

# GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

*May 05, 2014*

*6:30 Caucus*

*7:00 – Reg. Meet.*

**PRESENTATION:** Representative Grossman

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**SAFETY:** Mr. Davis

Resolution CR-23-14 Waive the provisions of Section 903.05(a & c) of the Codified Ordinances for the Annual Alumni Softball Tournament on July 26 & 27, 2014 at Fryer Park.

Resolution CR-24-14 Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Annual Homecoming Celebration on July 25, 2014 on the Streets of Town Center.

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**SERVICE:** Ms. Lanese

Ordinance C-17-14 Authorize the City Administrator to enter into an Agreement with Direct Energy for Electrical Services. Second reading and public hearing.

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**LANDS:** Ms. Klemack-McGraw

Ordinance C-18-14 Authorizing the Annexation of 2.59+ acres of roadway located on White Road from Jackson Township to the City of Grove City. Second reading and public hearing.

Ordinance C-19-14 Approve the Plat of Pinnacle Club, Section 2, Phase 8. Second reading and public hearing.

Ordinance C-20-14 Approve the Plat of Autumn Grove, Section 2. Second reading and public hearing.

Ordinance C-21-14 Approve a Special Use Permit for Outdoor Sales for Play It Again Sports located at 2217 Stringtown Road. Second reading and public hearing.

Ordinance C-23-14 Accept the Annexation of 32+ acres located South of Pinnacle Club Dr. & East of McNulty St. in Jackson Township to the City of Grove City. First reading.

Resolution CR-25-14 Municipal Services that can be furnished to a 0.574 acre parcel located at 2290 White Road upon its annexation to the City of Grove City.

Resolution CR-26-14 Waive certain Provisions of Section 1135.14(a)(5) of the Codified Ordinances titled Submission Procedures for The Olde Home Market located at 2517 Old Home Rd.

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ON FILE: Minutes of April 21 Council Meeting; April 28 BZA Minutes

Date: 04/29/14  
Introduced By: Mr. Davis  
Committee: Safety  
Originated By: Mr. Bennett  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : CR-23-14  
1st Reading: 05-05-14  
Public Notice:  
2nd Reading:  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

## RESOLUTION NO. CR-23-14

### A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 903.05(a & c) OF THE CODIFIED ORDINANCES FOR THE ANNUAL ALUMNI SOFTBALL TOURNAMENT ON JULY 26 & 27, 2014 AT FRYER PARK

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WHEREAS, the Annual Alumni Softball Tournament will be held at Fryer Park on July 26 and 27, 2014 and in the event of postponement due to rain, this tournament will be held on August 2 & 3, 2014; and

WHEREAS, the Grove City Sertoma Club wish to sell beer during this Alumni Tournament; and

WHEREAS, Section 903.05(a & c) of the Codified Ordinances of the City states: No drugs or alcoholic beverages shall be permitted on park property.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The provisions of Section 903.5(a & c) of the Codified Ordinances that no alcoholic beverages be permitted on park property is hereby waived for the sale and consumption of alcoholic beverages provided by the Grove City Sertoma Club for this one occasion for the Alumni Softball Tournament at Fryer Park on July 26 and 27, 2014 and in the event of postponement due to rain, this provision shall be waived on August 2 & 3, 2014.

SECTION 2. The provisions shall only be waived between the hours of 11:00 a.m. to the end of the last game, not to extend beyond 10:30 p.m., within the areas designated in Exhibit "A". A Certificate of Liability Insurance shall be provided stating the City as a Certificate Holder and an additional insured with respect to \$1 million per occurrence; \$2 million aggregate liability limits and liquor liability coverage.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:  
Effective:

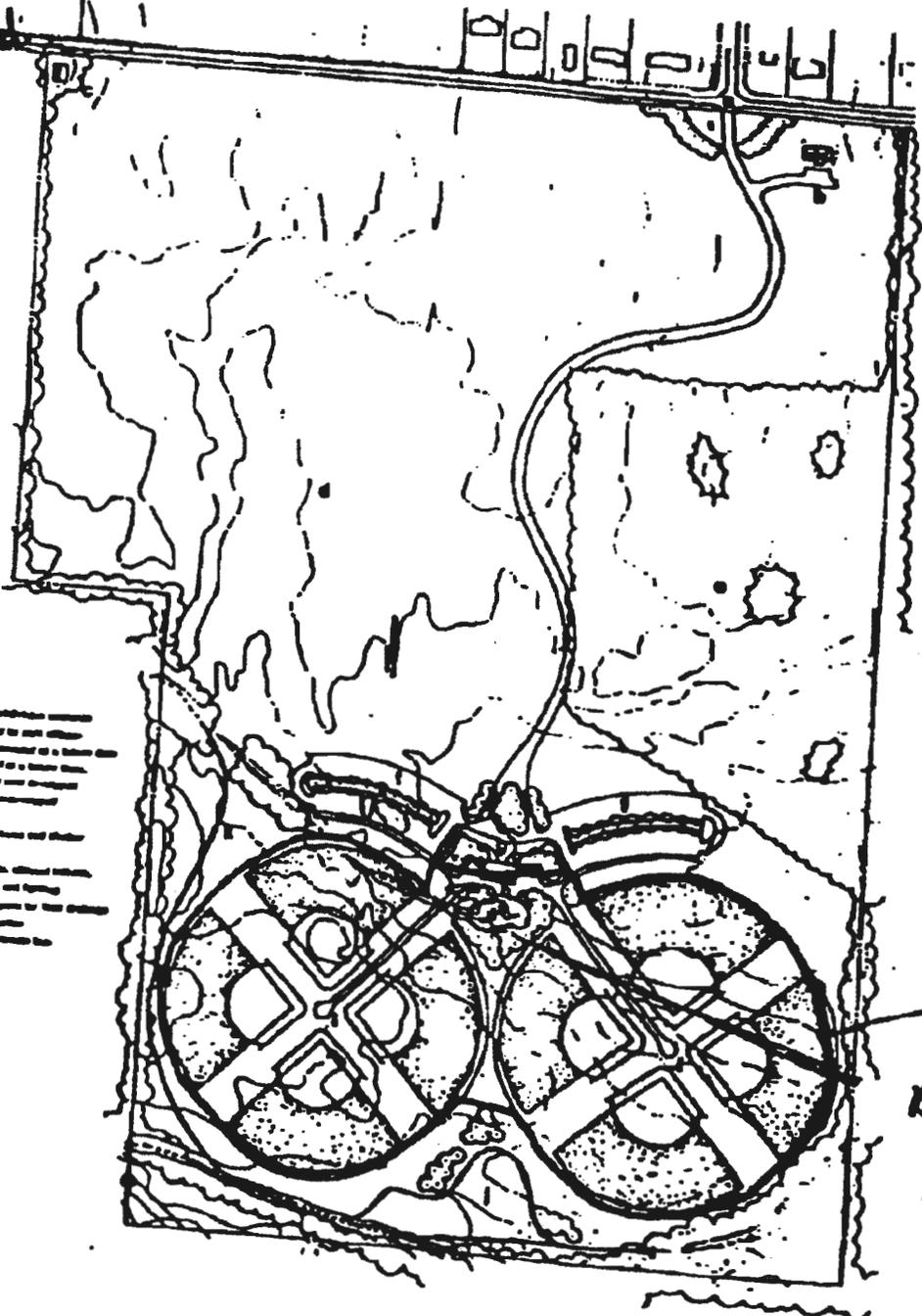
\_\_\_\_\_  
Richard L. Stage, Mayor

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law



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Signs

end

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 63. To be completed by 2027  
 64. To be completed by 2028  
 65. To be completed by 2029  
 66. To be completed by 2030

Phase I  
**Master Plan for Fryer Park**  
 Grove City, Ohio



EXHIBIT "A"

Date: 04/29/14  
Introduced By: Mr. Davis  
Committee: Safety  
Originated By: Mr. Boso  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: CR-24-14  
1st Reading: 05/05/14  
Public Notice:  
2nd Reading:  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

## RESOLUTION NO. CR-24-14

### A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 529.07(b)3 OF THE CODIFIED ORDINANCES FOR THE ANNUAL HOMECOMING CELEBRATION ON JULY 25, 2014 ON THE STREETS OF TOWN CENTER

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WHEREAS, the Annual Homecoming Celebration will be held on the streets of Town Center on July 25, 2014; and

WHEREAS, The Grove City Kids Association wish to sell beer during this Homecoming Celebration; and

WHEREAS, Section 529.07(b)3 of the Codified Ordinances of the City states: No person shall have in his possession an open container of beer or intoxicating liquor in a public place.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The provisions of Section 529.07(b)3 of the Codified Ordinances that no person shall have in his possession an open container of beer or intoxicating liquor in a public place is hereby waived for this one occasion for the Annual Homecoming Celebration on the streets of Town Center on July 25, 2014.

SECTION 2. The provisions shall only be waived between the hours of 6:00 p.m. to 11:30 p.m. within the areas designated in Exhibit "A" attached hereto and made a part hereof. The pouring of beer shall be from 6:30 – 10:00 p.m. A Certificate of Liability Insurance shall be provided stating the City as a Certificate Holder and an additional insured with respect to \$1 million per occurrence; \$2 million aggregate liability limits and liquor liability coverage.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

\_\_\_\_\_  
Richard L. Stage, Mayor

Passed:

Effective:

Attest:

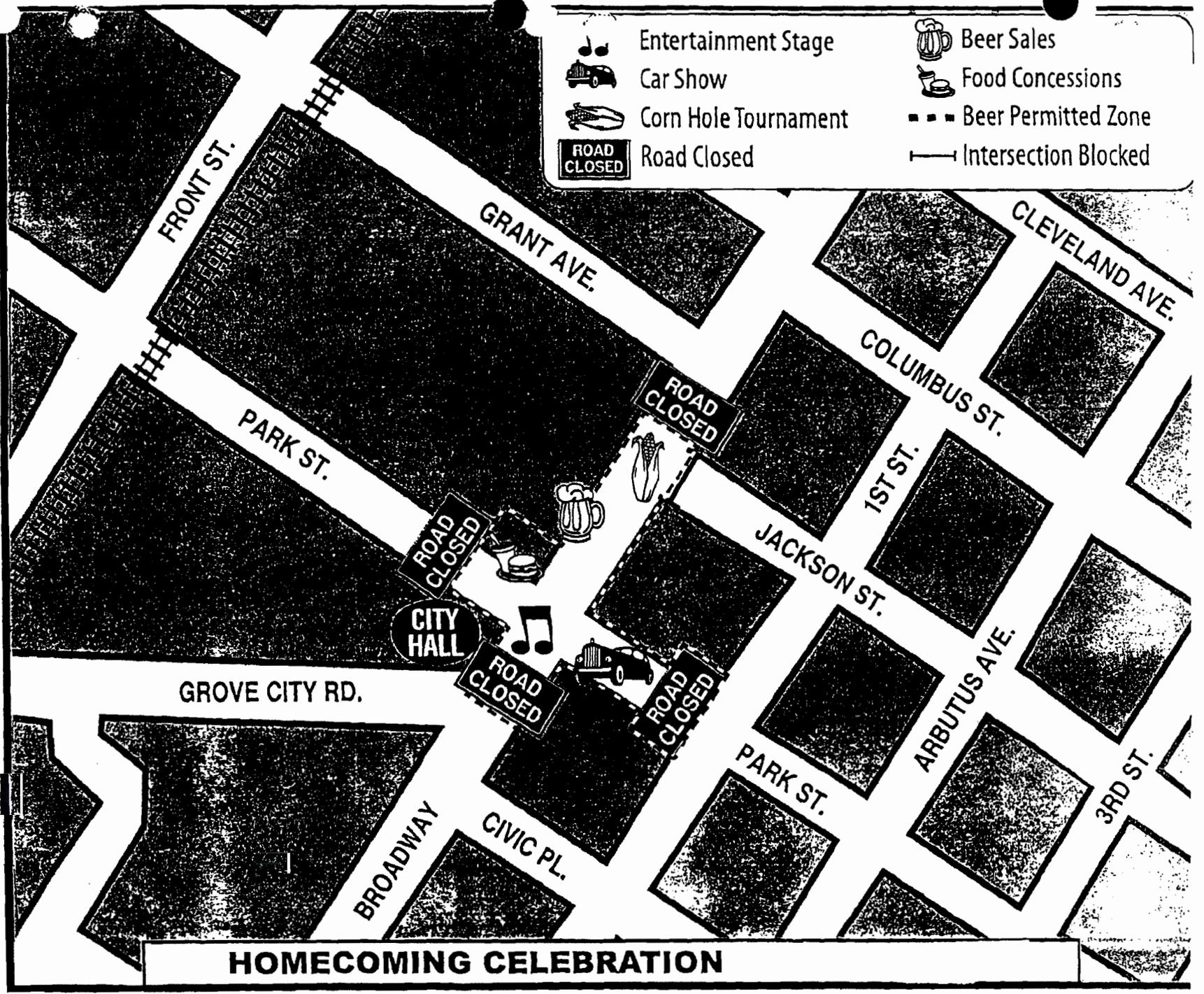
\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form

\_\_\_\_\_  
Stephen J. Smith, Director of Law

EXHIBIT "A"

-  Entertainment Stage
-  Car Show
-  Corn Hole Tournament
-  Road Closed
-  Beer Sales
-  Food Concessions
-  Beer Permitted Zone
-  Intersection Blocked



# HOMECOMING CELEBRATION

Date: 04/15/14  
Introduced By: Ms. Lanese  
Committee: Service  
Originated By: Mr. Turner  
Approved: Mr. Boso  
Emergency: 30 Days:       
Current Expense: XX

No. : C-17-14  
1st Reading: 04/21/14  
Public Notice: 04/24/14  
2nd Reading: 05/05/14  
Passed:      Rejected:       
Codified:      Code No:       
Passage Publication:     

## ORDINANCE C-17-14

### AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH DIRECT ENERGY FOR ELECTRICITY SERVICES

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WHEREAS, the City has joined the Metropolitan Educational Council to obtain best available pricing for city services, including energy prices; and

WHEREAS, on November 1st, 2013, Direct Energy submitted the lowest and best bid to the Metropolitan Educational Council for supply of full requirements competitive retail electric service; and

WHEREAS, on behalf of its members, Metropolitan Educational Council is currently negotiating advantageous pricing and terms with Direct Energy; and

WHEREAS, the City desires to enter into an agreement of up to three years with Direct Energy; and

WHEREAS, all agreements with a term of 12 months or greater must be approved by City Council.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The City Administrator is hereby authorized to execute the Master Agreement and any related pricing schedules or other documents up to a term of 36 months and a price of no greater than 7.0 cents per kilowatt hour.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:  
Effective:

\_\_\_\_\_  
Richard L. Stage, Mayor

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law



C-17-14

**This Confirmation is an integral part of the Agreement to which it is attached. Capitalized terms not defined in the Confirmation have the meaning referenced elsewhere in the Agreement.**

#### Part I - Product and Pricing Description

**Price:** The total price per kWh for electricity to be paid by Buyer for the services provided hereunder during the Term of this Agreement shall be comprised of 1) Fixed Costs and 2) Pass-through Costs:

1) Fixed Costs: The price per kWh for Fixed Costs shall be as set forth on the Pricing Attachment, and includes applicable costs for a) Energy procured in accordance with Direct Energy's policies; b) transmission and distribution losses; c) all applicable costs for Ancillary Services; d) Capacity (as mandated by the PJM OATT and Operating Agreement, or as modified by PJM or approved by FERC); e) any applicable Network Integration Transmission Service ("NITS") charges, including Regional Transmission Expansion Planning (RTEP); f) Renewable Portfolio Standard ("RPS"); g) Reliability Must Run ("RMR") charges; h) Auction Revenue Rights; i) Marginal Loss Wholesale Credit; and j) the PSC Services fee.

2) Pass-through Costs: Pass-through Costs are stated as a separate line item(s) on the invoice, and shall be passed through to the Buyer without mark-up and include charges for the following: a) any sales taxes, transactional taxes or other governmental or regulatory imposed taxes or surcharges to which Buyer may be subject; and b) delivery service charges provided by the Host Utility.

NITS, including RTEP, is a cost component included in Direct Energy's Price for accounts within the AEP Ohio (Ohio Power and Columbus Southern) Host Utilities. If Buyer's Host Utility is Dayton Power and Light, Duke Energy, Ohio Edison, The Illuminating Company, or Toledo Edison, then NITS, including RTEP and certain transmission-related ancillary services, will not be included in the price, and will be recovered by the Host Utility. If, for whatever reason, the NITS charges are not recovered by the Host Utility, then Direct Energy may commence billing Buyer for NITS charges, including RTEP, which applicable costs will be passed through to be paid by Buyer above the Price.

RMR is a cost component included in Direct Energy's Price for accounts within the AEP Ohio (Ohio Power and Columbus Southern), Duke Energy and Dayton Power and Light Host Utilities. If Buyer's Host Utility is Ohio Edison, The Illuminating Company or Toledo Edison, then RMR will not be included in the price, and will be recovered by the Host Utility. If, for whatever reason, the RMR charges are not recovered by the Host Utility, then Direct Energy may commence billing Buyer for RMR charges which applicable costs will be passed through to be paid by Buyer above the price.

The price per kWh during any Monthly Renewal will include the market-based costs for Energy as determined by Direct Energy, plus all other taxes, costs, charges or fees which are set forth in this confirmation.

Buyer acknowledges that any costs assessed by the Host Utility or any third Party as a result of Buyer's switch to or from Direct Energy, including but not limited to switching costs, are not included in the Price and shall be the responsibility of Buyer.

#### **Additional Definitions:**

##### **"Capacity"**

means the Capacity obligations met through the provisions of the PJM Reliability Assurance Agreement (RAA).

##### **"PJM"**

means the Pennsylvania New Jersey Maryland Interconnection, L.L.C. ("PJM").

##### **"Reliability Must Run ("RMR")"**

is a unit that must run for operational or reliability reasons, regardless of economic considerations. Also called reliability agreement.

##### **"Renewable Portfolio Standard ("RPS")"**

is a regulation that requires the increased production of energy from renewable energy sources.

#### Part II - Pricing Attachment

The Pricing Attachment for the Energy product described in Part I above is attached to, and is made a part of, this Confirmation. Buyer's execution of the Pricing Attachment shall constitute execution of the Confirmation.

**Special Provisions applicable to this Confirmation:**

1. Without limiting Section 1, Nature of Service, of the Agreement, as a condition to Direct Energy's obligations hereunder, Buyer must be accepted by Direct Energy and the Host Utility to receive a consolidated utility bill for both PSC Services and Electricity provided by Direct Energy and delivery services provided by the Host Utility.

2. Section 6, Billing and Payment of the Agreement, is hereby deleted in its entirety and replaced with the following:

Buyer will receive from Host Utility a monthly invoice, incorporating both the services provided under this Agreement and Host Utility charges, in accordance with the Host Utility's meter reading and billing cycle schedule. Direct Energy shall have the right to assign to Host Utility all amounts due from Buyer to Direct Energy and Buyer is to remit payment in full to the Host Utility. If Buyer fails to remit payment in full in any month, a late payment charge will be assessed at the same rate and in the same manner as Host Utility applies late payment charges to its unpaid charges. The Host Utility may, at its option, disconnect all services to Buyer for any failure by Buyer to make full payment of all amounts billed in accordance with Public Utilities Commission of Ohio (PUCO) rules for residential and non-residential service. In the case of such disconnection, Buyer shall be responsible for any and all charges required to reconnect service. If Buyer is disconnected, this Agreement shall terminate and shall be responsible for any to Actual Damages.

If for any reason during the Term of this Agreement, Buyer is terminated, suspended or withdraws from the utility consolidated bill program, Direct Energy, at its sole option, may either terminate this Agreement, in which case such termination would be responsible for Actual Damages, or continue to provide PSC Service and Electricity to Buyer on a dual bill basis pursuant to this Section 6. If Direct Energy decides to continue to provide PSC Service and Electricity to Buyer on a dual bill basis, Buyer will receive from Direct Energy a monthly invoice following its meter read date for Direct Energy's Services provided under this Agreement and the Host Utility will continue to bill Buyer directly for any transmission and Distribution charges.

Buyer will receive separate monthly invoices from Direct Energy, unless Buyer selects the Aggregated Billing option as described in this paragraph and reflected in a "Billing Contract Information and Selection Form." "Aggregated Billing" means that billing for Buyer's Facility(ies) may be combined into a single monthly invoice (excepting however, that a aggregated invoice may contain no more than fifty (50) Facilities. If Buyer has more than fifty (50) Facility(ies), Buyer shall receive more than one aggregated invoice). If Buyer selects Aggregated Billing, Direct Energy shall choose the day of the month on which to deliver an invoice to Buyer based upon the Facility(ies) meter read dates. In the event Buyer desires to discontinue Aggregated Billing and instead receive a separate invoice for each Facility, Buyer shall submit such request in writing to Direct Energy and Direct Energy shall separate Buyer's invoice provided that there are no outstanding invoice balance(s) on Buyer's Facility(ies).

In the event that Direct Energy provides a separate monthly invoice for its services, payment-in-full is due twenty (20) days from the date of the invoice. If Buyer fails to remit payment in full in any month, interest will be assessed on the late balance at the lower of one-and-one-half percent (1.5%) per month or the highest rate allowed by law.

If in any month Direct Energy does not receive the information necessary to invoice Buyer or uses information obtained from a third party meter reading service, Direct Energy may use either estimated data or the third party meter usage data to calculate Buyer's invoice and, upon receipt of actual data in the case of an estimated read, reconcile the amount billed on future invoices. If Buyer's Facility(ies) have any interval meters, Buyer acknowledges that the usage information for such meters contained on the Direct Energy invoice may vary from that contained upon the Host Utility bill as a result of different billing cycles being utilized for those meter reads.

No adjustments or corrections shall be made to any amount billed after the lapse of the longer of twenty-four (24) months from the date of the invoice or the time frame permitted by the Regional Transmission Operator, the Independent System Operator or the Host Utility's tariff for adjustments to consumption information.

Notwithstanding anything to the contrary of the above, if Buyer is enrolled or becomes enrolled in any net metering program, Buyer understands and agrees that Direct Energy will modify Buyer's billing option to a dual bill option consistent with the description above.

3. Section 10, Change in Law or Regulation of the Agreement is hereby deleted in its entirety and replaced with the following:

If regulatory changes shift costs from the Host Utility or ISO to Direct Energy or from Direct Energy to the Host Utility or ISO, then such costs or credits may be passed through to the Buyer. If any laws, orders or regulations are passed, modified, implemented or interpreted by judicial or regulatory order administrative proceeding or legislative enactment, or if there is a change in rate class which applies to Buyer's Facilities, or any changes are instituted to the utility consolidated bill program which creates additional costs not currently included in the Price or increases in the cost components of the Price ("Incremental Charges"), then Direct Energy may pass through such Incremental Charges to be paid by Buyer in addition to the Price and in accordance with the payment terms in this Agreement.

Notice: This Offer is not valid and binding until: (1) Direct Energy receives the fully executed Agreement and Pricing Attachment; and (2) Direct Energy confirms and accepts the Price in a writing to be delivered to the Customer. If the preceding conditions are not met, this offer will be withdrawn and will be null and void. Direct Energy reserves the right to rescind this offer at any time prior to Direct Energy providing written acceptance.

PRICING ATTACHMENT TO POWERSUPPLY COORDINATION SERVICES AGREEMENT

dated November 26, 2013 between  
DIRECT ENERGY BUSINESS LLC  
and  
City of Grove City  
PJM\_FP\_AI\_UCB\_OH

Location	Host Utility	Account Number	Utility Rate Class	Price (cents/kWh)	Historical Annual Usage
1585 LONDON GROVEPORT RD ( CITY OF GROVE CITY )	AEP - CS	00040621083696764	207	*	151,920
NS ( CITY OF GROVE CITY )	AEP - CS	00040621094932805	207	*	12,874
3579 DEMOREST RD ( CITY OF GROVE CITY )	AEP - CS	00040621000349473	206	*	12,762
JACKSON TWP ( CITY OF GROVE CITY )	AEP - CS	00040621094642734	207	*	21,448
3262 VENTURA BLVD ( CITY OF GROVE CITY )	AEP - CS	00040621095860653	207	*	44,819
1644 WHITE RD UNIT LIGHT ( CITY OF GROVE CITY )	AEP - CS	00040621019440305	207	*	55,537
4035 BROADWAY ( CITY OF GROVE CITY )	AEP - CS	00040621025115032	240	*	466,320
AQUATIC POOL EVANS PARK ( CITY OF GROVE CITY )	AEP - CS	00040621079625903	240	*	254,680
3378 PARK ST ( CITY OF GROVE CITY )	AEP - CS	00040621071415621	207	*	55,971
3422 STEPHEN ST ( CITY OF GROVE CITY )	AEP - CS	00040621043955005	207	*	9,286
3262 VENTURA BLVD ( CITY OF GROVE CITY )	AEP - CS	00040621082973395	207	*	25,261
3360 PARK ST ( CITY OF GROVE CITY )	AEP - CS	00040621025521520	240	*	797,200
4330 DUDLEY AVE ( CITY OF GROVE CITY )	AEP - CS	00040621047412550	207	*	55,635
4330 DUDLEY AVE ( CITY OF GROVE CITY )	AEP - CS	00040621074627302	207	*	54,875
3899 ORDERS RD ( CITY OF GROVE CITY )	AEP - CS	00040621019848682	207	*	3,599
4300 DUDLEY AVE REAR ( CITY OF GROVE CITY )	AEP - CS	00040621051448291	207	*	48,912
3640 ORDERS RD ( CITY OF GROVE CITY )	AEP - CS	00040621061224124	207	*	52,237
JACKSON TWP ( CITY OF GROVE CITY )	AEP - CS	00040621066496871	207	*	33,837
4300 DUDLEY AVE ( CITY OF GROVE CITY )	AEP - CS	00040621094841385	208	*	38,845
4032 BROADWAY	AEP - CS	00040621049925275	206	*	12,601

( CITY OF GROVE CITY ) 3646 LAKE ALBERT WAY REAR	AEP - CS	00040621051159605	206	*	16,257
( CITY OF GROVE CITY ) 1813 STRINGTOWN RD	AEP - CS	00040621056174160	206	*	20,971
( CITY OF GROVE CITY ) 3640 ORDERS RD UNIT PUMP	AEP - CS	00040621079220283	207	*	39,401
( CITY OF GROVE CITY ) 5320 DISCOVERY DR UNIT TOWER	AEP - CS	00040621022832302	232	*	65,086
( CITY OF GROVE CITY ) 5842 WILLOW LAKE DR APT A	AEP - CS	00040621027189122	206	*	30,421
( CITY OF GROVE CITY ) JACKSON TWP	AEP - CS	00040621015803153	207	*	87,175
( CITY OF GROVE CITY ) NEW EAGLE PAVILLION	AEP - CS	00040621017114384	207	*	32,849
( CITY OF GROVE CITY ) 3226 KINGSTON AVE ( CITY OF GROVE CITY )	AEP - CS	00040621046231020	207	*	48,244

\* The Price for all Facilities listed above shall be \_\_\_\_\_ cents per kWh for each kilowatt-hour of Electricity for a Term of 36 months, starting on the Facilities meter read date in June 2014 and continuing through the Facilities meter read date in June 2017. This Price is based on a Weighted Average Price, therefore any strikeouts of any of the Facilities listed above will render this Pricing Attachment null and void for all Facilities listed above.

Accepted and Agreed to:

By: \_\_\_\_\_ Date: \_\_\_\_\_

**FIRST AMENDMENT TO  
POWER SUPPLY COORDINATION SERVICE AGREEMENT  
OHIO**

This **FIRST AMENDMENT TO POWER SUPPLY COORDINATION SERVICE AGREEMENT** ("First Amendment") is dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014 by and between **Direct Energy Business, LLC**, ("Direct Energy") and **City of Grove City** ("Buyer"). The effective date of this Amendment shall be the meter read date(s) as set forth in the Pricing Attachment(s) which are being executed contemporaneously with this First Amendment ("Effective Date").

**WHEREAS**, Buyer and Direct Energy entered into a Power Supply Coordination Service Agreement dated August 5, 2013 (the "Agreement"), which sets forth the terms and conditions whereby Direct Energy agreed to provide, and Buyer agreed to receive and pay for, Power Supply Coordination Services ("PSC Services") and Electricity to meet Buyer's full usage requirements at Buyer's Facilities;

**WHEREAS**, Direct Energy and Buyer wish to extend the term of the Agreement and amend certain terms and conditions of the Agreement, including the Price, as set forth below into this First Amendment; and

**NOW THEREFORE**, in consideration of the premises and mutual covenants contained herein, Direct Energy and Buyer agree as follows:

1. In order to reflect the mutual agreement of the Parties to an agreed extension of the Agreement, the Pricing Attachment attached to this First Amendment (the "Term Extension Attachment") is hereby added to the Agreement, to take effect as of the date reflected therein. For avoidance of doubt, the Term Extension Attachment shall not supersede the original Pricing Attachment(s) to the Agreement, which shall continue in effect until its stated date of expiration, upon which the Pricing Attachment(s) attached to this First Amendment take effect.
2. The page of the Agreement entitled PowerSupply Coordination Service Agreement Product Confirmation for OH (PJM) Fixed AI Product is deleted in its entirety and replaced with the OH PJM Fixed UTILITY CONSOLIDATED BILL Product Confirmation attached to this Agreement.
3. Except as expressly modified herein, the Agreement and Pricing Attachments shall remain in full force and effect. Any capitalized terms used herein but not defined herein, shall be as defined in the Agreement.

In Witness Whereof, the Parties have executed this First Amendment effective as of the Effective Date. This First Amendment will not become effective as to either Party unless and until executed by both Parties.

**DIRECT ENERGY BUSINESS, LLC**

**CITY OF GROVE CITY**

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: 04/16/14  
Introduced By: Ms. KMcGraw  
Committee: Lands  
Originated By: Mr. Smith  
Approved: Mr. Boso  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No. : C-18-14  
1st Reading: 04/21/14  
Public Notice: 04/23/14  
2nd Reading: 05/05/14  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-18-14

### AN ORDINANCE AUTHORIZING THE ANNEXATION OF 2.59± ACRES OF ROADWAY LOCATED ON WHITE ROAD FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, the City of Grove City desires to annex from Jackson Township 4.11 acres, more or less, of roadway property located on White Road that is owned in fee simple by the City of Grove City as depicted in the annexation plats attached hereto as Exhibits A and B; and

WHEREAS, the City of Grove City desires to annex this roadway property per the advice of Franklin County in order to maintain the significant improvements being made to the roadway by the City of Grove City and Jackson Township, as well as to regulate speed on the roadway; and

WHEREAS, pursuant to Ohio Revised Code Section 709.16, the City of Grove City has the authority to petition the Board of County Commissioners of Franklin County, State of Ohio, to annex this roadway property as the roadway property is contiguous to the corporation line of the City of Grove City, and the property is owned in fee simple by the City of Grove City; and

WHEREAS, upon receipt of an annexation petition from the City of Grove City for the annexation of the roadway property, the Board of County Commissioners of Franklin County, State of Ohio, shall grant the annexation petition.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The City of Grove City hereby authorizes the annexation from Jackson Township of 2.59 acres, more or less, of roadway property located on White Road and owned in fee simple by the City of Grove City as depicted in the annexation plats attached hereto as Exhibits A and B.

SECTION 2. The City Law Director and the City Clerk are hereby vested with the authority to file two separate annexation petitions for the annexation of this roadway property with the Board of County Commissioners of Franklin County, State of Ohio, two petitions being necessary because the property set forth in Exhibit A is not contiguous to the property set forth in Exhibit B, although both are contiguous to the corporation line of the City of Grove City.

SECTION 3. This Ordinance shall take effect at the earliest date permitted by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:

\_\_\_\_\_  
Richard L. Stage, Mayor

Effective:

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I certify that this

**RECEIVED**

APR 10 2014

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

C-18-14  
Exhibit A  
PROPOSED ANNEXATION  
1.28+/- ACRES

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER

By BB Date 4/8/14

**FROM: JACKSON TOWNSHIP**

**TO: CITY OF GROVE CITY**

Situate in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Numbers 6840 and 8231, being part of White Road, as dedicated in Plat Book 27, Page 33 (0.306 acre), Plat Book 42, Page 129 (0.083 acre), and Plat Book 69, Page 68 (0.032 acre), and all of those 0.069 acre tracts conveyed to City of Grove City by deeds of record in Instrument Numbers 201403050026574, 201403050026589, 201403050026573, 201403050026588, 201403050026581, 201403050026580, and 201403050026575, that 0.080 acre tract conveyed to City of Grove City by deed of record in Instrument Number 201403050026576, that 0.110 acre tract conveyed to City of Grove City by deed of record in Instrument Number 201403050026585, that 0.125 acre tract conveyed to City of Grove City by deed of record in Instrument Number 201403050026592, and that 0.056 acre tract conveyed to City of Grove City by deed of record in Instrument Number 201403050026586, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a southeasterly angle point in the existing City of Grove City corporation line as established by Ordinance Number C-69-93, of record in Official Record 24125H13, in the southerly right-of-way line of White Road (60 feet wide), as dedicated in Plat Book 27, Page 33;

Thence northerly, across said White Road and with said existing City of Grove City corporation line, a distance of approximately 60 feet to a point in the northerly right-of-way line of said White Road;

Thence easterly, with the northerly right-of-way line of said White Road, the northerly lines of said City of Grove City tracts, and partially with the existing City of Grove City corporation line as established by Ordinance Number C-41-01, of record in Instrument Number 200107190164533, and by Ordinance Number C-15-79, of record in Miscellaneous Record 171, Page 881, a distance of approximately 877 feet to an angle point in the existing City of Grove City corporation line as established by Ordinance Number C-52-88, of record in Official Record 12437F20, and an angle point in said northerly right-of-way line;

Thence continuing easterly, across said White Road and with said existing City of Grove City corporation line (C-52-88), a distance of approximately 47 feet to an angle point in the existing City of Grove City corporation line as established by Ordinance Number C-38-00, of record in Instrument Number 200005240102319;

Thence southerly, across said White Road and with said existing City of Grove City corporation line (C-38-00), a distance of approximately 60 feet to a point in the southerly right-of-way line of said White Road;

Thence westerly, with said southerly right-of-way line, the southerly lines of said City of Grove City tracts, and partially with the existing City of Grove City corporation line as established by Ordinance Number C-15-05, of record in Instrument Number 200503160048530, and by Ordinance Number C-129-88, of record in Official Record 13079B01, a distance of approximately 734 feet to an angle point in said existing City of Grove City corporation line (C-129-88);

Thence southerly, with said existing City of Grove City corporation line (C-129-88), a distance of approximately 19 feet to the intersection of said southerly right-of-way line with the westerly right-of-way line of Kay Court (formerly Milligan Drive), as dedicated in Plat Book 27, Page 33;

**PROPOSED ANNEXATION  
1.28+/- ACRES**

-2-

Thence northwesterly, with a curve to the left in the southerly right-of-way line of White Road, having a radius of 20 feet, an arc length of approximately 31 feet and a chord length of approximately 28 feet to a point;

Thence westerly, continuing with said southerly right-of-way line, a distance of approximately 172 feet to the POINT OF BEGINNING, containing approximately 1.28 acres of land, more or less.

The above description is from record information only and is not to be used for transfer.

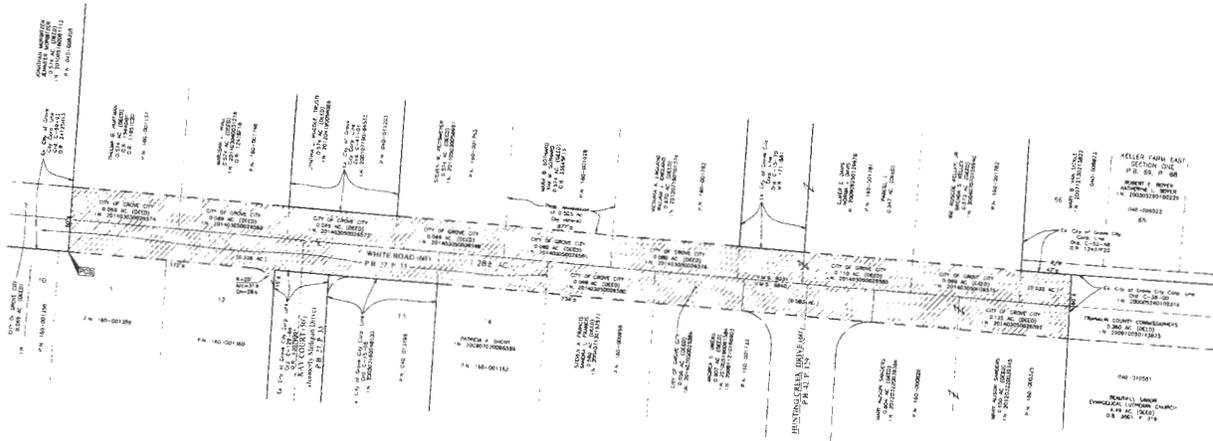


EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Heather L. King*  
Heather L. King  
Professional Surveyor No. 8307

*4/8/14*  
Date

**PROPOSED 1.28± ACRE ANNEXATION  
FROM TOWNSHIP OF JACKSON  
TO CITY OF GROVE CITY  
VIRGINIA MILITARY SURVEY NUMBERS 6840 & 8231  
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**



**RECEIVED**

Franklin County Engineer  
Dale C. Pugh, P.E.

ANNEXATION  
PLAT & RESOLUTION  
ATTEST:  
JULIE S. PUGH, CLERK  
FRANKLIN COUNTY, OHIO  
BY: *[Signature]* Date: **7/26/13**

This exhibit was prepared from record information from the Franklin County Recorder's Office, and is not recorded for the benefit of any company.

Total area of the annexation area is 1.28± acres, of which the lot are contiguous with the City of Grove City by Ordinance Numbers 6840, 8231, 8232, 8233, 8234, 8235, 8236, 8237, 8238 and 8239. The zoning is residential single-family.

**AREA TO BE ANNEXED**  
[Shaded Area]

**PROPOSED CITY OF GROVE CITY CORPORATION LINE**  
[Dashed Line]

**EXISTING CITY OF GROVE CITY CORPORATION LINE**  
[Solid Line]

This exhibit shows the location of the area to be annexed.

*[Professional Seal and Signature]*  
Professional Engineer No. 10100

<b>EMHIT</b>	Date	July 26, 2013
	Scale	1" = 40'
Project Information	Project Name	Annexation of 1.28± Acres from Township of Jackson to City of Grove City
	Project No.	2013-0112
Sheet Information	Sheet No.	1 of 1
	Total Sheets	1
Notes		
1. This is a preliminary plat and is subject to change without notice.		
2. This plat is subject to the provisions of the Ohio Revised Code, Chapter 163.		
3. This plat is subject to the provisions of the Ohio Revised Code, Chapter 163.		
4. This plat is subject to the provisions of the Ohio Revised Code, Chapter 163.		
5. This plat is subject to the provisions of the Ohio Revised Code, Chapter 163.		

**RECEIVED**

APR 08 2014

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

*C-18-14*  
*Exhibit B*  
PROPOSED ANNEXATION  
1.31+/- ACRES

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By BB Date 4/8/14

FROM: JACKSON TOWNSHIP

TO: CITY OF GROVE CITY

Situate in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Numbers 6840 and 8231, being part of White Road, as dedicated in Plat Book 23, Page 46-A (0.199 acre), Plat Book 64, Page 23 (0.041 acre), and Plat Book 27, Page 33 (0.659 acre), and all of those 0.069 acre tracts conveyed to City of Grove City by deeds of record in Instrument Numbers 201403050026583, 201403050026572, 201403050026594, 201403050026577, 201403050026591, and 201403050026578, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a southwesterly angle point in the existing City of Grove City corporation line as established by Ordinance Number C-69-93, of record in Official Record 24125H13, in the southerly right-of-way line of White Road (60 feet wide), as dedicated in Plat Book 27, Page 33;

Thence westerly, with said southerly right-of-way line, a distance of approximately 905 feet to a point;

Thence southwesterly, with the arc of a curve to the left in said southerly right-of-way line, having a radius of 40 feet, an arc length of approximately 64 feet and a chord length of approximately 57 feet to the intersection of said southerly right-of-way line with the easterly right-of-way line of Hoover Road, being in an existing City of Grove City corporation line as established by Ordinance Number C-3-01, of record in Instrument Number 200102200033325;

Thence northerly, with said easterly right-of-way line, and said existing City of Grove City corporation line (C-3-01), a distance of approximately 120 feet to the intersection of said easterly right-of-way line with the northerly right-of-way line of said White Road;

Thence southeasterly, with a curve to the left in the northerly right-of-way line of White Road, having a radius of 20 feet, an arc length of approximately 31 feet and a chord length of approximately 28 feet to a point;

Thence easterly, continuing with the northerly right-of-way line of said White Road, the northerly lines of said City of Grove City tracts, and partially with the existing City of Grove City corporation line as established by Ordinance Number C-69-97, of record in Instrument Number 199712120166071, the existing City of Grove City corporation line as established by Ordinance Number C-15-79, of record in Miscellaneous Record 171, Page 881, and the existing City of Grove City corporation line as established by Ordinance Number C-68-13, of record in Instrument Number 201310180176735, a distance of approximately 926 feet to a point in said existing City of Grove City corporation line (C-69-93);

Thence southerly, across said White Road and with said existing City of Grove City corporation line (C-69-93), a distance of approximately 60 feet to the POINT OF BEGINNING, containing approximately 1.31 acres of land, more or less.

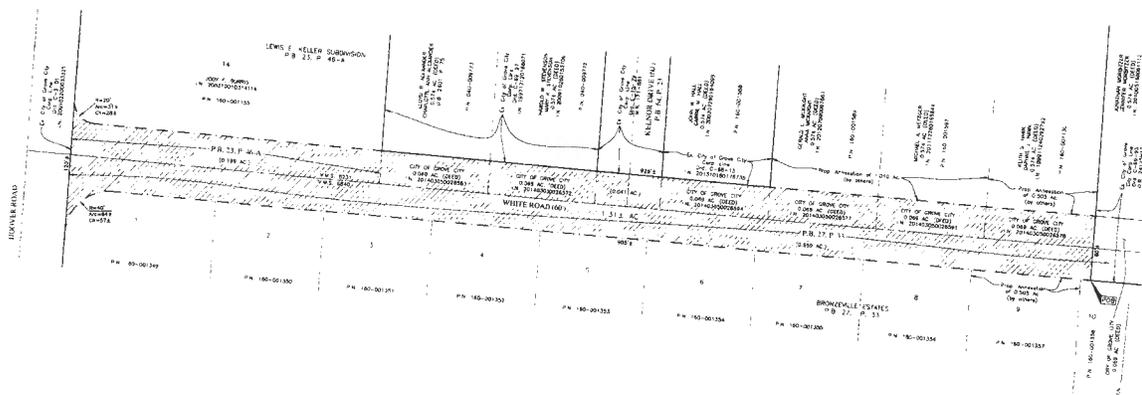
The above description is from record information only and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Heather L. King* 4/8/14  
Heather L. King Date  
Professional Surveyor No. 8307

**PROPOSED 1.31± ACRE ANNEXATION  
FROM TOWNSHIP OF JACKSON  
TO CITY OF GROVE CITY  
VIRGINIA MILITARY SURVEY NUMBERS 6840 & 8231  
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**



**RECEIVED**

Franklin County Engineer  
Dean C. Ringle, P.E.

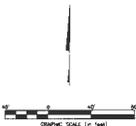
INDEXED  
RECORDED  
ACCEPTED  
JULY 26 2013  
FRANKLIN COUNTY ENGINEER  
BY: [Signature] Date: 7/25/13

This exhibit was prepared from received information from the Franklin County Recorder's Office and is intended for the transfer of real property.  
Total perimeter of lot 1 is 1.31± acre, annexation area is 1.31± acre, in which 50% has been annexed to the City of Grove City by Ordinance Number, C 48-13, C 48-53, C 13-19, C 1-01, and C 59-07, giving 24% permanent coverage.

**AREA TO BE ANNEXED**  
[Shaded Area]  
**PROPOSED CITY OF GROVE CITY CORPORATION LINE**  
**EXISTING CITY OF GROVE CITY CORPORATION LINE**  
This annexation does not create or change any other interests or claims in the land to be annexed.

STATE OF OHIO  
COUNTY OF FRANKLIN  
Recorder's Office  
[Signature]  
Date: 7/25/13

<b>EMHT</b>	Date: July 25, 2013
	Scale: 1" = 80'
Project: [Blank]	Job No: 2013-0112
Sheet: 1 of 1	Revision: [Blank]
STATE OF OHIO COUNTY OF FRANKLIN Recorder's Office [Signature] Date: 7/25/13	



Date: 04/16/14  
Introduced By: Ms. K-McGraw  
Committee: Lands  
Originated By: Plan Comm  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-19-14  
1st Reading: 04/21/14  
Public Notice: 4/23/14  
2nd Reading: 05/05/14  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-19-14

### AN ORDINANCE TO ACCEPT THE PLAT OF PINNACLE CLUB, SECTION 2, PHASE 8

WHEREAS, Pinnacle Club, Section 2, Phase 8, a subdivision containing lots 896 to 895 inclusive, and areas designated as Reserves "YY", "ZZ", "AAA", and "BBB", has been submitted to Council for their consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

**SECTION 1.** The Plat of Pinnacle Club, Section 2, Phase 8, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6840, containing 16.781 acres of land, more or less. Said 16,781 acres being part of those tracts of land conveyed to M/I Homes of Central Ohio, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

**SECTION 2.** Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

**SECTION 3.** This ordinance shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:  
Effective:

\_\_\_\_\_  
Richard L. Stage, Mayor

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance  
is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law

Date: 04/16/14  
Introduced By: Ms. K-McGraw  
Committee: Lands  
Originated By: Plan Comm  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-20-14  
1st Reading: 04/21/14  
Public Notice: 4/23/14  
2nd Reading: 05/05/14  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-20-14

### AN ORDINANCE TO ACCEPT THE PLAT OF AUTUMN GROVE SECTION 2

WHEREAS, Autumn Grove, Section 2, a subdivision containing lots 48 to 75 inclusive, and an area designated as Reserves "D", has been submitted to Council for their consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

**SECTION 1.** The Plat of Autumn Grove, Section 2, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1383, containing 12.916 acres of land, more or less. Said 12.916 acres being part of those tracts of land conveyed to Autumn Grove, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

**SECTION 2.** Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

**SECTION 3.** This ordinance shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:  
Effective:

\_\_\_\_\_  
Richard L. Stage, Mayor

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance  
is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law

Date: 04/16/14  
Introduced By: Ms. K-McGraw  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: C-21-14  
1st Reading: 04/21/14  
Public Notice: 4/23/14  
2nd Reading: 05/05/14  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-21-14

### AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SALES FOR PLAY IT AGAIN SPORTS LOCATED AT 2217 STRINGTOWN ROAD

WHEREAS, Beyond Belief Sporting Goods d/b/a Play It Again Sports, applicant, has submitted a request for a Special Use Permit for Outdoor Sales located at 2217 Stringtown Road; and

WHEREAS, on April 08, 2014, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

**SECTION 1.** A Special Use Permit, under Section 1135.09b(12)A1ris hereby issued to Beyond Belief Sporting Goods d/b/a Play It Again Sports, for Outdoor Sales, located at 2217 Stringtown Road, as submitted.

**SECTION 2.** This ordinance shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

Passed:

\_\_\_\_\_  
Richard L. Stage, Mayor

Effective:

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance  
is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law

Date: 04/29/14  
Introduced By: Ms. K-McGraw  
Committee: Lands  
Originated By: Co. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-23-14  
1st Reading: 05/05/14  
Public Notice: 05/08/14  
2nd Reading: 06/02/14  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE NO. C-23-14

### AN ORDINANCE TO ACCEPT THE ANNEXATION OF 32+ ACRES LOCATED SOUTH OF PINNACLE CLUB DRIVE AND EAST OF McNULTY STREET IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

---

WHEREAS, a petition for the annexation of 32+ acres, more or less, in Jackson Township was duly filed by Richard F and Harriett E. McClish, Trustee; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on February 8, 2014; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on February 28, 2014.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The proposed annexation, as applied for in the petition of Richard F and Harriett E. McClish, Trustee, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on January 14, 2014 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on February 18, 2014, be and the same is hereby accepted.

**Said territory is described as follows:** *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 478. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single-Family Residential, and shall be placed in Ward 3. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

---

Ted A. Berry, President of Council

**RECEIVED**

NOV 05 2013

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

C-23-14

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By BB Date 11/5/13

**DESCRIPTION OF 32 ACRES LOCATED IN JACKSON TOWNSHIP  
TO BE ANNEXED TO THE CITY OF GROVE CITY  
EXPEDITED TYPE II ANNEXATION UNDER ORC §709.021 AND §709.023**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Survey No. 478 of the Virginia Military District, and being all of that 32 acre tract (12 acre by deed) conveyed to Richard F. McClish, Trustee and Harriet E. McClish, Trustee of record in Instrument Number 200910220152776 (A.P.N. 160-000298) and described as follows:

**Beginning** at the northwest corner of said McClish tract, the same being a corner to the existing City of Grove City Corporation Line (see Case No. 25-03, Ord. No. C-79-03, I.N. 200312240402634), in an east line of Pinnacle Club Section 6 Part 1 of record in Plat Book 113, Page 43,

Thence **Southeasterly**, along the north line of said McClish tract, the same being said existing City of Grove City Corporation Line, about **1353 feet** to the northeast corner of said McClish tract, the same being the northwest corner of that 3.994 acre tract conveyed to Bronson R. Mallett of record in Instrument Number 199802170034516, in the south line of Pinnacle Club Section 3 of record in Plat Book 109, Page 26,

Thence **Southwesterly**, along the east line of said McClish tract, about **1030 feet** to the southeast corner of said McClish tract, the same being the southwest corner of that original 6 acre tract conveyed to William A. Smith of record in Instrument Number 201304110060285;

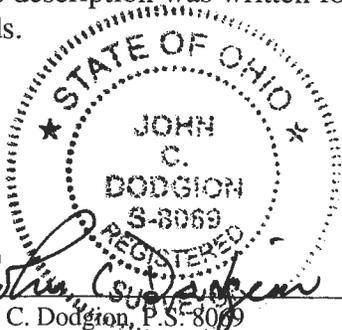
Thence **Northwesterly**, along the south line of said McClish tract, a portion of said south line being an existing City of Grove City Corporation Line (see Case No. 25-03, Ord. No. C-79-03, I.N. 200312240402634), about **1353 feet** to the southwest corner of said McClish tract, the same being a corner in said existing corporation line and Pinnacle Club Section 6 Part 1;

Thence **Northeasterly**, along the west line of said McClish tract, the same being said existing corporation line, about **1030 feet** to the **Point of Beginning**. Containing approximately **32 acres** of land, more or less. The above description was written on October 21, 2013. A drawing of the above description has been prepared and is a part hereof.

The total length of the annexation perimeter is about 4766 feet, of which about 3610 feet are contiguous with existing City of Grove City Corporation Lines, being about 76% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and is not to be used in the transfer of lands.

**ADVANCED CIVIL DESIGN, INC.**



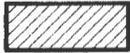
*John C. Dodgion*  
John C. Dodgion, P.E. S-8069  
Date: 11/01/2013

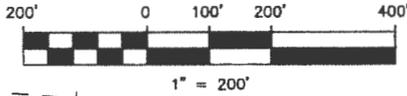
**32 ACRE ANNEXATION TO THE CITY OF GROVE CITY FROM JACKSON TOWNSHIP  
EXPEDITED TYPE II ANNEXATION UNDER ORC §709.021 AND §709.023**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON  
SURVEY NO. 478, VIRGINIA MILITARY DISTRICT

C-23-14

**LEGEND**

-  AREA TO BE ANNEXED
-  EXISTING CORP LINE
-  PROPOSED CORP LINE



Location Map - NTS



Length of Contiguity: ±3610 feet  
Total Length of Perimeter: ±4,766 feet  
Percentage of Contiguity: ±76%

No islands of township property are created by this annexation.

**RECEIVED**

NOV 05 2013

Franklin County Engineer  
Dean C. Ringle, PE., P.S.

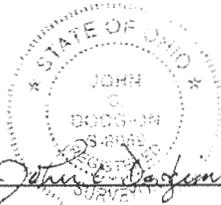
**RECEIVED**

2014  
2013

Franklin County Planning Department  
Franklin County, Ohio

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, PE., P.S.  
FRANKLIN COUNTY ENGINEER

ANX-EXP2  
01.14



11/01/2013

John C. Dodgion, P.S. 8069  
Advanced Civil Design, Inc  
422 Beecher Road  
Gahanna, OH 43230  
Phone 614-428-7750

Job No.: 13-0001-606  
Date: 10/14/2013

By BB Date 11/5/13

Date: 04/29/14  
Introduced By: Ms. KMcGraw  
Committee: Lands  
Originated By: City Clerk  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : CR-25-14  
1st Reading: 05/05/2014  
Public Notice:  
2nd Reading:  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

## RESOLUTION NO. CR-25-14

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.574 ACRES LOCATED AT 2290 WHITE ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

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WHEREAS, a petition to annex 0.574+ acres located at 2290 White Road, in Jackson Township to the City of Grove City and signed by Mark B. and Kim M. Sothard, was filed with the Board of County Commissioners of Franklin County, Ohio; and

WHEREAS, a hearing on this petition is scheduled before the Board of County Commissioners of Franklin County; and

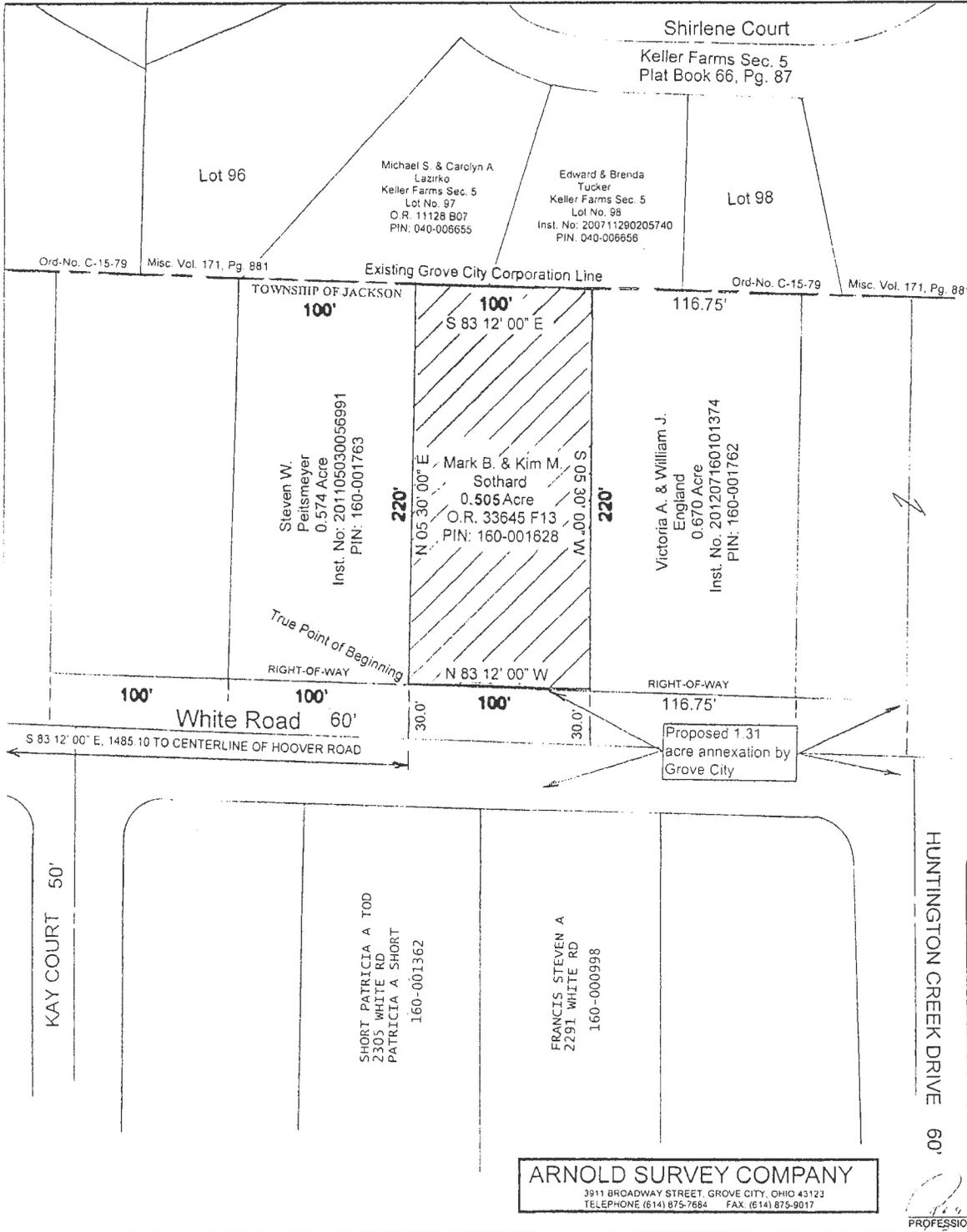
WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Upon its annexation to the City of Grove City, the 0.574+ acres located at 2290 White Road, proposed for annexation by Mark B. & Kim M. Sothard, will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a publicly bid contract for solid waste and recycling services.
Zoning:	In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



Shirlene Court  
Keller Farms Sec. 5  
Plat Book 66, Pg. 87

Lot 96

Michael S. & Carolyn A.  
Lazrko  
Keller Farms Sec. 5  
Lot No. 97  
O.R. 11128 B07  
PIN: 040-006655

Edward & Brenda  
Tucker  
Keller Farms Sec. 5  
Lot No. 98  
Inst. No: 200711290205740  
PIN: 040-006656

Lot 98

Ord-No. C-15-79 Misc. Vol. 171, Pg. 881

Existing Grove City Corporation Line

Ord-No. C-15-79 Misc. Vol. 171, Pg. 881

TOWNSHIP OF JACKSON

100'

100'

116.75'

S 83 12' 00" E

Steven W.  
Peitsmeyer  
0.574 Acre  
Inst. No: 201105030056991  
PIN: 160-001763

Mark B. & Kim M.  
Sothard  
0.505 Acre  
O.R. 33645 F13  
PIN: 160-001628

Victoria A. & William J.  
England  
0.670 Acre  
Inst. No. 201207160101374  
PIN: 160-001762

True Point of Beginning  
RIGHT-OF-WAY

RIGHT-OF-WAY

100'

100'

100'

116.75'

White Road 60'

S 83 12' 00" E, 1485.10 TO CENTERLINE OF HOOVER ROAD

Proposed 1.31  
acre annexation by  
Grove City

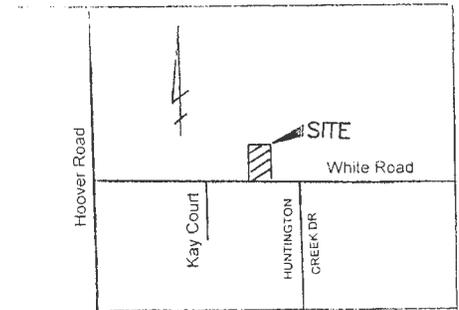
KAY COURT 50'

SHORT PATRICIA A TOD  
2305 WHITE RD  
PATRICIA A. SHORT  
160-001362

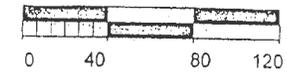
FRANCIS STEVEN A  
2291 WHITE RD  
160-000998

HUNTINGTON CREEK DRIVE 60'

**ARNOLD SURVEY COMPANY**  
3911 BROADWAY STREET, GROVE CITY, OHIO 43123  
TELEPHONE (614) 875-7684 FAX: (614) 875-9017



VICINITY MAP



Scale: 1" = 40'

The attached plat was prepared from records obtained from the Franklin County Recorder's Office, and not from an actual survey of the premises. courses shown upon the attached plat are contiguous at all intersections.

**LEGEND**

PROPOSED CITY OF GROVE CITY CORPORATION LINE

EXISTING CITY OF GROVE CITY CORPORATION LINE

AREA TO BE ANNEXED

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. KINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By BB Date 1/21/14

PROPOSED ANNEXATION OF 0.505 ACRES OF LAND MORE OR LESS  
TO THE CITY OF GROVE CITY, OHIO  
FROM THE TOWNSHIP OF JACKSON.

JACKSON TOWNSHIP

SCALE: 1" = 40'	APPROVED BY	DRAWN BY
DATE: NOV 14, 13		R.P. ARNOLD

FRANKLIN COUNTY, OHIO

DRAWING NUMBER  
1078

PROFESSIONAL SURVEYOR NO. 6065

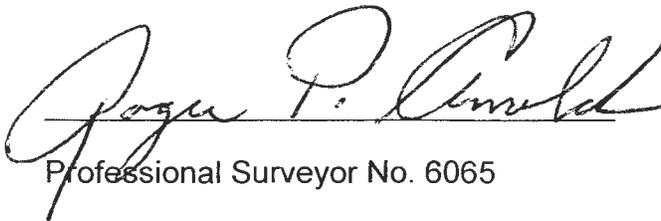
Nov. 11, 2013

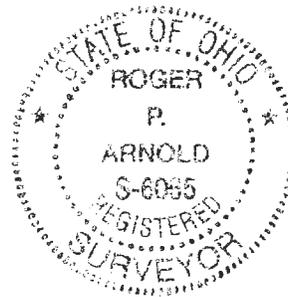
Proposed Annexation of 0.505 Acres of Land, more or less.

Thence along the northerly property line of said Sothard tract of land, and also along said existing Grove City Corporation Limits, and also along the said southerly property line of Lot No. 97, and the southerly property line of Lot No. 98 of said Keller Farms Section 5, S 83 12' 00" E, a distance of 100.0 feet to a point, said point being located at the most northeasterly property corner of said Sothard tract of land, said point also being located at the most northwesterly property corner of a 0.670 acre tract of land belonging to Victoria A, and William J. England of record in Instrument No. 20120716010374 at said Recorder's Office;

Thence along the most easterly property line of said Sothard tract of land, and also along the most westerly property line of said England tract of land, S 05 30' 00" W, a distance of 220.0 feet to a point, said point being located at the said northerly right-of-way line of White Road;

Thence N, 83 12' 00" W, along the said northerly right-of-way line a distance of 100.0 feet to the True Point of Beginning and containing 0.505 acres of land more or less.

  
Professional Surveyor No. 6065



Note: the attached legal description was prepared from Franklin County Court House documents and not from an actual survey of the premises, and is not to be used for deed conveyance.

Date: 4/29/14  
Introduced By: Ms. KMcGraw  
Committee: Lands  
Originated By: Dev.  
Approved: Mr. Boso  
Emergency: 30 Days  
Current Expense: \_\_\_\_\_

No. : CR-26-14  
1st Reading: 05/05/14  
Public Notice:  
2nd Reading:  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

## RESOLUTION NO. CR-26-14

### A RESOLUTION TO WAIVE CERTAIN PROVISIONS OF SECTION 1135.14(a)(5) OF THE CODIFIED ORDINANCES TITLED SUBMISSION PROCEDURES FOR THE OLDE HOME MARKET LOCATED AT 2517 OLD HOME ROAD

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WHEREAS, on May 20, 2013, a Preliminary Development Plan was approved for the Olde Home Market located at 2517 Old Home Road; and

WHEREAS, on August 05, 2013, said property was rezoned to a PUD-C zoning classification; and

WHEREAS, in accordance with Section 1135.14(a)(5) certain deadlines with respect to approved Development Plans and the commencement of construction must be met to retain the PUD-C zoning classification; and

WHEREAS, the petitioner has submitted a request to extend the deadline for obtaining approval of a Development Plan, due to unforeseen financial requests, and the City's Development Department has supported the request.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The deadline for receiving approval of a Development Plan from Council shall be extended, giving a deadline of October 05, 2014.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Ted A. Berry, President of Council

\_\_\_\_\_  
Richard L. Stage, Mayor

Passed:

Effective:

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law

The City of Grove City, Ohio  
Tami K. Kelly, MMC  
Clerk of Council  
4035 Broadway  
Grove City, OH 43123

Good Evening Mayor Stage, Council Members, Ladies and Gentleman:

My name is Steven C. Garner, owner of 2517 Old Home Rd., Grove City, Ohio. I was here in July 2013 to request a zoning change for the property adjacent to 2517 Old Home Rd., Grove City, Ohio. Council graciously approved my request at that time.

In October of 2013, I went to a financial institution to request financing for the project. After initial approval the bank asked for more collateral than the amount of money I was asking to borrow. This was not a sound financial decision for me.

In November of 2013, we connected with the Ohio Small Business Development Center at Columbus State Community College (SBDC). They were able to get me on track with a business plan and financing better suited for the project. We are working with a local lender, who is very excited about the project. An underwriter from the bank doesn't see any obstacles in getting final approval of the loan.

Our market will be like no other in the area. Our serene atmosphere and warm staff will make our customers feel welcome. We will become a destination spot where consumers will enjoy a shopping experience that leaves them wanting to return.

The project will create at least eight jobs from the community. It will allow residents of the community to purchase locally grown fresh fruits and vegetables and be a place to meet. I plan to incorporate our business with local festivals within the Grove City community.

We have the architect, builder and other essential trades in place to start this project after I receive the final approval from council. However we won't be able to meet our present deadline of May 5, 2014 which is today.

I humbly ask the council to approve an extension for the project to October 5, 2014.

Sincerely,



Steven C. Garner