

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, August 25, 2014

6:30 PM

Council Chambers

City Council

Mayor Lance Westcamp

*Council Members - Ed Rarey, Jean Ann Hilbert,
Donna Drury, Ed Dildine, Shawn Cleary & Becky Hutson*

I. Call to Order

by Mayor Westcamp at 6:30 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jeff Green - Director of Finance, Ralph Portier - Chief of Police

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 Portier led the Pledge of Allegiance.

IV. Roll Call

Present: 6 - Council Member Cleary, Council Member Dildine, Council Member Drury, Council Member Hilbert, Council Member Hutson, and Council Member Rarey

V. Approval of Minutes - August 11, 2014

Approved as submitted.

#194-2014 City Council Minutes 8-11-14

Attachments: [City Council Minutes 8-11-14.pdf](#)

VI. Business of Guests

VII. Ordinances and Resolutions

A. 3rd Readings

ORD. 14-028

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE DEVELOPMENT PLAN FOR 4871 HENDRON ROAD, PARCEL NO. 185-002948 AND PARCEL NO. 185-002949

Sponsors: Cleary

Attachments: [4871 Hendron Rd - Modification to DEV.pdf](#)
[4871 Hendron Rd plan 1.pdf](#)
[4871 Hendron Rd plan 2.pdf](#)
[4871 Hendron Rd plan 3.pdf](#)
[4871 Hendron Rd - Statement of Request.pdf](#)
[4871 Hendron Rd - fee waiver request.pdf](#)
[development plan map Laydown area.pdf](#)

Law Director Shannon requested Council to consider making a motion to amend Section 1. of Ordinance No. 14-028 to read "and further, that a gravel base be permitted for the storage area at the site".

A motion was made by Council Member Hilbert, seconded by Council Member Hutson, to amend Section 1. to read "and further, that a gravel base be permitted for the storage area at the site". The motion carried by the following vote:

Yes: 6 - Cleary, Dildine, Drury, Hilbert, Hutson and Rarey

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

Yes: 6 - Cleary, Dildine, Drury, Hilbert, Hutson and Rarey

RES. 14-009 A RESOLUTION ADOPTING THE FIVE YEAR CAPITAL IMPROVEMENT FUND PLAN

Sponsors: Rarey

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

Yes: 6 - Cleary, Dildine, Drury, Hilbert, Hutson and Rarey

#172-2014 WORKSHEET_Capital Summary - 2014

Attachments: [WORKSHEET_Capital Summary - 2014_V5.pdf](#)
[WORKSHEET STREETS.pdf](#)

B. 2nd Readings

ORD. 14-034

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE

OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS THE HENDRON ROAD RECONSTRUCTION PROJECT

Sponsors: Hilbert

The Clerk of Council read by title Ordinance No.14-034.

ORD. 14-035

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS THE WEST BIXBY ROAD PAVEMENT REHABILITATION (PHASE 1) PROJECT

Sponsors: Rarey

The Clerk of Council read by title Ordinance No.14-035.

ORD. 14-036

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A GOLF COURSE FUND

Sponsors: Cleary

The Clerk of Council read by title Ordinance No.14-036.

ORD. 14-037

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A RECREATION/AQUATIC CENTER FUND

Sponsors: Hutson

The Clerk of Council read by title Ordinance No.14-037.

C. 1st Readings

RES. 14-011

A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE GROVEPORT TAX INCENTIVE REVIEW COUNCIL RELATING TO VARIOUS CITY OF GROVEPORT TAX INCENTIVES

Sponsors: Dildine

Attachments: [TIRC Meeting Minutes 8-13-2014.pdf](#)

The Clerk of Council read by title Resolution No.14-011.This

Resolution was referred to the Committee of the Whole.**ORD. 14-038**

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 9.6+/- ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, PARCEL NUMBERS 180-001048, 180-003042, 180-001052 OWNED BY ROHR ONE DEVELOPMENT LLC, FROM RURAL (UNZONED) TO PLANNED INDUSTRIAL PARK (PIP)

Sponsors: Drury

Attachments: [3295 3277 3269 Rezoning1.pdf](#)
[3295 3277 3269 Rohr Rd Rezoning2.pdf](#)
[3295 3277 3269 Rohr Rd Rezoning3.pdf](#)

The Clerk of Council read by title Ordinance No. 14-038. This Ordinance was referred to the Planning & Zoning Commission.

ORD. 14-039

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE DEVELOPMENT PLAN FOR 3099, 3295, 3277 AND 3269 ROHR ROAD, PARCEL NUMBERS 185-002914, 180-001048, 180-003042 AND 180-001052

Sponsors: Hutson

Attachments: [3099 3295 3277 3269 Rohr Rd - Mod to Dev.pdf](#)
[3099 3295 3277 3269 Rohr Rd - MOD to DEV Plan2.pdf](#)

The Clerk of Council read by title Ordinance No. 14-039. This Ordinance was referred to the Planning & Zoning Commission.

ORD. 14-040

AN ORDINANCE ACCEPTING THE FINAL PLAT FOR 3099, 3295, 3277 AND 3269 ROHR RD, ROHR ONE DEVELOPMENT (PARCEL NUMBERS 185-002914, 180-001048, 180-003042 AND PARCEL NO. 180-001052)

Sponsors: Dildine

Attachments: [3099 3295 3277 3269 Final Plat1.pdf](#)
[3099 3295 3277 3269 Rohr Rd - Final Plat2.pdf](#)
[3099 3295 3277 3269 Rohr Rd - Final Plat3.pdf](#)

The Clerk of Council read by title Ordinance No. 14-040. This Ordinance was referred to the Planning & Zoning

Commission.**VIII. Reports****A. Mayor - Lance Westcamp**

Mayor Westcamp thanked Mayor Ebert for meeting with him last week. The Mayor commented he was looking forward to Friday night's football game between Groveport Madison and Canal Winchester high schools. He hopes everyone can attend. He asked the Chief of Police if the department was ready for game night. Mayor Westcamp has met with superintendents of both schools. This year's game will be played at the Groveport Madison High School and the Mayor wants a good outcome to allow Canal Winchester High School to follow suit next year when the game will be played in Canal Winchester.

B. Administrator - Marsha Hall

Administrator Marsha Hall referred to the letter received by Council regarding Toy Road. Ms. Hall had come to Council before to ask that the City participate in a joint study with Madison Township, Obetz and possibly the Franklin County Engineer to look at the issue regarding Toy Road and what to do with Toy Road in the future. One suggestion was to connect Toy Road over to Green Pointe Drive. The study will only be done if the State Representative would have a funding for the study. Ms. Hall received a call from one of the residents who wants the City's support in closing off Toy Road to a dead end. Ms. Hall advised the resident of a meeting with the County Engineer she and Steve Farst had attended a few days prior. The engineer mentioned Toy Road, as well as other roadways, and his general concept is he does not want to close any roads. She advised the person, as a result of that meeting, she does not think the County Engineer will be receptive with the option of closing Toy Road. The resident will have to come to Council and have Council speak for themselves in regards to closing the road. Ms. Hall was not sure Council would go against the wishes of the County Engineer to maintain that roadway. That was the last Ms. Hall heard on the issue until tonight's meeting with the recent letter to Council. All the signage the City was asked to install is in place. Ms. Hall stated the letter's suggestion of making a new road at the west end of Toy Road to veer off Toy Road and connect with Green Pointe Drive at its west end,

would take some planning. The idea will need looking into, including planning for it and looking into the costs of the proposed road. The matter was referred to the Committee of the Whole and residents will be notified of the topic being on the agenda.

#195-2014 Adm Report to Council - Aug 25

Attachments: [Adm Report to Council - Aug 25.pdf](#)

C. Chief of Police - Ralph Portier

Chief Portier advised Council there will be nine officers working the Friday night football game with five officers on the roadways.

D. Director of Finance - Jeff Green

Finance Director Jeff Green referred to July 2014 Financial report in Council's agenda packet. The City has processed about one million one eighty so far this year in refunds but we are still up 8.5% for the year of net collections. Gross collections are up over 25.5% for income tax for 2014. The investment portfolio shows changes that have been made in the investment strategies, allowing the City to go to 5 years and a little bit further out. The City's interest income has jumped by approximately \$9,000 for the year. Mr. Green and Ms. Hall have been meeting with department heads this past week to have everything ready for the upcoming budget workshop with Council in October.

Mayor Westcamp commented on the nice job Mr. Green did on the audit report. He commended all six Council Members for attending the Audit Exit Conference.

Finance Report

#196-2014 Finance Report July 2014

Attachments: [Finance Report July 2014.pdf](#)

E. Director of Law - Kevin Shannon

Nothing further to report.

F. Council Members - Ed Rarey, Jean Ann Hilbert, Donna Drury, Ed Dildine, Shawn Cleary & Becky Hutson

Council Member Dildine commented on his absence from the Committee of the Whole meeting last Monday due being in New York City on Sunday visiting Firehouse 18 where the ladder truck on display at Motts Military Museum came from originally. Some of the New York City fireman plan to attend the building dedication at Motts Museum when the time comes.

Council Member Rarey commented on the number of residents in attendance and welcomes their active rolls in the City's government. Mayor Westcamp pointed out Township Trustee Gary McDonald was also in attendance.

G. Clerk of Council - Ruthanne Sargus Ross

Clerk of Council Ruthanne Sargus Ross advised the Mayor and Council she will be serving on grand jury duty September 2nd through September 12th. This marks the end of her four month commitment with the Court of Common Pleas Grand Jury Office.

H. Standing Committees

None

IX. Other Business

Administrator Hall advised Council of an ongoing Excel development at 6390 Commerce Court. Arco Construction is the contractor constructing the facility. A few weeks ago they had discussed with Chief Building Official Stephen Moore at a construction meeting the need to pour their floors starting at 1:00 a.m. in the morning. There was no rationale as to the need to pour at night given to Mr. Moore, therefore Ms. Hall and Mr. Moore advised they could not allow them to pour at that time during the night. They were given a different time frame for when they could actually work from early morning hours to evening hours. Since they were denied the request by the City, their attorney contacted Law Director Kevin Shannon. Mr. Shannon, Ms. Hall, Stephen Moore, Mike Poirier and Jeff Green met with the contractor, their attorney and representatives from Excel. Their facility needs what they call a super flat floor to accommodate their high speed forklifts. There are technical

specifications needed for the flatness of the floor for these forklifts. The technique of pouring the concrete for super flat floors requires certain conditions. The concrete needs to be poured during cooler hours and the finishing needs to be completed before the heat of the day sets in. The contractor is stating they need to work from 2:00 a.m. to 7:00 a.m. to be finished in seven work days or 4:00 a.m. to 7:00 a.m. for eleven work days; this is assuming weather permitting they can work three or four days a week. This will allow for the curing of the concrete to be done in the early hours of the day. The contractors will hire additional flaggers so the backup beeper signals on the equipment can be disengaged, which meets OSHA standards. There will be four or five lights tilted away from the houses and straw barriers to help reduce the noise will surround the generators for the lighting. The contractor will prepare information sheets for the residents to include contact numbers for any questions and/or concerns. Knowing it is an issue and for future problems they have agreed to plant additional trees between the residential area and their development once the project is finished. The contractor believes they will start the concrete work this Thursday and Friday, be off for the Labor Day weekend and start again next week. The site in question backs up to Shaffer Drive and Tallman Street placing the construction work about 200 feet from the homes. Ms. Hall commented the City does not currently have any ordinance prohibiting work hours but that will be looked into for future situations. An ordinance of this kind would not have precluded this work from being done during the stated work hours. After further discussion on the matter, Council requested that staff make sure the information sheets are received by the residents prior to the work commencing and that staff maintains contact throughout the night-time work.

X. Adjournment

Council Member Dildine made a motion, seconded by Council Member Cleary to adjourn at 7:06 p.m. All in favor stated AYE, None Opposed. Motion passed.

Lance Westcamp, Mayor

Ruthanne Sargus Ross, 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.