

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, March 22, 2021

6:30 PM

Council Chambers

City Council

Mayor Lance Westcamp

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

I. Call to Order

by Mayor Lance Westcamp at 6:30 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Kurt Blevins - Police Captain, Jeff Green - Assistant Administrator / 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

Captain Blevins led the Pledge of Allegiance.

IV. Roll Call

A motion was made by Council Member Cleary, seconded by Council Member Dildine, to excuse Council Member Hilbert from the meeting. The motion carried by the following vote:

Excused: 1 - Hilbert

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

V. Approval of Minutes - March 15, 2021

The March 15, 2021 Special Meeting Minutes stand approved as submitted.

[#84-2021](#)

City Council Special Meeting Minutes 3.15.2021

Attachments: [City Council Special Meeting Minutes 3.15.2021.pdf](#)

VI. Business of Guests

None.

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, to include all members of Council, the Mayor, the Economic Director, the Finance

Director, the Administrator, and himself.

A motion was made by Council Member Cleary, seconded by Council Member Lockett, to go into Executive Session pursuant to Ohio Revised Code Section 121.22(G) to discuss economic development, to include all members of Council, the Mayor, the Economic Director, the Finance Director, the Administrator, and the Law Director at 6:32 p.m. The motion carried by the following vote:

Excused: 1 - Hilbert

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

A motion was made by Council Member Cleary, seconded by Council Member Dildine, to come out of Executive Session at 6:57 p.m. with no action taken. The motion carried by the following vote:

Excused: 1 - Hilbert

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

Council Member Hilbert joined the meeting via Zoom at 6:57 p.m. 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, to include all members of Council, the Economic Director, the Law Director, the Administrator, the Finance Director and the Mayor.

A motion was made by Council Member Grashel, seconded by Council Member Cleary, to go into Executive Session pursuant to Ohio Revised Code Section 121.22(G) to discuss economic development, to include all members of Council, the Economic Director, the Law Director, the Administrator, the Finance Director and the Mayor at 6:58 p.m. The motion carried by the following vote:

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

A motion was made by Council Member Dildine, seconded by Council Member Hutson, to come out of Executive Session at 7:30 p.m. with no action taken. The motion carried by the following vote:

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

VII. Ordinances and Resolutions**A. 3rd Readings**

None

B. 2nd Readings

None

C. 1st Readings**[Ord. 2021-010](#)**

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 AND THE DECLARATION OF AN EMERGENCY

Sponsors: Cleary

Law Director Kevin Shannon requested that this Ordinance be referred to the Committee of the Whole for time to finish reviewing the code sections.

Clerk of Council Ross read by title Ordinance No. 2021-010. This Ordinance was referred to the Committee of the Whole.

[Ord. 2021-011](#)

AN ORDINANCE AMENDING ORDINANCE NO. 2020-036 (ADOPTED 11/09/2020), THE ANNUAL APPROPRIATION ORDINANCE FOR THE CITY OF GROVEPORT, OHIO, FOR THE CALENDAR YEAR 2021 AND FURTHER AMENDING ORDINANCE NO. 2021-007 (ADOPTED 2/08/2021) WHICH AMENDED THE SAME

Sponsors: Dildine

Attachments: [Ord. 2021-011 Exhibit A.pdf](#)

Law Director Kevin Shannon requested Council to consider making a motion to suspend the rules as to the three readings. If the ordinance is passed tonight it goes into effect immediately.

Clerk of Council Ross read by title Ordinance No. 2021-011. A motion was made by Council Member Dildine, seconded by Council Member Hutson, to suspend the rules as to the three readings. The motion carried by the following vote:

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

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

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

[Ord. 2021-012](#)

AN ORDINANCE AMENDING ***PART ONE - ADMINISTRATIVE CODE, TITLE FIVE - ADMINISTRATIVE, CHAPTER 126 - DEPARTMENT OF FINANCE*** OF THE CODIFIED ORDINANCES OF THE CITY OF GROVEPORT, OHIO AND THE DECLARATION OF AN EMERGENCY

Sponsors: Grashel

Attachments: [Ord. 2021-012 Exhibit A Chapter 126 amended.pdf](#)

Law Director Kevin Shannon advised that staff has requested that Council consider making a motion to suspend the rules as to the three readings and the effective date as this code provision change enables the City to have a requirement of ODOT certification for the upcoming West Bixby Road project.

Clerk of Council Ross read by title Ordinance No. 2021-12. A motion was made by Council Member Grashel, seconded by Council Member Dildine, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

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

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

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

[Ord. 2021-013](#)

AN ORDINANCE AUTHORIZING THE ISSUANCE OF NONTAX REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \$3,800,000 FOR THE PURPOSE OF CONSTRUCTING, FURNISHING, EQUIPPING AND IMPROVING THE RAREY'S PORT AND WERT'S GROVE BUILDINGS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, APPROVING RELATED MATTERS, AND DECLARING AN EMERGENCY

Sponsors: Hilbert

Law Director Kevin Shannon advised that staff has requested Council to consider making a motion to suspend the rules as to the three readings and the effective date. The motion suspending the rules needs five positive votes, if that is successful, to pass as an emergency the legislation needs five positive votes.

Clerk of Council Ross read by title Ordinance No. 2021-013. A motion was made

by Council Member Hilbert, seconded by Council Member Dildine, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

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

No: 1 - Cleary

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

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

No: 1 - Cleary

Ord. 2021-014

AN ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS IN AN AMOUNT NOT TO EXCEED \$3,800,000 FOR THE PURPOSE OF CONSTRUCTING, FURNISHING, EQUIPPING AND IMPROVING THE RAREY'S PORT AND WERT'S GROVE BUILDINGS, WITH RELATED SITE IMPROVEMENTS AND APPURTENANCES THERETO, APPROVING RELATED MATTERS, AND DECLARING AN EMERGENCY

Sponsors: Hutson

Law Director Kevin Shannon advised that staff has 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. 2021-014. A motion was made by Council Member Hutson, seconded by Council Member Dildine, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

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

No: 1 - Cleary

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

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

No: 1 - Cleary

VIII. Reports

A. Mayor - Lance Westcamp

Mayor Lance Westcamp thanked Mr. Cleary for finding a new member to serve on the Cemetery Committee, Angie Cramer. Mayor Westcamp's recommendation to Council for the new Cemetery

Committee member is Angie Cramer.

The Mayor gave accolades to BJ King, Jeff Green and staff for the 2020 Annual Report. He suggested getting some updated pictures. The City is planning to have the Memorial Day Ceremony; probably very similar to last year's event. There won't be many people in attendance but it is a great way to show off the 12 banners from the Trees & Decorations Committee's Hometown Military Banner program. Mr. Dildine noted that the banner program was initiated by other Council Members.

A motion was made by Council Member Cleary, seconded by Council Member Hilbert, to appoint Angie Cramer to serve on the Cemetery Committee. The motion carried by the following vote:

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

B. Administrator - BJ King

Administrator BJ King is scheduled for his first COVID-19 vaccination tonight. Mr. King thanked Council for the passage of Ordinance 2021-012 as it relates to the changing of bid requirements. It will help keep the West Bixby Road project on schedule. It should be going out to bid in mid-April. Attached to his report is an updated capital project list. Many of those items will start to move along with the nicer weather coming. The painting of the traffic signals along Main, Front, and College Streets, as well as Hendron and Groveport Roads, started today. Mr. King has been working with an elevator consultant on the City's elevators in various facilities. The elevator at Town Hall will need a complete modernization.

[#85-2021](#)

Admin Report to Council 3.22.2021

Attachments: [Admin Report to Council 3.22.2021.pdf](#)

C. Chief of Police - Ralph Portier

Chief Portier was not present. Captain Blevins had nothing further to report.

D. Director of Finance - Jason Carr

Finance Director Jason Carr referred to an email that the Mayor and Council received from the Auditor of the State of Ohio regarding an audit to be performed over the Ohio Police and Fire activity of the City of Groveport. The office communicated that the audit is complete and no issues were communicated based on their results of the audit. Mr.

Carr should receive a report on the audit within the next couple of weeks.

E. Director of Law - Kevin Shannon

Nothing further to report.

F. Asst. Admin. / Development Dir. - Jeff Green

Development Director Jeff Green updated Council on the 1847 Main Project and other matters he has been working on these last few months. They have been working with the developer CA Ventures who is interested in constructing a 640,000 square foot warehouse on the property located on the corner of Pontius and Hayes Roads. The property requires annexation and before it can be annexed, because it is Area C (of the Sewer Service Agreement), the City of Columbus had to be notified of the plans. The City of Columbus responded that they will discuss the matter of annexation but only with the larger discussion about Area C and what comes down the road with annexing that the City of Groveport wants to be able to serve. Right now, with the existing capacity in Groveport's watershed, Groveport has enough to serve this development. Beyond that Groveport will have to look into extending sewer and water lines. The City of Columbus and Groveport have had discussions since 2005 about subjects like revenue sharing and other pertinent topics happening in today's development world. Groveport has to look at future development. Mr. Green is aware that there is a lot of warehouse fatigue in the community but Groveport has to look at its next frontier; it can stop at what it has. The City is still spending money and expenses are still rising and it has to look at economic development down the road and this is the only place Groveport has to consider for additional development. Columbus is willing to review the original requirements and cooperating on extending a (sewer) trunk over from Alum Creek Drive. There are a lot of considerations but for now the City of Columbus will give Groveport a will serve letter approving the provision of sewer service to the Hayes Road project site, enabling the annexation process to proceed. A service resolution will be brought before Council stating Groveport can and will service the site. Then the annexation legislation will be presented to Council for consideration. Decisions will have to be made on the tax abatements. The developer is willing to work with Groveport on the tax abatements since revenues will be shared with the City of Columbus after \$15,000,000 worth of revenue. The developer is willing to look at some other agreement, although Mr. Green does not think the City will need it with just the one building. Therefore, the City will probably share the

revenue with the schools. Later, because of the expense that will be involved and the fact that Groveport will have to share revenue with the City of Columbus, the approach to tax abatements will be altogether different and will be negotiated. It may get to the point when Groveport will require developers to pay the annual taxes to the schools instead of Groveport making the payment.

The discussions on fiber have started up again with a company called Point Broadband who is talking to Administration about providing fiber to our homes. The fiber proposal is especially important in the current environment where more and more people are now working from home and children doing hybrid learning. This could have a huge impact on property values in the community.

Mr. Green has been meeting with Kevin Kallstrom with Casto in regard to Groveport Square. One of the issues Casto faces is the same one Groveport is trying to overcome which is lease rates. Casto's market rate lease rates are a lot higher. Information about Groveport Square is available on the City's website under Development/Downtown West.

The visits to the businesses in the industrial parks will be starting up again. Mayor Westcamp always enjoyed making the visits and now that he is more available, the visits can be more frequent. Visits to the downtown businesses to get back in touch with them after being restricted for a while is also planned.

Mr. Green provided the Mayor and Council with a flyer promoting Third Thursdays. Third Thursdays will replace the 2019 First Tuesdays. The events will start up on a limited basis and won't be located in the downtown because of the potential for construction of the new buildings in the downtown area. The events will be at Cruiser Park on June 17, July 15, August 19, and September 16 with different themes, activities and food trucks. Mayor Westcamp thinks it is a great idea and suggested getting the residents in the area involved; the City tends to cater to the downtown area.

Mayor Westcamp commented that the next time Mr. Green talks to someone at Casto to please ask them about cleaning up the trash that tends to collect along the fence line.

Mr. Green confirmed that the veterinarian, Alec Land, has purchased the Floyd's Hotrod property. He wants to meet with City Administration to discuss moving ahead with construction on a new building. Dr. Land and his wife, Dr. Shapiro, plan to move pretty quickly on the structure. Dr. Land plans on doing the demolition himself and already has someone to draw the design and do the construction. The new building hopefully will be going up at the same time as the Rarey's Port Building. The two story building will be an expansion to the veterinarian building and will provide much needed parking closer to the Groveport

Canal Animal Hospital. Dr. Alec Land expressed an interest in a seat on the Groveport CIC Board of Trustees. Mr. Green shared all the drawings and information from the DPN presentation from February with Dr. Land and Dr. Shapiro. A Phase I environmental site assessment will have to be performed on the site and before construction the site will need soil borings. Dr. Land has a clear understanding of what the project entails.

Mr. Green provided the 2020 Annual Report to the Mayor and Council. He asked everyone to look it over and to supply their input for next year's report. Staff looks to add information on all the community amenities to the report. Information will be provided to new housing developments for new residents as well.

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

Council Member Lockett thanked Mr. King and Mr. Carr for bringing the issue of the bonds back up so it can be talked about again. To be clear he is in favor of the City building just the one building but once he realized the rest of the Council Members were in favor of building both buildings, and that time is of the essence, he chose to vote yes on the matter.

Council Member Hilbert is very excited to see construction start on both buildings and that Council is listening to the residents to finally afford them what they want in our downtown.

Council Member Dildine left the meeting at 7:53 p.m. to return to work.

H. Clerk of Council - Ruthanne Sargus Ross

Mayor Westcamp congratulated Ruthanne Ross on her new grandson.

I. Standing Committees

None.

IX. Other Business

None.

X. Adjournment

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

Yes: 6 - Cleary, Dildine, Grashel, 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.