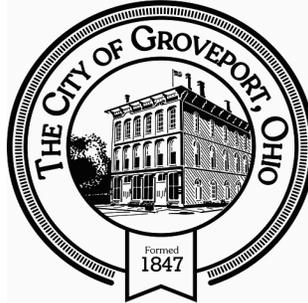


City of Groveport

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Meeting Minutes

Monday, May 20, 2024

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 & Jack Rupp

I. Call to Order

Committee Chair Dildine called the Committee of the Whole meeting to order at 5:30 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Finance Director, Michael Loges - Development Director, Brian Strayer - Public Services Director, Eric Reed - Parks and Facilities Superintendent, Steve Farst - City Engineer, Casey Adams - Chief of Police, Mindy Kay - Clerk of Council

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

II. Moment of Silence

Committee Chair Dildine 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 - Dildine, Hutson, Lockett, Rupp, Hilbert, and Cleary

V. Approval of Minutes

The April 15, 2024 Committee of the Whole Minutes stand approved as submitted.

[#105-2024](#)

April 15, 2024 Committee of the Whole Meeting Minutes

Attachments: [2024.04.15 Committee of the Whole Meeting Minutes.pdf](#)

VI. Business of Guests**A. Proclamation**

Mayor Westcamp read the Public Service Week Proclamation aloud and presented it to Public Service Director Brian Strayer and staff Walt Wagner, Eric Reed, Jeremy Reeve, Dustin Stebelton, Jason Cordle, and Sadie Ryll.

A motion was made by Council Member Hilbert, seconded by Council Member Cleary, to add a Proclamation to the agenda. The motion carried by the following vote:

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

B. Madison Township Representative

Fire Chief York said that as a resident, he would echo that our Public Services Department is top notch. He went on to give Council and staff an update on Madison Township, including a recently held public electronics destruction and document shredding event at Brobst Park, non-perishable food donations to Groveport and Canal Winchester's Human Needs agencies, and an upcoming tire collection on June 1st.

[#106-2024](#)

MTFD Monthly Report

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

C. Groveport Madison Facilities Plan Presentation

SHP Representative Josh Predovich presented the Groveport Madison schools planning update. He, Council, and staff then discussed the plan at length.

D. JoEllen Stebelton

JoEllen Stebelton spoke in opposition to the pending cold storage warehouse development. She expressed her concerns with traffic congestion, the proposed retention pond potentially bringing additional geese, noise, lights on at night, and requiring there to be a retail space to help with buffering. She said she understands that there is a demand for this type of facility, however still opposes it for the reasons she previously stated. She then stated that after coming to several Council meetings, she has noticed that virtually every vote is unanimous. She then implored to Council, if they have any doubts about this ordinance, to please vote against it. Mr. Cleary replied that Council does their due diligence through research, consulting with department heads, discussing topics at the Committee of the Whole meetings and making any necessary changes. Council then gave examples on instances where they had voted no. Mrs. Stebelton further discussed with Council the proposed apartment developments on the site that had been turned down. She stressed her concerns for Council's consideration for the resident's interests and well-being. Mrs. Hutson stated that it is the property owner's right to sell their property. Mrs. Stebelton then pointed out that the application for the cold storage warehouse had been turned down by the Planning and Zoning Commission once before and that the developer pulled their application and reapplied. Administrator King explained that the applicant chose to withdraw and work on drainage issues that were

brought up. He added that something will be developed there one way or another, and there will be water for retention regardless of what goes there. The only way to prevent development on a property is to own that property. He concluded by expressing how much Council and staff care about this City and would never do anything to negatively impact it. Mr. Cleary stated that notices were sent to all of the neighboring property owners and that none of them are in attendance. Mrs. Hutson said some came to Planning and Zoning but never to Council. Mrs. Stebelton said she had spoken with some of the residents and said they were discouraged. Mrs. Hutson said she wonders if those same people would rather have an apartment complex, citing how it was also strongly opposed. Mr. King said there will be an opportunity for anyone to come to the Public Hearing and final vote of the ordinance at next week's Council meeting. Mrs. Hilbert encouraged Mrs. Stebelton to tell the people she's talked with to come.

VII. New Business

A. Naming of Baseball Diamonds

Mr. Cleary spoke in regards to the two new diamonds at the Rec Center and proposed they be named after Officer Terry McDowell and Officer Steve Smith, both Groveport graduates who lost their lives in the line of duty. Mayor Westcamp, Council, and staff further discussed names on existing diamonds and ways to more prominently display them. Mayor Westcamp stated people look for largely displayed numbers when trying to locate a particular diamond. Mr. Lockett suggested we construct a memorial with engravings or plaques dedicating the diamonds to the efforts and sacrifices of the people we wish to honor, as a centerpiece between all those diamonds. Administrator King stated we could make a motion at next week's Council meeting. Council agreed on coming up with a motion to number the diamonds as well as placing a memorial.

VIII. Unfinished Business

IX. Ordinances and Resolutions

A. 3rd Readings

[Ord. 2024-022](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 18.64 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED NORTH SIDE OF GROVEPORT ROAD, PARCEL NUMBERS 185-002772, 185-002773, 185-002774 AND

180-000921 OWNED BY, DAVID & DAWN ARLINGTON AND ROGER J. STUDLEY FROM RURAL (R) TO PLANNED INDUSTRIAL PARK (PIP).

Sponsors: Dildine

Attachments: [Ord. 2024-022 Exhibit A.pdf](#)

[Ord. 2024-022 Exhibit B.pdf](#)

Mr. Dildine inquired about section 1.3 Roadway in Exhibit B:

1.3 Roadway

The public roadway adjacent to the site will be updated per the approved traffic study.

1.3 .1 Groveport Road Improvements

- Construct a 245 foot (including 50-foot diverging taper) eastbound left turn lane @access point 2
- Construct a 245 foot (including 50-foot diverging taper) westbound right turn lane @access point 2

He asked how this was determined. City Engineer Farst explained that a traffic study had been conducted and he had looked at things like traffic projections and volume, as well as a warrant analysis through the engineering design standards with ODOT. The conclusion was that the left turn lane was appropriate in the eastbound direction into the site, and then for the westbound direction, what we commonly call a drop turn lane, a vehicle gets out of the way and gets over to the right and turns into the site. Mr. Farst and Mr. Dildine spoke at further length about the traffic study and what Groveport road will look like in the future. Mr. Dildine then said he is aware of some feelings of warehouse fatigue but he is not opposed to this proposal. He spoke about the retail space being used as a buffer and said we're always looking for things to add to our community. He said the opportunities for what could be put there are pretty extensive and that is a plus. He added that the cold storage warehouse will also bring in higher paying jobs. Mr. Lockett made the point that Groveport is fortunate enough to be located within a five-minute drive of one of the largest multimodal logistics centers this side of the Mississippi River, and that they need a place to store items before they ship them out. He said we are ideally suited to provide that storage. Council and staff further discussed the ordinance and the fact that neighboring municipalities could annex the land and develop it if we don't. Administrator King spoke on the programs and services that income from warehouses provide to our community. Mrs. Hutson addressed the community's concerns about lighting, which were brought up at the Planning and Zoning Meeting. She said she reviewed the plans and confirmed that the lighting is to the minimal. She then inquired about

any noise ordinances due to the noise of the running trucks. Law Director Shannon informed Council that we do not have a noise ordinance, however the City utilizes its disorderly conduct statute which prohibits unreasonable noise being made at certain times of the day and night. He said violations could result in a minor misdemeanor offense. Mr. Rupp stated he has looked at this ordinance a number of different ways and expressed his concerns for the variance, the lot size not allowing for mounding with trees as a noise buffer, and the fact that the land is split up into small parcels and not one large development area. He said he can foresee each small parcel wanting to develop its own entrances and exits off of Groveport Road, resulting in a lack of controlled access points and creating congestion. He said we don't have a developer that wants to buy all the parcels and create a large development plan like we have with Opus, where the development has space and is nicely treed.

A motion was made by Council Member Cleary, seconded by Council Member Lockett, to recommend approval to the City Council. The motion failed by the following vote:

Yes: 3 - Dildine, Hutson, and Lockett

No: 3 - Rupp, Hilbert, and Cleary

B. 2nd Readings

[Ord. 2024-024](#)

AN ORDINANCE ACCEPTING THE ANNEXATION OF 1.94 ACRES, MORE OR LESS, PARCEL NUMBER 180-000921, LOCATED IN MADISON TOWNSHIP UPON ANNEXATION OF SAID TRACT TO THE CITY OF GROVEPORT (DAVID H. ARLINGTON AND DAWN A. ARLINGTON PETITIONERS)

Sponsors: Hutson

Mr. King. specified that this is directly related to the piece of property in Ordinance 2024-022. Mr. Rupp asked if the annexation is contingent upon this ordinance passing. Mr. King confirmed that it is.

A motion was made by Council Member Hutson, seconded by Council Member Lockett, to recommend approval to the City Council. The motion carried by the following vote:

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

No: 1 - Rupp

[Ord. 2024-025](#)

AN ORDINANCE APPROVING THE RECODIFICATION, EDITING, AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF GROVEPORT, OHIO

Sponsors: Lockett

Mr. Shannon explained that this is our annual update of ordinances that were passed within the last year, most importantly the traffic and criminal code, making it consistent with the Ohio revised code.

A motion was made by Council Member Lockett, seconded by Council Member Hutson, to recommend approval to the City Council. The motion carried by the following vote:

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

[Ord. 2024-026](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO ENTER INTO CONTRACT WITH THE GARLAND GROUP FOR THE REPLACEMENT OF EXTERIOR WALL PANELS AT THE RECREATION CENTER UNDER THE OMNIA COOPERATIVE PURCHASE PLAN, THEREBY WAIVING COMPETITIVE BIDDING PURSUANT TO GROVEPORT CITY CHARTER SECTION 9.02(B)

Sponsors: Rupp

Mr. King stated that this is part of ongoing maintenance for our facilities and the Mr. Strayer and Mr. Reed are present to answer any questions regarding this project. Mrs. Hilbert asked how long the project will take, to which Mr. Strayer replied it will take several months. He said it depends on what they find when they open up the exterior wall paneling and gave other details specific to the project.

A motion was made by Council Member Rupp, seconded by Council Member Hilbert, to recommend approval to the City Council. The motion carried by the following vote:

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

[Ord. 2024-027](#)

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR AND PUBLIC SERVICE DIRECTOR TO ACCEPT GRANTS FROM THE OHIO ENVIRONMENTAL PROTECTION AGENCY FOR THE PURCHASE OF SNOW EQUIPMENT AND LEASE OF ROAD TEMPERATURE SENSORS, AND FURTHER AUTHORIZING THE ADMINISTRATOR TO EXECUTE ANY AGREEMENTS NECESSARY TO RECEIVE SAID GRANT FUNDING

Sponsors: Hilbert

Mr. King gave kudos to Mr. Strayer and his department for getting this

grant. This will allow us to better pretreat our streets during snow and ice emergencies. Mr. Strayer shared his excitement over the fact that we are the only Franklin County community to be awarded this grant, out of the eleven that applied. There were a total of thirty grants awarded statewide.

A motion was made by Council Member Hilbert, seconded by Council Member Lockett, to recommend approval to the City Council. The motion carried by the following vote:

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

[Ord. 2024-028](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO ENTER INTO AN ECONOMIC DEVELOPMENT AGREEMENT WITH CLOUS ROAD PARTNERS LLC, OR AN AFFILIATED ENTITY, RELATED TO THE PROPOSED ANNEXATION OF FRANKLIN COUNTY TAX PARCEL 180-000921 AND THE REZONING AND DEVELOPMENT OF FRANKLIN COUNTY TAX PARCELS 185-002772, 185-002773, 185-002774 AND 180-000921

Sponsors: Dildine

Mr. King stated that this ordinance is also related to the cold storage development.

A motion was made by Council Member Hutson, seconded by Council Member Lockett, to recommend approval to the City Council. The motion carried by the following vote:

Yes: 4 - Dildine, Hutson, Lockett, and Cleary

No: 2 - Rupp, and Hilbert

[Ord. 2024-029](#)

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 IN CONJUNCTION WITH THE S. HAMILTON ROAD (SR 317) AT FIREHOUSE LANE INTERSECTION PHASE TWO IMPROVEMENTS PROJECT

Sponsors: Cleary

Mr. King reported that this ordinance relates to improvements in which the City wishes to coordinate with the schools at firehouse lane and 317. This would allow us to submit an application for OPWC funding. City Engineer Farst explained that a traffic study had been conducted and shared some key points as to its results.

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

Hutson, to recommend approval to the City Council. The motion carried by the following vote:

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

X. Financial Report

Finance Director Carr gave highlights from the financial report.

[#107-2024](#) Financial Report

Attachments: [Financial Report.pdf](#)

XI. Other Business

XII. Reports

A. Mayor - Lance Westcamp

Mayor Westcamp reported on a great career day visit at Asbury Elementary School as well as his and Mr. King's attendance at the Armed Forces Day ceremony. He then thanked the City for providing golf courts at the alumni banquet and spoke about the upcoming Memorial Day parade and celebration.

B. Administrator - BJ King

Mr. King said the outdoor pool is full and ready to go, with no leaks found thus far. He said we have plenty of lifeguards and we are in great shape to open. Mr. Cleary inquired if the City has heard anything from the American Legion about finding a home location. Mr. King replied that they have not reached out.

C. Director of Law - Kevin Shannon

D. Director of Finance - Jason Carr

E. Chief of Police - Casey Adams

Chief Adams informed Council that the new radio system is up and running.

[#108-2024](#) PD Council Report

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

F. Economic Development Director - Michael Loges

[#109-2024](#) EDEV Council Report

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

G. Public Services Director - Brian Strayer

[#110-2024](#) PS Council Report

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

H. Chief Building Official - Mike Poirier

[#111-2024](#) B&Z Council Report

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

I. Director of Golf - Tom Walker

[#112-2024](#) GOLF Council Report

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

J. Recreation Director - Seth Bower

[#113-2024](#) REC Council Report

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

K. Community Affairs Director - Jessica Wyke**L. City Engineer - Steve Farst**

[#114-2024](#) ENG Council Report

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

M. Director of Transportation / Senior Services - Bob Dowler

[#115-2024](#) DOT Council Report

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

N. Personnel Director / Human Resources - Joyce Myers

[#116-2024](#) HR Council Report

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

O. Director of Information Technology - Trevor Swackhamer

[#117-2024](#) IT Council Report

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

P. Clerk of Council - Mindy Kay

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

Mr. Rupp spoke about available grants for railroad improvements and asked if there were also grants available for traffic preemption for fire and police on Hamilton road. Mr. King and Mr. Farst agreed that they should look into it. Council and staff then discussed possible issues with traffic signal changes and how it could affect the public.

Mrs. Hutson comment on how wonderful the alumni banquet was and how nice it was to have it here at the school.

Mr. Cleary agreed with Mrs. Hutson and said how happy he was to see so many people in attendance.

Mrs. Hilbert expressed her concerns for the traffic lights not being in sync on Hamilton road, causing traffic to sit through the light and block the intersection at Williams Road. Mr. Strayer explained that the City has been working with Columbus to try to find ways to fix the congestion issues there He said the main issue is that the two intersections are in separate jurisdictions and one entity would have to give up control of their traffic lights to the other entity. Mr. Farst spoke about the option of extending the left turn lane for better flow.

Law Director Shannon requested Council make a motion to go into executive session pursuant to Ohio Revised Code Sections 121.22(G) (1), 121.22(G)(2) and 121.22(G)(3) at 7:03 p.m. to discuss the employment of a public employee, and to include himself, The Mayor, Council, Administrator King, Chief Adams, and Finance Director Carr.

A motion was made by Council Member Hilbert, seconded by Council Member Hutson, to go into Executive Session at 7:38pm. The motion carried by the following vote:

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

A motion was made by Council Member Hilbert, seconded by Council Member Hutson, to come out of Executive Session at 8:33 p.m. with no action taken. The motion carried by the following vote:

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

XIII. Adjournment

Council Member Cleary made a motion, seconded by Council Member Hilbert to adjourn at 8: 33 p.m. All in favor stated AYE, None Opposed. Motion passed.

Lance Westcamp, Mayor

Mindy Kay
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.