police Cruiser. It is retro fitted with all of the equipment from the 1990's such as radios, radar, etc. The graphics are those used from 1995 thru 2008. The car will be used for special events throughout the year, such as 4th of July, Apple Butter Day etc. The Mayor, Kevin Shannon and Marsha Hall were instrumental in making this project a reality.

B. Acting Administrator - Jeff Green

Nothing further to report.

C. Director of Law - Kevin Shannon

Nothing further to report.

1. Charter Review Commission

Discussed under unfinished business.

D. Director of Finance - Jason Carr

Nothing further to report.

E. Chief of Police - Ralph Portier

Chief Portier commented it was good to be back. The department has been tracking traffic data from the new speed trailer and are learning how to extrapolate the information. The speed trailer has primarily been on College Street. From the 18th through the 21st the highest speed was one vehicle at 48 mph, the average rate of speed was 23 mph. 4,243 cars in those few days traveled on College Street. This is information the City has never had before. It shows that the City does not have excessive speed issues on many of its streets. This data comes directly from the computer that sits on the street. It gives an hour to hour count of vehicles, how fast vehicles are going and averages the speed out. Another intersection was at Tallman Street and Shaffer Drive showing an average speed of 19 mph. In the Tallman Street area there were 2,714 vehicles over a period of four days. It was suggested using the speed trailer in residential areas and on streets that are used for cutting through to avoid traffic signals.

The Chief will be at the January 27, 2020 City Council meeting where three new police officers will be introduced to Council but the 2 or 3 weeks after that he will not be attending any Council meetings. He will keep the Mayor updated.

[#007-2020](#)

PD Council Report

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

F. Public Works Superintendent - Dennis Moore

Not present.

[#015-2020](#)

PW Council Report

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

G. Chief Building Official - Stephen Moore

Nothing further to report.

[#008-2020](#)

B&Z Council Report

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

H. Director of Golf - Tom Walker

Not present.

[#009-2020](#)

GOLF Council Report

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

I. Recreation Director - Kyle Lund

Nothing further to report.

[#010-2020](#)

REC Council Report

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

J. Community Affairs Director - Patty Storts

Not present.

[#011-2020](#)

CA Council Report

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

K. Director of Parks & Facilities Management - Tom Byrne

Nothing further to report.

[#012-2020](#)

P&FM Council Report

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

L. City Engineer - Steve Farst

Not present.

M. Director of Transportation - Bob Dowler

Nothing further to report.

[#013-2020](#) DOT Council Report

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

N. Personnel Director - Sue Wadley

Nothing further to report.

[#014-2020](#) HR Council Report

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

O. Clerk of Council - Ruthanne Sargus Ross

Nothing to report.

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

Council Member Scott Lockett wanted to know if the data the Chief just reported will be included on next month's report. Chief Portier responded it will be on his report plus any additional information from the month of January. Mr. Lockett thinks it is important that Rick Palsgrove, Editor with the Southeast Messenger, gets that information out to the public. The perception seems to be that College Street is a drag strip but the actual numbers show what is actually taking place.

XIII. Adjournment

Council Member Hutson made a motion, seconded by Council Member Dildine, to adjourn at 6:31 p.m. All in favor stated AYE, None Opposed. Motion passed.

Jean Ann Hilbert, 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.