

City of Groveport

655 Blacklick St.
Groveport, OH 43125
614.830.2052
www.groveport.org



Meeting Minutes

Monday, May 21, 2018

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 Cleary at 5:30 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jeff Green - Director of Finance, Stephen Moore - Chief Building Official, Tom Walker - Director of Golf, Kyle Lund - Recreation Center Director, Patty Storts - Community Affairs Director, Tom Byrne - Director of Parks & Facilities Management, Steve Farst - Engineer, Bob Dowler - Director of Transportation, Ralph Portier - Chief of Police

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

II. Moment of Silence

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

V. Approval of Minutes - April 16, 2018

Approved as submitted.

[#114-2018](#)

COTW Minutes 4.16.18

Attachments: [COTW Minutes 4.16.18.pdf](#)

VI. Business of Guests**a. Madison Township Fire - Interim Chief Fasone**

Madison Township Fire Interim Chief Fasone was not present.

[#127-2018](#)

MTFD Monthly Report

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

b. Cheryl Ballou - Cypress Trees

Cheryl Ballou, 4817 Briargrove Drive, addressed Council regarding the Cypress trees that are planted in the right-of-way of the Grovepointe Subdivision. The Cypress trees shed orange needles all over the yards during the fall and sticks all through the year. She and her neighbors want to know how to go about getting the trees replaced with another type of tree. City staff and the Trees & Decorations Committee will look into the matter. Ms. Ballou's information will be passed along to the appropriate contacts.

c. James Hartzler - Gateway Corridors Study Presentation

Jim Hartzler, Granville, Ohio, has been working on a project regarding the two basic entry gateways into the City. The overall purpose of the project was to construct basic concepts for future development along the two (2) gateway corridors to the City of Groveport:

- Hamilton Road corridor between US 33 and Bixby Road (the North Gateway)*
- Groveport Road from SR 317 west to Swisher Road (the West Gateway)*

Since the 1970s industrial development has been a mainstay of the City of Groveport, accentuated by the development of the Rickenbacker Global Logistics Park. With industrial development, specifically warehouse development, what looks like one market is actually three markets. The first type, called specialized industrial space, was intended for manufacturers, as seen on Directors Boulevard, the first of the Hamilton Road corridor to develop. The second type of industrial development is relatively new (came about in the 1990s) and is known as flex space. A warehouse type building is converted to be suitable for a number of other uses, more specifically office development. The last and the real driver of the market, especially in the last decade, has been logistics. Logistics is the management of the flow of things between the point of origin and the point of consumption in order to meet requirements of customers or corporations. With the presence of Rickenbacker, the City could expect that the logistics portion of warehouse development is going to continue, especially in the area immediately adjacent to Rickenbacker. The type of development seen today will not be the same in 10 to 15 years from now, it is already changing. This change is primarily driven by the newest emerging type of industry where a building is designed to meet the specific needs of high volume distribution industries, e.g., e-commerce. For example, according to rumors in the trade, Amazon, who perfected the two-day delivery, is planning to shorten that time considerably. Both of these gateways' locations are some distance from Rickenbacker, and neither gateway is particularly well-suited for the

type of warehouse development seen south of South Greenpointe Drive. The growth of e-commerce and related consumer demand for quick delivery is creating the demand for a new type of logistics facility, usually referenced as last-mile delivery. Simply stated, these are intermediate facilities that address the delivery of packages from the larger logistics warehouses to the final customer. The industry is just beginning to define the ideal requirements for such facilities, but it is likely that they would be smaller (300,000 SF - 400,000 SF) as compared to the now common one million SF logistics buildings and be located closer to urban areas with relatively dense concentrations of consumers. The North Gateway, the Hamilton Road corridor, has access to US 33 and I 270 and could provide desirable locations for these types of facilities. Mr. Hartzler recommended that the City's redevelopment efforts be focused on the Groveport Road Corridor, while "setting the stage" for future development of the Saltzgaber Road Corridor when, and if, accessibility issues are resolved.

VII. New Business

None.

VIII. Unfinished Business

None.

IX. Ordinances and Resolutions**A. 3rd Readings****[ORD. 18-026](#)**

AN ORDINANCE AMENDING PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE, TITLE FIVE - OTHER PUBLIC SERVICES, CHAPTER 941 PARKS, OF THE CODIFIED ORDINANCES OF THE CITY OF GROVEPORT

Sponsors: Hilbert

Attachments: [ORD. 18-026 Amend Park Rules 941.03.pdf](#)

Administrator Marsha Hall explained this Ordinance would allow for food trucks at City sponsored events in the City's parks. The number of food trucks at any given event would be determined by the Administrator.

Chair Cleary read by title Ordinance No.18-026. A motion was made by Council Member Hilbert, 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

ORD. 18-027

AN ORDINANCE DEFINING AND ESTABLISHING MEMBERS OF THE CLASSIFIED AND UNCLASSIFIED SERVICE FOR EMPLOYEES OF THE CITY OF GROVEPORT

Sponsors: Grashel

Administrator Marsha Hall stated Council is aware that staff is reviewing the Personnel Policy and Procedures Manual. The Charter and the policy indicate employees who are considered to be classified and employees who are considered to be unclassified. This Ordinance is to update the list to include the City Engineer, Director of Transportation, Personnel Director and all part-time, interns and seasonal employees.

Chair Cleary read by title Ordinance No.18-027. A motion was made by Council Member Grashel, seconded by Council Member Hilbert, to recommend approval to the City Council. The motion carried by the following vote:

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

ORD. 18-029

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO ENTER INTO A LICENSING AGREEMENT WITH ORCHARD GROVE APARTMENT COMPLEX LLC

Sponsors: Cleary

Law Director Shannon explained when the City did the Hendron Road reconstruction project the sign that was there for the apartment complex was removed. The sign, which has been in that location for years, was located in the City's right-of-way. To put the sign back in the same location, the owner has been advised he has to get permission from the legislative authority. Looking into the matter, City staff feels the best way for the complex to put the sign back in its original place would be to make an application to the City Council to obtain approval for the Administrator to enter into a licensing agreement, which would give the owner permission to put the sign in the City's right-of-way. As long as there are no safety issues, and the complex owner understands if the City ever needs access to the right-of-way, the City will do whatever needs to be done to access its right-of-way. The sign was located just north of the south entrance to the complex; the first entrance off of Main

Street. During the project, the complex obtained a permit to re-locate the sign to the north entrance. This location has caused some confusion to newcomers and has disrupted the commonly accepted traffic flow within the complex. The original location had vehicles pulling in straight back to the rental office. Chief Building Official, Stephen Moore, thinks there is room for the sign to be located out of the right-of-way but an application had been made. Mr. Moore disapproved the application and got Mr. Shannon and other City staff involved with the matter. The applicant feels the sign was most noticeable and more effective where it was originally located.

Chair Cleary read by title Ordinance No.18-029. A motion was made by Council Member Dildine, seconded by Council Member Hutson, to recommend approval to the City Council. The motion carried by the following vote:

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

[RES. 18-001](#)

A RESOLUTION ADOPTING THE TAX BUDGET FOR THE CALENDAR YEAR 2019

Sponsors: Lockett

Attachments: [RES-18-001 2019 Tax Budget attachment.pdf](#)

Finance Director, Jeff Green, commented there will be a public hearing at the third reading of this Resolution.

Chair Cleary read by title Resolution No.18-001. A motion was made by Council Member Dildine, seconded by Council Member Lockett, to recommend approval to the City Council. The motion carried by the following vote:

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

X. Financial Report

Finance Director, Jeff Green, pointed out that the corporation income tax collections are way down. The State is running behind now that it has started the centralized collections through the gateway. Finance will be adding another line because those collections won't go through the City of Columbus, it will come in the form of a warrant from the State of Ohio.

Hague Water will be going through a substantial expansion. The company has been bought by A.O. Smith, a company that specializes in water softeners and other water treatments. The company will be adding another 70 jobs and investing about 7 million dollars at the 4343 South Hamilton Road facility. A.O. Smith has been approved for incentives from the State and already have incentives from the City of Groveport for an expansion Hague Water did a few years ago.

[#115-2018](#)

Finance Report

Attachments: [Finance Report.pdf](#)**XI. Other Business**

None.

XII. Reports**A. Mayor - Lance Westcamp**

Mayor Lance Westcamp reported that he and Council Member Cleary attended an opioid planning meeting. Council Member Hilbert announced there will be NARCAN training Thursday night at the Madison Township Community Center at 7:00 p.m. There will be fifty NARCAN kits to train those attending on how to use the kit to save a life. The next event, Street Smart, is scheduled for the fourth Tuesday of June at Madison Christian Church at 7:00 p.m.

Mayor Westcamp had the honor of being invited by Warren Motts to the Armed Forces Day Celebration sponsored by MilVets Luncheon at the Villa Milano. Warren Motts is well-known not only in our community but in the entire state and nation.

The Mayor toured two warehouses with Jeff Green and Jessica Reeves. The first stop was the CWI Gifts warehouse at 4600 S. Hamilton Road and the second was HD Supply on Commerce Center Drive. The Mayor was impressed with the crafts and what vendors buy to put in their stores at CWI Gifts. Nat at HD Supply gave a nice tour. He complimented his workforce and Bob Dowler on the transportation. The Mayor commented that Mr. Green has some great ideas, and if Council gets behind him with what he has planned with training and getting more workers down to the warehouses, it will keep companies here in Groveport.

Mayor Westcamp thanked Rick Palsgrove, Southeast Messenger Editor, for writing his Groveport schools history speech for Saturday's Alumni Banquet. Many of the members of Council were present as an alumni, as well as Council Member Grashel, who is not a Groveport Madison School alumni.

The Mayor congratulated Chief Portier on being the recipient of the Rarey Award.

Mayor Westcamp again has been invited to the interviews of the top three candidates for Groveport Madison Schools Superintendent. The

interviews will be held on Wednesday and Mayor Westcamp will be there to support the schools.

B. Administrator - Marsha Hall

Administrator Marsha Hall would like Council to consider the Gateway study as a resolution so staff can get started on some of the recommendations as they work on making some changes in the zoning code. Administration wants to make sure that those recommendations are the direction Council wants the City to work towards.

A motion was made by Council Member Hilbert, seconded by Council Member Dildine, to recommend a Resolution to support the Gateway study. The motion carried by the following vote:

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

[#116-2018](#) Adm Report to Council - May 21

Attachments: [Adm Report to Council - May 21.pdf](#)

C. Director of Law - Kevin Shannon

Nothing further to report.

D. Director of Finance - Jeff Green

Nothing further to report.

E. Chief of Police - Ralph Portier

Chief Portier thanked Shawn Cleary for the nomination.

[#117-2018](#) PD Council Report

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

F. Public Works Superintendent - Dennis Moore

Not present.

[#118-2018](#) PW Council Report

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

G. Chief Building Official - Stephen Moore

Chief Building Official, Stephen Moore reported that the Planning & Zoning Commission tabled the development for Saltzgaber Road. The applicant had withdrawn that request. The Groveport Madison High School will be issued a partial occupancy permit. There are only small items to be completed and the administration wants to stage the 2018 graduates in the main entrance for commencement.

Also, the new fire department will be issued a partial occupancy permit to start operating out of the fire station.

Hague Water has submitted applications for permits. There will be no addition; the 7 million dollars is for equipment and creating new space inside the building. The equipment will be used by A. O. Smith to double the company's production.

[#119-2018](#)

B&Z Council Report

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

H. Director of Golf - Tom Walker

Nothing further to report.

[#120-2018](#)

GOLF Council Report

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

I. Recreation Director - Kyle Lund

Recreation Director Kyle Lund is hoping for good weather for the outdoor pool opening this weekend.

[#121-2018](#)

REC Council Report

Attachments: [REC Council Report.pdf](#)
[The Connection June 2018.pdf](#)

J. Community Affairs Director - Patty Storts

Nothing further to report.

[#122-2018](#)

CA Council Report

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

K. Director of Parks & Facilities Management - Tom Byrne

Nothing further to report.

[#123-2018](#)

P&FM Council Report

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

L. City Engineer - Steve Farst

Nothing further to report.

[#124-2018](#)

ENG Council Report

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

M. Director of Transportation - Bob Dowler

Nothing further to report.

[#125-2018](#)

DOT Council Report

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

N. Personnel Director - Sue Wadley

Not present.

[#126-2018](#)

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 Lockett asked to be reminded about what the City was doing with the 15 passenger van. Administrator Hall responded a new van will be requested in next year's appropriations. Once Senior Transportation has its new vehicle, the City would have a van available for the remainder of the year, assuming there is enough money in the budget to cover drivers. A number of the City's departments, Senior Center, Recreation and Community Affairs have all expressed an interest in a vehicle or vehicles to transport people to events. Administration has been working on such to bring before Council as

part of next year's appropriations.

Council Member Cleary asked if the City owned the property on Westport Drive where the house had burned down. Parks & Facilities Maintenance have cut the grass twice already this year. Law Director Shannon added that the garage on the property will be demolished by the County.

XIII. Adjournment

Council Member Hilbert made a motion, seconded by Council Member Dildine, to adjourn at 6:37 p.m. All in favor stated AYE, None Opposed. Motion passed.

Shawn Cleary, President Pro-Tem

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.