

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

July 07, 2014

6:30 Caucus

7:00 – Reg. Meet.

PRESENTATION: Kevin Buckland, Artist

FINANCE: Mr. Bennett

- Ordinance C-31-14 Amend Section 133.05 of the Codified Ordinances titled Disposal and Sale of City-Owned and Unclaimed Personal Property. Second reading and public hearing.
- Ordinance C-32-14 Grant an Exceptional Circumstance for 3909 Broadway to Increase the Maximum Award under the Town Center Commercial Revitalization Grant Program. Second reading and public hearing.
- Ordinance C-39-14 Authorize the City Administrator to enter into a Jobs Development and Incentive Agreement with Pier One Imports and declare an emergency.
- Ordinance C-40-14 Authorize the City Administrator to enter into an Agreement with TechColumbus and Appropriate \$50,000.00 from the General Fund for related expenses. First reading.
- Ordinance C-41-14 Authorize the City Administrator to enter into Multi-year Agreements with Time Warner Communications for Data Connectivity. First reading.
- Resolution CR-35-14 Approve the Budget Estimates for the Fiscal Year of 2015.
-

SAFETY: Mr. Davis

- Ordinance C-33-14 Amend Section 1135.10(a) of the Codified Ordinances titled Residential District Requirements. Second reading and public hearing.
- Ordinance C-34-14 Amend Section 371.06 of the Codified Ordinances titled Use of Highway for Solicitation; Riding on Outside of Vehicles. Second reading and public hearing.
- Ordinance C-35-14 Authorize the City Administrator to Utilize the Agile Networks State Contract for Fiber Connectivity for the Division of Police. Second reading and public hearing.
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LANDS: Ms. Klemack-McGraw

- Ordinance C-28-14 Amend the Zoning Text for 625.92 acres located South of White Road and East of I-71 as adopted by Ordinance C-126-03. Second reading and public hearing.
- Ordinance C-36-14 Approve a Special Use Permit for DNS Grooming for a dog grooming business located at 4376 Broadway. Second reading and public hearing.
- Ordinance C-37-14 Approve a Special Use Permit for a Pet Store for 24-7 Reptiles located at 4302 Broadway. Second reading and public hearing.
- Ordinance C-42-14 Accept the Annexation of 0.505 acres located at 2374 White Road. First reading.
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ON FILE: Minutes of June 16, 2014 Council Meeting

Date: 06/11/14
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense: _____

No. : C-31-14
1st Reading: 06/16/14
Public Notice: 06/19/14
2nd Reading: 07/07/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-31-14

AN ORDINANCE TO AMEND SECTION 133.05 OF THE CODIFIED ORDINANCES TITLED DISPOSAL AND SALE OF CITY-OWNED AND UNCLAIMED PERSONAL PROPERTY

WHEREAS; in 2011 the Codified Ordinances were amended to include different procedures for disposing of personal property that is no longer needed for City purposes; and

WHEREAS; currently, the City may donate unneeded personal property to charitable and veterans organizations; and

WHEREAS; since that amendment, the City has had several vehicles that are non-operable that the South-Western City Schools could use for educational purposes at the Career Academy; and

WHEREAS; this amendment would allow the City to donate personal property to other political subdivisions.

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

SECTION 1. Section 133.05 is hereby amended, in part, as follows:

133.05 DISPOSAL AND SALE OF CITY-OWNED AND UNCLAIMED PERSONAL PROPERTY.

(a) (8) By donation to an appropriate charitable organization that has a valid ruling or determination letter recognizing the tax-exempt status of the organizations pursuant to Internal Revenue Code Section 501(c)(3) or (c)(19) **or political subdivision under Ohio law.**

(b) Disposal of all municipally-owned property that has been declared surplus and to no longer be needed for municipal purposes that has an estimated value of greater than five thousand dollars (\$5,000), ~~or is a motor vehicle,~~ may be disposed of by any of the above methods with the prior approval of City Council.

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

Date: 6/11/14
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-32-14
1st Reading: 06/16/14
Public Notice: 06/19/14
2nd Reading: 07/07/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-32-14

AN ORDINANCE TO GRANT AN EXCEPTIONAL CIRCUMSTANCE FOR 3909 BROADWAY TO INCREASE THE MAXIMUM AWARD UNDER THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM

WHEREAS, on June 19, 2013, Council approved Ord. C-29-13, replacing Exhibit A of the Town Center Commercial Revitalization Grant Program ("Program"); and

WHEREAS, Exhibit A, which contains the requirements for the Program, provides, in part, "an exceptional circumstance may be granted by City Council to increase the maximum award amount for a specific project"; and

WHEREAS, an exceptional circumstance under the Program may be established where the project merits "special consideration"; and

WHEREAS, "special consideration" may be found when a minimum of three of the following criteria are satisfied: (1) proposed improvement will substantially enhance the vitality and appearance of Town Center; (2) proposed improvement will result in creation of jobs; (3) proposed improvement will result in the leveraging of additional economic investment and/or activity; (4) proposed improvement will result in the utilization of sustainable building and site design concepts; (5) proposed improvement will result in the attainment of a needed service or goal as set forth in the Town Center Plan, (6) proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities; and (7) proposed improvement will result in the update of building and facilities to meet current code requirements to better serve and protect the health, life and safety of their occupants; and

WHEREAS, a current property owner in the Town Center wishes to convert a portion of the property located at 3909 Broadway from office to residential units; and

WHEREAS, the property owner has made application and is seeking a finding of an exceptional circumstance to obtain a grant in excess of maximum award.

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

SECTION 1. This Council finds that special considerations have been satisfied and hereby grants an exceptional circumstance to 3909 Broadway making it eligible for an award of up to \$5,000.00 in excess of the maximum currently permitted under the Town Center Commercial Revitalization Grant Program.

SECTION 2. This ordinance shall go into effect at the earliest opportunity provided by law.

Ted A. Berry, President of Council

Date: 07/01/14
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-39-14
1st Reading: 07/07/14
Public Notice: 0 / /14
2nd Reading: 0 / /14
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-39-14

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A JOBS DEVELOPMENT AND INCENTIVE AGREEMENT WITH PIER ONE IMPORTS AND DECLARE AN EMERGENCY

WHEREAS, Pier One Imports currently leases a building located at in the Grove City that is approximately 527,000 square feet and serves as Pier One Imports' main distribution site in the State of Ohio and surrounding areas; and

WHEREAS, as of the end of 2013, Pier One Imports had 133 jobs in the City; and

WHEREAS, Pier One Imports recently entered into a lease for an additional 190,400 square feet in the City that will serve as Pier One Imports new e-commerce fulfillment center; and

WHEREAS, by 2018 Pier One Imports plans on adding approximately 175 new jobs at the New Site and a total anticipated payroll in the City of about \$5,400,000.00; and

WHEREAS, in addition, Pier One Imports plans on making an estimated \$5,700,000.00 capital investment in the City from 2014 through 2018; and

WHEREAS, the City is also supporting Pier One Imports as it applies for additional incentives from Jobs Ohio and the Ohio Tax Credit Authority; and

WHEREAS, an emergency exists for the preservation of the public peace, health and safety of the Municipality and its inhabitants for the reason that Pier One Imports wishes to move forward to create jobs and stimulate economic development in the City.

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

SECTION 1. The Council hereby accepts the Jobs Retention Incentive Agreement with Pier One Imports and authorizes the City Administrator to enter into said agreement, attached hereto as Exhibit "A".

SECTION 2. For reasons stated in the preamble this ordinance is hereby declared an emergency measure and shall go into immediate effect.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

C-39-14
Exhibit A

JOBS DEVELOPMENT AND INCENTIVE AGREEMENT

THIS DEVELOPMENT AND INCENTIVE AGREEMENT (this "Agreement") is made and entered into this the ____ day of _____, 2014 by and between the City of Grove City, Ohio, (the "City"), a municipal corporation and political subdivision organized and existing under the Constitution and laws of the State of Ohio, and Pier 1 Imports (U.S.) Inc., a Delaware Corporation (the "Company").

RECITALS

WHEREAS, the Company currently leases a building located at 3500 Southwest Boulevard, Grove City, Ohio 43123 (the "Existing Site"); and

WHEREAS, the Existing Site is comprised of approximately 527,000 square feet and serves as the Company's main distribution site in the State of Ohio and surrounding areas; and

WHEREAS, as of the end of 2013, the Company had One Hundred and Thirty Three (133) jobs at the Existing Site; and

WHEREAS, the Company recently entered into a lease for an additional 190,400 square feet at 5701 North Meadows Drive, Grove City, Ohio 43123 ("New Site"); and

WHEREAS, the New Site will serve as the Company's new e-commerce fulfillment center ("Project"); and

WHEREAS, by 2018 the Company plans on adding approximately One Hundred and Seventy Five (175) new jobs at the New Site and a total anticipated payroll in the City of about Five Million Four Hundred Thousand Dollars (\$5,400,000.00); and

WHEREAS, in addition, the Company plans on making an estimated Five Million Seven Hundred Thousand Dollar (\$5,700,000.00) capital investment in the City from 2014 through 2018; and

WHEREAS, the Company has the financial responsibility and business experience to create employment and improve the economic welfare of the people of the City; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties, intending to be legally bound, agree as follows:

Section 1. Based on a review of the relevant information, the City has determined the following:

- A. The Project will bring new jobs to the City.
- B. The Project will benefit the people in the City by bringing new employment opportunities and strengthening the economy of the City.
- C. Receiving the Development and Incentive Agreement will contribute to the success of the Project in the City.

Section 2. Agreements of the City. The City hereby agrees as follows:

A. Economic Inducements:

1. Payroll Tax Sharing. As set forth herein, the City agrees to pay to the Company a financial incentive based on the withholding tax paid by the employees at the New Site:

- i. During the first Three (3) years of this Agreement, the City agrees to pay an amount equal to Fifty Five Percent (55%) of the net payroll tax payments collected from all employees, in a calendar year, at the New Site; and
- ii. During years Four (4) through Six (6) of this Agreement, the City agrees to pay an amount equal to Fifty Percent (50%) of the net payroll tax payments collected from all employees, in a calendar year, at the New Site; and
- iii. The Payroll Tax Sharing incentives under Section 2(A)(1) shall begin when the total annual payroll at the New Site exceeds Two Million Five Hundred Thousand Dollars (\$2,500,000.00). The total annual payroll amount shall only include the payroll of new employees at the New Site and specifically excludes any employee currently employed at the Existing Site.
- iv. The Payroll Tax Sharing incentive period will expire six (6) years from the date at which the threshold event as defined in Section 2(A)(1)(iii) occurs.
- v. During the term of this incentive, the Company shall submit to the City an annual statement, certified by the Company's Chief Financial Officer or other officer authorized to sign tax returns, containing the total number of employees employed at the New Site, their respective payroll and City income tax withheld. The annual statement will also include a disbursement request for the City's payment from the indicated year. Company shall submit these materials to the City prior to the end of the first quarter of the tax year following the end of the tax year for which the Company is seeking payment.
- vi. Upon receipt of the annual statement and disbursement request, the City shall complete its review and remit payment to the Company within thirty (30) days.

Date: 07/07/14
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: XX

No.: C-40-14
1st Reading: 07/07/14
Public Notice: 07/10/14
2nd Reading: 07/21/14
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-40-14

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO
ENTER INTO A MULTI-YEAR AGREEMENT WITH TECHCOLUMBUS AND
APPROPRIATE \$50,000.00 FROM THE GENERAL FUND FOR RELATED EXPENSES

WHEREAS, the City is looking for ways to attract technology related businesses to the City; and

WHEREAS, TechColumbus is the lead agency responsible for accelerating business growth, job creation and prosperity for the 15 county Central Ohio region with a focus on operating a regional technology business incubator, working with entrepreneurs and investors to develop and launch technology start-up companies, and growing young companies that will provide the jobs of the future; and

WHEREAS, the City will work with and support TechColumbus to help with the development of technology related start-up businesses.

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

SECTION 1. The City Council hereby authorizes the City Administrator to execute a multi-year agreement with TechColumbus as set forth in Exhibit A.

SECTION 2. There is hereby appropriated \$50,000.00 from the unappropriated monies of the General Fund to account # 100120.551300 for the Current Expense of said agreement.

SECTION 3. 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

I certify that there is money in the treasury, or is in the process of collection to pay the within ordinance.

Michael A. Turner, Director of Finance

C-40-14
Exhibit A
**Agreement Between
City of Grove City, Ohio
and
TechColumbus**

This AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2014, by and between the CITY OF GROVE CITY, OHIO (the "City"), a municipal corporation duly organized and validly existing under the Constitution and the laws of the State of Ohio (the "State") and its Charter, and TechColumbus ("TechColumbus") an Ohio not-for-profit Ohio corporation, under the circumstances summarized in the following recitals:

WHEREAS, the City's dynamic local economy is the direct result of an entrepreneurial spirit; and

WHEREAS, the City recognizes that in addition to its efforts to retain, expand and attract business, the City must also set the conditions for new business and job creation; and

WHEREAS, TechColumbus is the lead agency responsible for accelerating business growth, job creation and prosperity for the 15 county Central Ohio region with a focus on operating a regional technology business incubator, working with entrepreneurs and investors to develop and launch technology start-up companies, and growing young companies that will provide the jobs of the future; and

WHEREAS, the City and TechColumbus must facilitate entrepreneurship in order to increase the level of entrepreneurial activity and improve the chances of establishing successful technology enterprises by honing their skills and providing access to necessary tools, technical and financial resources, and by working proactively to enhance the local entrepreneurial environment; and

WHEREAS, it is the goal of both the City and TechColumbus to accelerate the successful development of start-up and fledgling companies by providing entrepreneurs with an array of targeted resources and services in order to produce successful companies that will be financially viable, freestanding and create quality jobs for the region; and

WHEREAS, TechColumbus is designated as the lead agency in the Central Ohio region responsible for the administration of the TechStart program grant funding consisting of funds from the Ohio 3rd Frontier and local matching funds; and

WHEREAS, the City intends to support the regional effort to create new companies, technologies and jobs by providing a total of \$50,000 during 2014 and 2015 as matching funds for the TechStart program; and

WHEREAS, the City and TechColumbus desire to enter into an Agreement memorializing the responsibilities and commitments of each party to efficiently and effectively execute the TechStart program.

NOW, therefore, the City and TechColumbus covenant agree and obligate themselves as follows:

- I. **Purpose.** The primary purpose of the program is to provide consistent, coordinated, effective and accessible assistance to technology entrepreneurs to catalyze the launch of new technology based businesses with an ultimate goal of creating high quality jobs in Central Ohio. The program will provide services to identify and mentor early stage organizations to create a sustainable technology based business cluster and a culture that provides future opportunities to thrive. Periodic program reviews will determine the amount and type of resources needed to achieve the agreed-upon goals. TechColumbus is required to remain flexible in the deployment of the resources across the entire 15 county region to insure that successful programs are funded based on the achievement of the desired metrics. TechColumbus will be required to report metrics to the State to justify future investments.

- II. **Services.** TechColumbus, as the manager of the TechStart program will, in a partnership with the City, provide the following services:
 - a. **Designated Lead.** TechColumbus will provide a designated lead contact from the TechColumbus team who is responsible for coordinating TechColumbus team and services within the Grove City community.

 - b. **Designated Lead's responsibilities.** The designated lead will have responsibility for the following:
 - i. Provide Entrepreneurial development and outreach in the City.
 - ii. Identify prospective entrepreneurial start-up companies best suited for program and capital assistance with the assistance of the TechColumbus team with the assistance of City personnel.
 - iii. Coordinate and communicate with both City Economic Development staff and the Grove City Area Chamber of Commerce for the purposes of encouraging entrepreneurial initiatives in the City.
 - iv. Attend a monthly Economic Development/Chamber staff meeting.
 - v. Provide input to and when possible and appropriate provide resources in support of City programming, as determined by TechColumbus.
 - vi. Provide the City a *Quarterly Activity Report* summarizing the type and amount of activity in the City. The format and specifics of the content to be included in the report will be mutually agreed upon between the City and TechColumbus.

 - c. **Deal flow.** TechColumbus and City will coordinate marketing and outreach to stimulate deal flow. TechColumbus agrees to provide and/or support, as mutually agreed upon, entrepreneurial training (i.e. workshops, guest speakers and/or seminars by TechColumbus), leveraging off existing events/organizations when possible, to ensure program awareness and engage/entice potential entrepreneurs.

 - d. **Coaching and mentoring.** TechColumbus will provide promising entrepreneurial companies and individuals access to their experienced and successful team of

mentors, including entrepreneurs-in-residence, technology commercialization specialists, and startup coaches in order to create high-return commercialization ventures and/or ideas to market.

- e. **Expert Network.** TechColumbus will provide high growth City entrepreneurs access to TechColumbus' Expert Network, which provides pro-bono or reduced cost services in accounting, legal, marketing and other areas. In addition, TechColumbus will recruit Grove City companies to provide services as Expert Network partners.
- f. **First Connect.** TechColumbus will provide high growth City entrepreneurs access to TechColumbus' First Connect program, which provides entrepreneurs access to C-level executives to pitch their companies, seek input on products, and access First Connect members' connections. TechColumbus will recruit Grove City executives to be First Connect members.
- g. **Access to capital.** Through its coaching and mentoring services, which are the entry point to all TechColumbus/TechStart funding sources, the City and regional companies will have local access to:
 - i. Proof of Concept Fund: Equity investments to assist capital efficient companies with market entry and to validate early tech ideas based on intellectual property (IP), validate IP, build prototypes, complete marketing studies, etc for the most promising opportunities.
 - ii. Catalyst Fund: Seed stage convertible debt funding for the most promising opportunities. With each investment, TechColumbus will assist the company to reach the goals of growth and follow-on, institutional or angel funding.
 - iii. Ohio TechAngel Funds: local angel funds managed by TechColumbus which make equity investments in Ohio tech startups.
 - iv. X Squared Angel Fund: local angel funds managed by TechColumbus which focuses on companies with at least one woman at the C level who owns significant equity in the company.
- h. **Acknowledgement.** TechColumbus agrees to acknowledge the City in its sponsorship opportunities, website and other opportunities as a TechStart Partner.
- i. **TechStart contribution.** The City agrees to pay to TechColumbus \$50,000 in matching funds in 2014 and 2015. Payments to TechColumbus will be made in two equal installments of \$25,000 each. The first payment will be made within 30 days of the execution of this Agreement. The remaining payment will be aligned with the calendar year with the remaining payment being made no later than January 15, 2015. The City reserves the right to audit this program by its own means or by a third party hired by the City at the City's expense and at a time(s) determined by the City for the purpose of auditing the use of the City and State provided funds.

III. Miscellaneous.

- a. **Notices.** Except as otherwise specifically set forth in this Agreement, all notices, demands, requests, consents or approvals given, required or permitted to be given hereunder shall be in writing and shall be deemed sufficiently given if actually received or if hand-delivered or sent by recognized, overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to the other party at the address set forth in this Agreement or any addendum to or counterpart of this Agreement, or to such other address as the recipient shall have previously notified the sender of in writing, and shall be deemed received upon actual receipt, unless sent by certified mail, in which event such notice shall be deemed to have been received when the return receipt is signed or refused. For purposes of this agreement, notices shall be addressed to:
 - i. the City at: City of Grove City, Economic Development
4035 Broadway
Grove City, Ohio 43123
 - ii. TechColumbus at: TechColumbus, Mr. Tom Walker
1275 Kinnear Road
Columbus, Ohio 43212

The parties, by notice given hereunder, may designate any further or different addresses to which subsequent notices; certificates, requests or other communications shall be sent.

- b. **Extent of Provisions; No Personal Liability.** All rights, remedies, representations, warranties, covenants, agreements and obligations of the City under this Agreement shall be effective to the extent authorized and permitted by applicable law. No representation, warranty, covenant, agreement, obligation or stipulation contained in this Agreement shall be deemed to constitute a representation, warranty, covenant, agreement, obligation or stipulation of any present or future trustee, member, officer, agent or employee of the City or TechColumbus in other than his or her official capacity. No official executing or approving the City's or TechColumbus' participation in this Agreement shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of the issuance thereof.
- c. **Most Favorite Nation.** The City shall be afforded the same opportunity to use ESP Grant dollars in the same manner TechColumbus may allow grant dollars to be used in other communities provided such use is not covered elsewhere or otherwise permitted or governed by this Agreement.
- d. **Successors.** This Agreement shall be binding upon and inure to the benefit of TechColumbus and its successors and assigns.
- e. **Recitals.** The City and TechColumbus acknowledge and agree that the facts and circumstances as described in the Recitals hereto are in an integral part of this Agreement and as such are incorporated herein by reference.

- f. **Amendments.** This Agreement may only be amended by written instrument executed by the City and TechColumbus.
- g. **Executed Counterparts.** This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same agreement. It shall not be necessary in proving this Agreement to produce or account for more than one of those counterparts.
- h. **Severability.** In case any section or provision of this Agreement, or any covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, or any application thereof, is held to be illegal or invalid for any reason, that illegality or invalidity shall not affect the remainder hereof or thereof, any other section or provision hereof, or any other covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, all of which shall be construed and enforced as if the illegal or invalid portion were not contained herein or therein. The illegality or invalidity of any application hereof or thereof shall not affect any legal and valid application hereof or thereof, and each section, provision, covenant, agreement, obligation or action, or part thereof, shall be deemed to be effective, operative, made, assumed, entered into or taken in the manner and to the full extent permitted by law.
- i. **Termination and extension.** The City or TechColumbus may terminate this Agreement with at least 60 days prior written notice. Should the City terminate, it will pay in full its obligation for the period prior to termination. Should the City terminate its participation it does not forfeit Grove City-based companies' ability to continue to access TechColumbus services and/or grant dollars and they shall be given equal access as companies in other communities which provided no matching dollars. The City understands that should it terminate prior to the end of its one year commitment and not pay the full \$50,000, the State of Ohio may reduce the overall amount of Ohio 3rd Frontier grant dollars it makes available to the 15 county service area unless other sources of match are identified. Should TechColumbus terminate and provide proper notice to the City, TechColumbus will provide those services to the City as prescribed herein for the period of time for which the City has paid its installments.
- j. **Captions.** The captions and headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or section of this Agreement.
- k. **Governing Law and Choice of Forum.** This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio or applicable federal law. All claims, counterclaims, disputes and other matters in question between the City, its agents and employees, and TechColumbus, its employees and agents, arising out of or relating to this Agreement or its breach will be decided in a court of competent jurisdiction within Franklin, County, Ohio.

- l. **Survival of Representation and Warranties.** All representations and warranties of TechColumbus and the City in this Agreement shall survive the execution and delivery of this Agreement.

- m. **Indemnification.** TechColumbus agrees to indemnify, protect, defend and hold harmless the City and its elected officials, officers, employees, agents and volunteers from and against any claims, costs (including reasonable attorney's fees and court costs), expenses, damages, liabilities, obligations, losses or judgments to the extent arising out of , or in connection with, any claim, demand or action made, if such claims, costs, expenses, damages, liabilities, obligations, losses or judgments are directly or indirectly related to TechColumbus' furnishing or failing to furnish services as required herein.

Remainder of Page Intentionally Left Blank

Date: 07/01/14
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No. : C-41-14
1st Reading: 07/07/14
Public Notice: 07/10/14
2nd Reading: 07/21/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-41-14

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO MULTI-YEAR AGREEMENTS WITH TIME WARNER COMMUNICATIONS FOR DATA CONNECTIVITY

WHEREAS, the City wishes expand its data connectivity with the City's data center, the Kingston School and the Big Splash; and

WHEREAS, the City has obtained quotes off of the State bid term for these services from Time Warner Communications; and

WHEREAS, the agreements with Time Warner Communications exceed twelve (12) months and must be approved by Ordinance.

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

SECTION 1. The City Council hereby authorizes the City Administrator to execute a multi-year agreement with the Time Warner Communications for data connectivity to the City's data center, the Kingston School and the Big Splash as set forth in Exhibits A, B and C.

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

C-41-14
Exhibit A

State of Ohio Services Quotation

The terms of this Quotation for Services are subject to the State Of Ohio Master Service Agreement and any conflicts will be resolved in favor of the Master Service Agreement.

CUSTOMER INFORMATION			
Company Name (Exact legal name) City of Grove City		Type of Entity (Individual, corporation, partnership, limited liability co., etc.) Government/Educational Entity	
Service Street Address (see below)	City	State	Zip Code
Billing Address	City	State	Zip Code
Customer Contact Name (Technical) Todd Hurley	Tel. No. (614) 277-1725	Fax No.	Email Address thurley@grovecityohio.gov
Customer Contact Name (Procurement Contact)	Tel. No.	Fax No.	Email Address
Customer Contact Name (Billing Contact)	Tel. No.	Fax No.	Email Address

Services							
Customer hereby agrees to purchase from TIME WARNER CABLE, and TIME WARNER CABLE agrees to provide to Customer, the following services (the "Services") as listed below on this order form, per the terms and conditions set forth in the Master Service Agreement.							
Line Item	Product/Service	Bandwidth (mbps)	Installation Address City, State Zip	Monthly Fee	Installation Fee	Construction Costs	Contract Term
1	Dedicated Internet Service	100Mbps	Bluemile/WOW Data Center 226 N 5 th St, Columbus, OH 43215	\$2,500.00	\$500.00	\$0	60 Months
2	Totals			\$2,500.00	\$500.00		60 Months

Note(s): **Any changes to this quote are subject to finance approval.**

Placing TSR orders: Services MUST be ordered through the State of Ohio TSR ordering system. Please contact your Account Executive before ordering through the TSR system as they will be happy to walk you through the first entries as to ensure that the orders are entered correctly and will assist in the possibility that your orders will not be rejected from OIT. Should you enter the orders yourself, please enter the word "NEW" in the Circuit ID and Account Number field as these will only be generated after the circuit(s) have been installed.

- Additional order forms will be required and will be provided directly by your Account Executive (outside of the TSR ordering system) and MUST be completed and returned to your Account Executive to complete your order (ie. Tax exempt certificates, permission to construct, etc.)
- Installation timeframe: Typical installation timeframe is 8-10 weeks from receipt of order.
- Services and Jurisdiction Certificate. Customer acknowledges and certifies that the total interstate traffic (including internet traffic) on the Service(s) constitutes ten percent (10%) or less of the total traffic on the Service and the prices and TWC calculations are based on this acknowledgement.
- Quotation for Services. Customer acknowledges that this quote is for ALL services, bandwidth, term and number of locations listed above. Should the any of these components be changed when customer places the order through the State of Ohio TSR system, this quotation automatically becomes null and void and a new quotation will be required.

C-41-14
Exhibit B

State of Ohio Services Quotation

The terms of this Quotation for Services are subject to the State Of Ohio Master Service Agreement and any conflicts will be resolved in favor of the Master Service Agreement.

CUSTOMER INFORMATION			
Company Name (Exact legal name) City of Grove City		Type of Entity (Individual, corporation, partnership, limited liability co., etc.) Government/Educational Entity	
Service Street Address (see below)	City	State	Zip Code
Billing Address	City	State	Zip Code
Customer Contact Name (Technical) Todd Hurley	Tel. No. (614) 277-1725	Fax No.	Email Address thurley@grovecityohio.gov
Customer Contact Name (Procurement Contact)	Tel. No.	Fax No.	Email Address
Customer Contact Name (Billing Contact)	Tel. No.	Fax No.	Email Address

Services							
Customer hereby agrees to purchase from TIME WARNER CABLE, and TIME WARNER CABLE agrees to provide to Customer, the following services (the "Services") as listed below on this order form, per the terms and conditions set forth in the Master Service Agreement.							
Line Item	Product/Service	Bandwidth (mbps)	Installation Address City, State Zip	Monthly Fee	Installation Fee	Construction Costs	Contract Term
1	ELine Service		From Grove City Senior Center 4330 Dudley Ave., Grove City, OH 43123				
2	ELine Service	20Mbps	To <u>Kingston School</u> 3226 Kingston Ave, Grove City, OH 43123	\$375.00	\$0	Waived	60 Months
3	Totals			\$375.00	\$0		60 Months

Note(s): **Construction is required at 2831 Southwest Blvd. Any changes to this quote are subject to finance approval.**

Placing TSR orders: Services MUST be ordered through the State of Ohio TSR ordering system. Please contact your Account Executive before ordering through the TSR system as they will be happy to walk you through the first entries as to ensure that the orders are entered correctly and will assist in the possibility that your orders will not be rejected from OIT. Should you enter the orders yourself, please enter the word "NEW" in the Circuit ID and Account Number field as these will only be generated after the circuit(s) have been installed.

- Additional order forms will be required and will be provided directly by your Account Executive (outside of the TSR ordering system) and MUST be completed and returned to your Account Executive to complete your order (ie. Tax exempt certificates, permission to construct, etc.)
- Installation timeframe: Typical installation timeframe is 8-10 weeks from receipt of order.
- Services and Jurisdiction Certificate. Customer acknowledges and certifies that the total interstate traffic (including internet traffic) on the Service(s) constitutes ten percent (10%) or less of the total traffic on the Service and the prices and TWC calculations are based on this acknowledgement.
- Quotation for Services. Customer acknowledges that this quote is for ALL services, bandwidth, term and number of locations listed above. Should the any of these components be changed when customer places the order through the State of Ohio TSR system, this quotation automatically becomes null and void and a new quotation will be required.

C-41-14
Exhibit C

State of Ohio Services Quotation

The terms of this Quotation for Services are subject to the State Of Ohio Master Service Agreement and any conflicts will be resolved in favor of the Master Service Agreement.

CUSTOMER INFORMATION			
Company Name (Exact legal name) City of Grove City		Type of Entity (Individual, corporation, partnership, limited liability co., etc.) Government/Educational Entity	
Service Street Address (see below)	City	State	Zip Code
Billing Address	City	State	Zip Code
Customer Contact Name (Technical) Todd Hurley	Tel. No. (614) 277-1725	Fax No.	Email Address thurley@grovecityohio.gov
Customer Contact Name (Procurement Contact)	Tel. No.	Fax No.	Email Address
Customer Contact Name (Billing Contact)	Tel. No.	Fax No.	Email Address

Services							
Customer hereby agrees to purchase from TIME WARNER CABLE, and TIME WARNER CABLE agrees to provide to Customer, the following services (the "Services") as listed below on this order form, per the terms and conditions set forth in the Master Service Agreement.							
Line Item	Product/Service	Bandwidth (mbps)	Installation Address City, State Zip	Monthly Fee	Installation Fee	Construction Costs	Contract Term
1	ELine Service		From Grove City Senior Center 4330 Dudley Ave., Grove City, OH 43123				
2	ELine Service	20Mbps	To <u>Grove City Pool</u> 2831 Southwest Blvd, Grove City, OH 43123	\$375.00	\$0	Waived	60 Months
3	Totals			\$375.00	\$0		60 Months

Note(s): **Construction is required at 2831 Southwest Blvd. Any changes to this quote are subject to finance approval.**

Placing TSR orders: Services MUST be ordered through the State of Ohio TSR ordering system. Please contact your Account Executive before ordering through the TSR system as they will be happy to walk you through the first entries as to ensure that the orders are entered correctly and will assist in the possibility that your orders will not be rejected from OIT. Should you enter the orders yourself, please enter the word "NEW" in the Circuit ID and Account Number field as these will only be generated after the circuit(s) have been installed.

- Additional order forms will be required and will be provided directly by your Account Executive (outside of the TSR ordering system) and MUST be completed and returned to your Account Executive to complete your order (ie. Tax exempt certificates, permission to construct, etc.)
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- Services and Jurisdiction Certificate. Customer acknowledges and certifies that the total interstate traffic (including internet traffic) on the Service(s) constitutes ten percent (10%) or less of the total traffic on the Service and the prices and TWC calculations are based on this acknowledgement.
- Quotation for Services. Customer acknowledges that this quote is for ALL services, bandwidth, term and number of locations listed above. Should the any of these components be changed when customer places the order through the State of Ohio TSR system, this quotation automatically becomes null and void and a new quotation will be required.

Date: 07/01/14
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Turner
Approved: Mayor Stage
Emergency: 30 Days
Current Expense: _____

No.: CR-35-14
1st Reading: 07/07/14
Public Notice: 7/10/14
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-35-14

A RESOLUTION TO APPROVE THE BUDGET ESTIMATES FOR THE FISCAL YEAR OF 2015

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

SECTION 1. The budget estimates for the fiscal year beginning January 1, 2015 are hereby approved.

SECTION 2. The Clerk of Council is hereby directed to Certify and forward said budget to the Franklin County Budget Commission on or before the 20th day of July, 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

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CITY OF GROVE CITY TAX BUDGET

City or Village of GROVE CITY

FRANKLIN County, Ohio

(Date) _____ 2014

This budget must be adopted by the Council or other legislative body on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th. FAILURE TO COMPLY WITH SEC.5705.28 R.C. SHALL RESULT IN LOSS OF GOVERNMENT FUND ALLOCATION.

To the Auditor of said County:

The following Budget year beginning January 1, 2015 has been adopted by Council and is hereby submitted for consideration of the County Budget Commission.

Signed _____

Title Director of Finance

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED RATES

For Municipal Use		For Budget Commission Use		For County Auditor Use	
FUND (Include only those funds which are requesting general property tax revenue)	Budget Year Amount Requested of Budget Commission Inside/Outside	Budget Year Amount Approved by Budget Commission Inside 10 Mill Limitation	Budget Year Amount to be Derived From Levies Outside 10 Mill Limitation	County Auditor's estimate Tax Rate to be Levied	
				Inside 10 Mill Limit Budget Year	Outside 10 Mill Limit Budget Year
	Column 1	Column 2	Column 3	Column 4	Column 5
GOVERNMENT FUNDS	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
GENERAL FUND	\$588,000	0.7			
GENERAL FUND CHARTER	\$420,000		0.5		
BOND RETIREMENT CHARTER	672,000		0.8		
POLICE PENSION FUND	1,260,000	1.5			
PROPRIETARY FUNDS	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
FIDUCIARY FUNDS	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
TOTAL ALL FUNDS	\$2,940,000				

CITY OF GROVE CITY TAX BUDGET

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL -- GENERAL

EXHIBIT I

TOTAL REVENUE

<u>DESCRIPTION</u>	<u>2011 Actual</u>	<u>2012 Actual</u>	<u>2013 Actual</u>	<u>Current Yr Estimate 2014</u>	<u>Budget Yr Estimate 2015</u>
REVENUES					
Local Taxes					
General Property Tax --- Real Estate	925,744	841,449	851,527	817,453	882,000
Tangible Personal Property Tax	12,514	213	159	0	0
Municipal Income Tax	18,556,350	19,085,048	22,587,865	20,921,416	21,228,000
Other Local Taxes	1,117,136	1,440,919	1,236,560	1,225,000	1,225,000
Total Local Taxes	20,611,744	21,367,629	24,676,112	22,963,869	23,335,000
Intergovernmental Revenues					
State Shared Taxes and Permits					
Local Government	1,096,035	766,248	586,444	558,000	558,000
Estate Tax	290,990	320,997	654,896	0	0
Cigarette Tax	1,426	1,434	1,463	1,400	1,400
License Tax	0	0	0	0	0
Liquor and Beer Permits	44,682	45,025	47,648	45,000	45,000
Gasoline Tax	0	0	0	0	0
Library and Local Government Support Fund	0	0	0	0	0
Property Tax Allocation - Homestead & Rollback	118,803	105,421	104,988	110,000	126,000
Other State Shared Taxes and Permits	0	0	0	0	0
Total State Shared Taxes and Permits	1,551,936	1,239,124	1,395,438	714,400	730,400
Federal Grants or Aid	170,818	713,552	1,081,387	15,000	15,000
State Grants or Aid	522,450	495,742	3,848,260	58,000	58,000
Other Grants or Aid	165,908	135,158	174,908	174,900	174,900
Total Intergovernmental Revenues	2,411,113	2,583,576	6,499,993	962,300	978,300
Special Assessments	1,327,214	68,632	78,760	68,000	68,000
Charges For Services	0	0	0	0	0
Fines, Licenses, and Permits	777,842	866,476	922,797	913,000	973,000
Miscellaneous - Interest	961,073	1,288,364	821,616	297,400	297,400
Other Financing Sources:					
Proceeds from Sale of Debt	0	0	0	0	0
Transfers	0	0	292,738	0	0
Advances	0	0	0	0	0
Other sources	0	0	0	0	0
TOTAL REVENUE	26,088,985	26,174,677	33,292,016	25,204,569	25,651,700

CITY OF GROVE CITY TAX BUDGET

FUND NAME: GENERAL FUND
 FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

EXHIBIT I

<u>DESCRIPTION</u>	<u>2011 Actual</u>	<u>2012 Actual</u>	<u>2013 Actual</u>	<u>Current Yr Estimate 2014</u>	<u>Budget Yr Estimate 2015</u>
EXPENDITURES					
Security of Persons and Property					
Personal Services	8,552,662	8,926,114	8,901,538	9,411,821	9,741,235
Travel Transportation	14,763	9,093	11,405	27,574	28,125
Contractual Services	457,389	565,745	493,480	706,426	720,555
Supplies and Materials	488,333	529,618	435,695	783,893	799,571
Capital Outlay	164,451	453,015	307,088	597,166	609,109
Total Security of Persons and Property	9,677,598	10,483,585	10,149,205	11,526,880	11,898,595
Public Health Services					
Personal Services	0	0	0	0	0
Travel Transportation	0	0	0	0	0
Contractual Services	260,240	277,849	278,461	314,414	320,702
Supplies and Materials	0	0	0	0	0
Capital Outlay	0	0	0	0	0
Total Public Health Services	260,240	277,849	278,461	314,414	320,702
Leisure Time Activities					
Personal Services	1,459,655	1,510,508	1,577,648	1,798,709	1,834,683
Travel Transportation	14,841	14,878	11,767	22,294	22,740
Contractual Services	1,430,614	1,552,359	1,653,458	1,860,993	1,898,213
Supplies and Materials	204,431	231,481	228,090	342,833	349,690
Capital Outlay	124,581	604,163	450,739	621,369	633,796
Total Leisure Time Activities	3,234,122	3,913,388	3,921,702	4,646,198	4,739,122
		21.00%	0.21%	18.47%	2.00%
Community Environment		-8.40%	5.13%	36.00%	2.00%
Personal Services	867,908	795,004	835,799	1,136,713	1,159,447
Travel Transportation	9,416	16,223	11,899	32,192	32,836
Contractual Services	134,129	184,742	203,841	339,785	346,581
Supplies and Materials	29,309	26,130	19,564	31,326	31,953
Capital Outlay	18,671	0	25,587	30,600	0
Total Community Environment	1,059,433	1,022,099	1,096,690	1,570,616	1,570,816
Basic Utility Service					
Personal Services					
Travel Transportation					
Contractual Services					
Supplies and Materials					
Capital Outlay					
Total Basic Utility Services					

CITY OF GROVE CITY TAX BUDGET

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

EXHIBIT I

<u>DESCRIPTION</u>	<u>2011</u> <u>Actual</u>	<u>2012</u> <u>Actual</u>	<u>2013</u> <u>Actual</u>	<u>Current Yr</u> <u>Estimate</u> <u>2014</u>	<u>Budget Yr</u> <u>Estimate</u> <u>2015</u>
EXPENDITURES (Continued)					
Transportation					
Personal Services					
Travel Transportation					
Contractual Services					
Supplies and Materials					
Capital Outlay					
Total Transportation					
General Government					
Personal Services	1,673,595	1,964,489	2,130,010	2,136,577	2,179,309
Travel Transportation	9,286	15,648	21,554	38,271	39,036
Contractual Services	3,091,570	2,713,347	2,777,206	3,393,000	3,460,860
Supplies and Materials	98,645	66,843	62,476	109,806	112,002
Capital Outlay	1,006,676	2,020,150	2,007,876	1,412,514	1,290,764
Total General Government	5,879,772	6,780,477	6,999,122	7,090,168	7,081,971
Debt Service					
Redemption of Principal	0	0	0	0	0
Interest					
Other Debt Service					
Total Debt Service	0	0	0	0	0
Other Uses of Funds					
Transfers	791,297	7,399,605	10,529,986	5,763,290	2,400,000
Advances	0	0	0	0	0
Contingencies	0	0	0	0	0
Other Uses of Funds	260,000	0	0	0	0
Total Other Uses of Funds	1,051,297	7,399,605	10,529,986	5,763,290	2,400,000
TOTAL EXPENDITURES	21,162,462	29,877,002	32,975,166	30,911,566	28,011,207
Revenues Over (Under) Expenditures	4,926,523	(3,702,325)	316,850	(5,706,997)	(2,359,507)
Beginning Cash Fund Balance	18,993,842	23,920,365	20,218,040	20,534,890	14,827,892
Ending Cash Fund Balance	23,920,365	20,218,040	20,534,890	14,827,892	12,468,385
Estimated Encumbrances (outstanding at year end)	3,651,243	2,070,637	3,076,049	1,500,000	1,500,000
Estimated Ending Unencumbered Fund Balance	20,269,122	18,147,403	17,458,840	13,327,892	10,968,385

CITY OF GROVE CITY TAX BUDGET

FUND NAME: POLICE PENSION FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - SPECIAL REVENUE

EXHIBIT II

<u>DESCRIPTION</u>	<u>2011</u> <u>Actual</u>	<u>2012</u> <u>Actual</u>	<u>2013</u> <u>Actual</u>	<u>Current Yr</u> <u>Estimate</u> <u>2014</u>	<u>Budget Yr</u> <u>Estimate</u> <u>2015</u>
REVENUE					
Real Estate & Public Utility Taxes	1,002,122	771,295	780,526	820,599	1,102,500
Tangible Personal Property Tax	69,834	43,999	22,072	22,851	0
Real Property Tax - Rollback	128,506	98,567	98,467	99,954	157,500
Miscellaneous	0	0	483	0	0
TOTAL REVENUE	<u>1,200,461</u>	<u>913,862</u>	<u>901,548</u>	<u>943,404</u>	<u>1,260,000</u>
EXPENDITURES					
Police Pension Expenses	1,100,617	1,384,517	1,144,608	1,175,000	1,216,125
TOTAL EXPENDITURES	<u>1,100,617</u>	<u>1,384,517</u>	<u>1,144,608</u>	<u>1,175,000</u>	<u>1,216,125</u>
Revenues Over (Under) Expenditures	99,844	(470,655)	(243,060)	(231,596)	43,875
Beginning Cash Fund Balance	1,352,165	1,452,009	981,354	738,294	506,698
Ending Cash Fund Balance	1,452,009	981,354	738,294	506,698	550,573
Estimated Encumbrances (outstanding at end of year)	0	541	0	0	0
Estimated Ending Unencumbered Fund Balance	<u>1,452,009</u>	<u>980,813</u>	<u>738,294</u>	<u>506,698</u>	<u>550,573</u>

CITY OF GROVE CITY TAX BUDGET

FUND NAME: GENERAL DEBT RETIREMENT FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - DEBT SERVICE

EXHIBIT II

<u>DESCRIPTION</u>	<u>2011</u> <u>Actual</u>	<u>2012</u> <u>Actual</u>	<u>2013</u> <u>Actual</u>	<u>Current Yr</u> <u>Estimate</u> <u>2014</u>	<u>Budget Yr</u> <u>Estimate</u> <u>2015</u>
REVENUE					
Real Estate & Public Utility Tax	770,863	841,413	851,483	894,806	588,000
Tangible Personal Property Assessments	68,148	67,589	69,772	71,797	63,679
Real Property Tax - Rollback	113,180	111,264	64,183	100,000	150,000
Sale of Bonds	100,923	109,878	105,471	109,041	84,000
Sale of Notes	0	1,395,104	25,670	0	0
Operating Transfers	0	0	518,000	0	0
Operating Transfers - Income Tax	0	0	0	0	0
Interest Earned					
TOTAL REVENUE	<u>1,053,114</u>	<u>2,525,248</u>	<u>1,634,579</u>	<u>1,175,643</u>	<u>885,679</u>
EXPENDITURES					
Registrar/Agent Fees	0	0	0	0	0
Assessments	0	0	0	0	0
G.O. Note - Principal	0	0	0		
G.O. Bond Principal	520,000	1,740,000	337,500	170,000	180,000
G.O. Note - Interest					
G.O. Bond - Interest	424,791	407,732	203,293	192,737	187,837
OPWC - Principal	314,499	314,501	314,499	414,251	414,251
Other Debt Service	12,207	70,267	26,861	145,000	50,000
TOTAL EXPENDITURES	<u>1,271,498</u>	<u>2,532,499</u>	<u>882,153</u>	<u>921,988</u>	<u>832,088</u>
Revenues Over (Under) Expenditures	(218,384)	(7,251)	752,426	253,655	53,591
Beginning Cash Fund Balance	892,483	674,099	666,848	1,419,274	1,672,930
Ending Cash Fund Balance	674,099	666,848	1,419,274	1,672,930	1,726,521
Estimated Encumbrances (outstanding at end of year)	0	0	15,073	0	0
Estimated Ending Unencumbered Fund Balance	<u>674,099</u>	<u>666,848</u>	<u>1,404,201</u>	<u>1,672,930</u>	<u>1,726,521</u>

*

CITY OF GROVE CITY TAX BUDGET

EXHIBIT III

FUND All Funds Not Listed on Exhibits I or II	Estimated Unencumbered Fund Balance 01/01	2015 Estimated Receipt	Available For Expenditure	2015 Expenditures & Encumbrances			Estimated Unencumbered Fund Balance 12/31
				Personal Services	Other	Total	
GOVERNMENTAL:							
SPECIAL REVENUE:							
Street	644,744	1,367,000	2,011,744	840,000	910,324	1,750,324	261,420
State Highway	452,049	115,000	567,049	0	160,000	160,000	407,049
General Recreation	310,382	1,125,000	1,435,382	500,000	656,141	1,156,141	279,241
Local \$5 License Fee	383,829	176,000	559,829	0	50,000	50,000	509,829
County License	220,002	85,700	305,702	0	50,000	50,000	255,702
Senior Nutrition	1,902	17,000	18,902	0	15,000	15,000	3,902
Drug Law Enforcement	378,155	40,000	418,155	0	100,000	100,000	318,155
DARE	0	0	0	0	0	0	0
Community Development	81,466	325,000	406,466	120,000	250,000	370,000	36,466
Community Environment	94,984	51,400	146,384	0	100,000	100,000	46,384
Law Enforcement Assistance	0	0	0	0	0	0	0
Enforcement and Education	30,366	2,500	32,866	0	5,000	5,000	27,866
Gardens at Gantz	0	0	0	0	0	0	0
Mayor's Court Computer	76,083	25,000	101,083	0	75,000	75,000	26,083
Big Splash	8,363	333,300	341,663	210,000	97,293	307,293	34,370
Senior Stage	0	0	0	0	0	0	0
Parks Donation	32,525	1,000	33,525	0	0	0	33,525
Rockford TIF Fund	60	145,000	145,060	0	140,000	140,000	5,060
TOTAL SPECIAL REVENUE FUNDS	2,714,910	3,808,900	6,523,810	1,670,000	2,608,758	4,278,758	2,245,052
DEBT SERVICE FUNDS							
Buckeye Center TIF	1,458,039	2,800,000	4,258,039	0	3,000,000	3,000,000	1,258,039
Pinnacle TIF	568,629	1,700,000	2,268,629	0	1,682,000	1,682,000	586,629
SR 665 / I 71 TIF	377,608	200,000	577,608	0	288,637	288,637	288,971
TOTAL DEBT SERVICE FUNDS	2,404,276	4,700,000	7,104,276	0	4,970,637	4,970,637	2,133,639
CAPITAL PROJECT FUNDS							
Capital Improvements	7,363,064	5,000,000	12,363,064	0	6,200,000	6,200,000	6,163,064
Recreation Development	280,142	100,000	380,142	0	167,800	167,800	212,342
TOTAL CAPITAL PROJECTS	7,643,206	5,100,000	12,743,206	0	6,367,800	6,367,800	6,375,406

CITY OF GROVE CITY TAX BUDGET

EXHIBIT III

FUND All Funds Not Reported on Exhibits I or II	Estimated Unencumbered Fund Balance 01/01	Estimated Receipts 2015	Total Available For Expenditures	2015 Encumbrances and Expenditures			Estimated Unencumbered Fund Balance 12/31
				Personal Services	Other	Total	
PROPRIETARY:							
ENTERPRISE FUNDS							
Water	2,252,362	600,000	2,852,362	0	803,021	803,021	2,049,341
Sewer	1,300,879	900,000	2,200,879	415,000	892,465	1,307,465	893,414
TOTAL ENTERPRISE FUNDS	3,553,241	1,500,000	5,053,241	415,000	1,695,486	2,110,486	2,942,755
INTERNAL SERVICE FUNDS							
Workers Compensation Self Insured	33,687	300,000	333,687	0	320,000	320,000	13,687
TOTAL INTERNAL SERVICE FUNDS	33,687	300,000	333,687	0	320,000	320,000	13,687
FIDUCIARY:							
TRUST AND AGENCY FUNDS							
Depository Trust	987,306	800,000	1,787,306	0	800,000	800,000	987,306
Convention Bureau	41,570	280,000	321,570	0	280,000	280,000	41,570
Section 125 Cafeteria Plan	12,464	5,000	17,464	0	5,000	5,000	12,464
TOTAL TRUST AND AGENCY FUNDS	1,041,340	1,085,000	2,126,340	0	1,085,000	1,085,000	1,041,340
TOTAL FOR MEMORANDUM ONLY	17,390,660	16,493,900	33,884,560	2,085,000	17,047,681	19,132,681	14,751,879

STATEMENT OF PERMANENT IMPROVEMENTS

(Excludes Expenses to be Paid from Bond Issues)

DESCRIPTION	Estimated Cost of Permanent Improvement Equipment	Amount Budgeted 2015	Source Fund
Annual Street Maintenance	2,000,000	2,000,000	General Fund
Various Street Projects	400,000	400,000	General Fund
Various Parks & Recreation	0	0	General Fund
Various Signalization Projects	0	0	General Fund
Various Building Improvements	0	0	General Fund
	<u>2,400,000</u>	<u>2,400,000</u>	
Sanitary Sewer Rehabilitation Projects	350,000	350,000	Sanitary Sewer
	<u>350,000</u>	<u>350,000</u>	
Annual Waterline Replacement	455,000	455,000	Water
	<u>455,000</u>	<u>455,000</u>	
TOTAL	3,205,000	3,205,000	

**STATEMENT OF AMOUNTS REQUIRED FOR
PAYMENT OF FINAL JUDGEMENTS**

(Section 5705.29, Revised Code)

DESCRIPTION OF JUDGEMENT	AMOUNT OF JUDGEMENT	SOURCE FUND
NO JUDGEMENTS	NONE	
TOTAL	N/A	

Date: 06/11/14
Introduced By: Mr. Davis
Committee: Safety
Originated By: M. Boso
Approved: C. Boso
Emergency: 30 Days: XX
Current Expense:

No.: C-33-14
1st Reading: 06/16/14
Public Notice: 06/19/14
2nd Reading: 07/07/14
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-33-14

AN ORDINANCE TO AMEND SECTION 1135.10(a) OF THE CODIFIED ORDINANCES OF GROVE CITY OHIO TITLED RESIDENTIAL DISTRICT REQUIREMENTS

WHEREAS, maximum size for a detached and attached garage are established for residentially zoned property; and

WHEREAS, the Code is silent on the maximum amount of garage space allowed if both types are desired; and

WHEREAS, it is necessary to clarify the overall maximum amount of garage space for a residentially zoned parcel.

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

SECTION 1. Section 1135.10(A) is hereby is hereby amended, IN PART, as follows:

(a)

In SF-1, SF-2, SF-3, R-1, R-1b and R-2 Districts, the maximum size of a detached garage shall be **700** square feet outside dimensions. The maximum size of an attached garage shall be 900 square feet outside dimensions. **The overall maximum amount of garage space shall be 900 square feet.**

. . . .

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.

Bryan K. Elliott, Director of Law

Date: 06/11/14
Introduced By: Mr. Davis
Committee: Safety
Originated By: Mr. Vedra
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense: _____

No.: C-34-14
1st Reading: 06/16/14
Public Notice: 06/19/14
2nd Reading: 07/07/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-34-14

AN ORDINANCE TO AMEND SECTION 371.06 OF THE CODIFIED ORDINANCES TITLED USE OF HIGHWAY FOR SOLICITATION; RIDING ON OUTSIDE OF VEHICLES

WHEREAS; Section 371.06 of the Codified Ordinances provides that the Legislative Authority may issue a permit to a charitable organization to solicit funds from vehicles on the public streets; and

WHEREAS; this type of activity is closely regulated by the Department of Safety and Division of Police due to the inherent risk associated with solicitations on the public streets; and

WHEREAS; this amendment would allow the Safety Director to issue permits administratively.

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

SECTION 1. Section 371.06 is hereby amended, in part, as follows:

371.06 USE OF HIGHWAY FOR SOLICITING; RIDING ON OUTSIDE OF VEHICLES.

(b) (1) Except as provided in division (b)(2) of this section, no person shall stand on a highway for the purpose of soliciting employment, business, or contributions from the occupant of any vehicle.

(2) The **Safety Director** ~~Legislative Authority, by ordinance,~~ may authorize the issuance of a permit to a charitable organization to allow a person acting on behalf of the organization to solicit charitable contributions from the occupant of a vehicle by standing on a highway, other than a freeway as provided in Ohio R.C. 4511.051(A), that is under the jurisdiction of the Municipality. The permit shall be valid for only one period of time, which shall be specified in the permit, in any calendar year. The **Safety Director** ~~Legislative Authority~~ also may specify the locations where contributions may be solicited and may impose any other restrictions on or requirements regarding the manner in which the solicitations are to be conducted that the **Safety Director** ~~Legislative Authority~~ considers advisable.

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: _____

Date: 06/11/14
Introduced By: Mr. Davis
Committee: Safety
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-35-14
1st Reading: 06/16/14
Public Notice: 06/19/14
2nd Reading: 07/07/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-35-14

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO UTILIZE THE AGILE NETWORKS STATE CONTRACT FOR FIBER CONNECTIVITY FOR THE DIVISION OF POLICE

WHEREAS, last year Council enacted Ordinance C-71-13 that authorized the City to enter into a multi-year cooperative agreement with Franklin County for a digital radio system that will enable the City to connect to the statewide Ohio Multi-Agency Radio Communications system; and

WHEREAS, as part of the Agreement, the City needs to connect the Division of Police communications system to the State via fiber optic lines; and

WHEREAS, the State of Ohio has bid this and other similar projects as part of a statewide initiative to gain connectivity with public safety forces; and

WHEREAS, because the State agreement term exceeds twelve (12) months, it must be approved by Ordinance.

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

SECTION 1. The City Council hereby authorizes the City Administrator to utilize the State Contract with the Agile Networks to provide fiber optic connectivity between the City and State communication systems for the 60 month term negotiated by the State.

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: 05/13/14
Introduced By: Ms. KMcGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-28-14
1st Reading: 05/19/14
Public Notice: 05/22/14
2nd Reading: 07/07/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-28-14

AN ORDINANCE TO AMEND THE ZONING TEXT FOR 625.92 ACRES LOCATED SOUTH OF WHITE ROAD AND EAST OF I-71 AS ADOPTED BY ORDINANCE C-126-03

WHEREAS, on February 02, 2004, Council approved Ordinance C-126-03, a Rezoning request for 625+ acres located South of White Road, for The Pinnacle Club, that included a Zoning Text; and

WHEREAS, Council has approved amendments to said Zoning Text for Subarea E, by Ordinance C-28-07, C-45-09, and C-71-12; and

WHEREAS, on May 06, 2014, the Planning Commission recommended approval of requested amendments to said Zoning Text, Subarea E, with the following stipulation:

1. Amendments shall only apply to Section V (Subarea E) of the Zoning Text.

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

SECTION 1. The Zoning Text for 625.92 acres located South of White Road and East of I-71, as adopted by Ordinance C-126-03 and amended by Ordinance C-28-07, C-45-09, and C-71-12, is hereby amended as shown in Exhibit "A", attached hereto and made a part hereof.

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

RECEIVED

APR 24 2014

G.C. PLANNING COMMISSION

Exhibit "A"
C-28-14

**SECOND AMENDMENT OF
THE PINNACLE CLUB OF GROVE CITY
620+ ACRES**

GROVE CITY, OHIO

PLANNED UNIT OF DEVELOPMENT-RESIDENTIAL (PUD-R)

Original Applicants:

Pinnacle Development Company
567 Lazelle Road
Westerville, OH 43081

M/I Schottenstein Homes, Inc.
3 Easton Oval
Suite 540
Columbus, OH 43219

Amendment Applicant

M/I Schottenstein Homes, Inc.
3 Easton Oval
Suite 540
Columbus, OH 43219

Zoning Text

November 3, 2003

Revised November 17, 2003

Revised November 23, 2003

Revised November 26, 2003

Revised December 1, 2003

Revised January 30, 2004

First Amendment January 29, 2007

Second Amendment June 2, 2009

Third Amendment October 2, 2012

Fourth Amendment _____, 2014

INTRODUCTION:

This zoning text establishes the permitted uses, residential densities, minimum lot sizes, the house size ranges and various other development standards for the development comprising the 620+ acres of land generally located south of White Road, west of Jackson Pike, north of Holton Road and east of Interstate 71, as more particularly depicted on the Preliminary Development Plan dated November 26, 2003 and described in the legal description submitted with the zoning application (the "Property"). The text also establishes land use, residential density and lot size for the Eberhard 3.72 acre parcel and the Nocero 10 acre parcel.

The Property or, as sometimes referred to herein, the "Pinnacle Club", is designed as a master planned community to be developed around a championship golf course. Unlike most golf course communities that are designed to maximize lot layout, often to the detriment of the golf course layout, the Pinnacle Club is first and foremost a golf course. Lot layout is designed not to interfere with golf or to distract from the public views into the golf course from public right-of-ways. The natural beauty of the land east of the proposed Buckeye Parkway extension is captured and preserved by golf course. Lots and condominium sites are located in areas that compliment the golf course design.

The future residents of the Pinnacle Club, the residents of the existing M/I Homes Creekside development and the general public, as they drive Buckeye Parkway and the proposed Pinnacle Club Drive, will be treated to exceptional views into the golf course. Much of Buckeye Parkway, as extended through the Property, and most of Pinnacle Club Drive will be single loaded (only one side of the road developed with housing) to provide unobstructed public views of the golf course. Unlike most golf course communities, the golf course will not be hidden from the general public.

One's arrival to the Pinnacle Club will be announced at Buckeye Parkway and White Road. Spectacular entrance features to be presented to the City as part of the development plan approval process will set the tone for what lies beyond the gateway. Landscaping along White Road and throughout the Property will provide visual image and identity of the Pinnacle Club at the entranceway and throughout the Property.

The general land use design of the Property is to step down residential densities from Interstate 71 eastward, with densities east of Buckeye Parkway being extremely low. The land west of Buckeye Parkway, including condominium Subareas F, G and J, have a combined density of 5.85 dwelling units per acre. Not including the Subareas F, G and J, the density west of Buckeye Parkway is 4.56 dwelling units per acre. Although multi-family apartments are typically located on land along freeways, all dwelling units within the Pinnacle Club development will be for sale to individual owners.

Because of the size of the development, multiple Subareas will be developed simultaneously. Buckeye Parkway and Pinnacle Club Drive will be constructed in their entirety at the beginning of development. The traditional concept of phasing sequence is not applicable with this development. A tree survey will not be required as part of the development plan review of Subarea L.

INTRODUCTION TO FIRST AMENDMENT:

~~_____ This First Amendment of Pinnacle Club of Grove City 620 + Acres amends the Zoning Text last revised, January 30, 2004 (the "Original Text") and approved as part of the rezoning of the "Property" (as that term is defined in the Original Text) by Ordinance C-126-03, passed by City Council on February 2, 2004. This First Amendment amends only Section V, Subarea E of the original Text by adding an additional type of home called "Cottage Homes". Additionally, the Original Text is being amended to reflect the actual acreage of Subarea E as 115.71 acres and to correct the number of homes permitted in Subarea E, per the approval of the Development Plan, as 575. Changes are noted by bold print font and strikethroughs.~~

I. SUBAREA A (65.7 ACRES)

- A. Permitted Uses: Subarea A consists of two (2) areas: A₁ consists of 39.1± acres containing approximately 78 lots; Subarea A₂ consists of 26.6± acres containing approximately 57 lots. Subarea A may be enlarged and the number of lots in Subarea A may be increased provided views into the golf course from public rights-of-way are maintained and further subject to the established minimum lot size requirements set forth below. Subarea A, also referred to herein as the "Estate Lots", will be sold to custom home builders, which shall include M/I Homes Showcase division. Contiguous platted lots may be combined in whole or part resulting in larger lots.
- B. Density: As provided in Section I(A) above, subarea size may increase and densities may increase or decrease provided views into golf course are maintained.
- C. Lot Size: Subarea A contains 90' and 100' wide lots, measured at the building line, with a minimum lot depth of 120'. No lot in Subarea A may be split and combined with a contiguous platted lot if said split results in a lot containing less than 90' of frontage at the building line.
- D. House Sizes: The minimum house size in Subarea A shall be 2,400 square feet
- E. Exterior Materials: All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. A design

review manual will be in place prior to any final platting of this Subarea. Four sided architecture will be encouraged with brick or stone foundations on all sides and common window fenestration. Natural materials including wood, brick, stone and stucco will be encouraged with the use of hardy plank siding or beaded lap profile and shake profile vinyl siding with .044 gauge or greater, where appropriate. The roof material will be dimensional architectural shingles.

F. Streets / Sidewalks:

(1). Streets within Subarea A shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide brick or concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

G. Street Trees: Street trees shall be 3" to 3.5" in caliper at planting and planted 35' on center.

II. **SUBAREA B (13.7ACRES)**

A. Permitted Uses: Subarea B shall be developed with single-family homes as an expansion of the adjacent Creekside Subdivision.

B. Density: The maximum number of homes in Subarea B shall be 45 for a total maximum density of approximately 3.3 dwelling units per acre.

C. Exterior Materials: Exterior materials of homes shall be those materials used in the existing Creekside Subdivision.

D. Lot Sizes / House Sizes:

(1). Lot sizes shall be a minimum of 80' width at the building line and 120' depth.

(2). Homes shall be a minimum of 1,600 square feet for ranch homes and 1,800 square feet for two story homes.

E. Streets / Sidewalks:

(1). Streets within Subarea B shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

F. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

III. **SUBAREA C (45.3 ACRES)**

A. Permitted Uses: Subarea C consists of 45.3 acres containing approximately 140 homes. All homes shall have a two-car garage.

B. Density: The maximum number of homes in Subarea C shall be 140 for a total maximum density of approximately 3.1 dwelling units per acre.

C. Lot Sizes: Lots shall have a minimum width of 70' at the building line and a minimum depth of 120'. Lots contiguous to Subarea L shall have a minimum width of 80' at the building line and a minimum depth of 120'.

D. House Sizes: House sizes shall range in size from a minimum square footage of 1,800' for all homes, up to and including 3,500 square foot homes. 80% of all homes shall exceed 2,000 square feet in size.

E. Exterior Materials: All home exteriors shall have traditional beaded lap profile vinyl siding with .044 gauge or greater and/or natural materials. All homes shall have brick or stone plinths. All chimneys within Subarea C shall be brick or stone. 50% of the homes within Subarea C [i.e. 70 homes (140 ÷ 50%)] shall have brick or stone on its front façade ranging from 15% to 100% of the front building elevation (windows and doors, including garage doors, shall be excluded from the calculation) an example of the brick options are shown on Exhibit 1. Most windows on the front of each home will have shutters.

F. Roof:

(1). The roof of all homes shall have accents such as dormers and small gables. The pitch of the main roof shall be a minimum of

6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12.

(2). The roof material will be dimensional architectural shingles.

G. Streets / Sidewalks:

(1). Streets shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

(3). All homes shall have brick paver walks from the driveway to the front door of the house.

H. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

IV. SUBAREA D (52.7 ACRES)

A. Permitted Uses: Within Subarea D, single-family homes shall be built on a mixture of 50 and 60 foot wide single-family lots. The 50' wide lots shall front on White Road and Buckeye Parkway. The 60' wide lots shall be along the golf course and the east perimeter of the Subarea. Thirty-four of the permitted 60' lots shall back onto the golf course. All homes shall have front porches. Front porches shall range in size from 16 square feet to 100+ square feet.

B. Density: The maximum number of homes in Subarea D shall be 184 for a total maximum density of approximately 3.48 dwelling units per acre.

C. Lot Sizes: Of the 184 lots in Subarea D, 100 shall have a minimum lot width of 50' to 60' and 84 shall have a minimum lot width of 60' or greater. Lot locations shall be as generally depicted on the Preliminary Development Plan, subject to refinements resulting from final engineering.

V. **SUBAREA E (115 Acres)**

A. **Permitted Uses:** Subarea E, also sometimes referred to as the “Traditional Neighborhood Development” contains four district housing types:

(1.) **Carriage Homes:** Single-family homes with two car attached garages. Garages are accessed from alleys at the rear of the homes. Streetscapes are pedestrian oriented with reduced setbacks and front porches closer to sidewalks. Driveways and garage doors are eliminated from street views. All homes shall have porches. Front porches shall range in size from 16 square feet to 100+ square feet.

(2.) **Village Homes:** Single-family homes with two car attached garages are accessed from the front of the homes. Garages are ~~off set 2'~~ even with or behind the front porch façade of the home. All homes have small porches.

(3.) **Town Homes:** Two-family homes, each home has a two car detached garage. Garages are accessed from alleys at the rear of the homes.

(4.) **Cottage Homes:** Single-family homes, each home has a two car detached garage. Garages are accessed from alleys at the rear of the homes. Garages shall have a common wall on one side.

B. **Density:** The maximum number of homes in Subarea E shall not exceed 531 for a total maximum density of approximately 4.6 units per acre. The breakdown of the number of housing types follow:

- | | |
|---------------------|--|
| (1.) Carriage Homes | approximately 303 <u>333</u> lots |
| (2.) Village Homes | approximately 140 lots |
| (3.) Town Homes | approximately 42 lots |
| (4.) Cottage Homes | approximately 16 lots |

C. **Exterior Materials:** All homes will have traditional vinyl siding and shake accent areas with .044 gauge or greater. All homes will have brick or stone option for the front façade. Most windows on the front of each home will have shutters. All exposes courses of the foundation of all homes shall be split face block; brick; stone; poured concrete or, any other material that stimulates the appearance of brick or stone. A minimum of 50% of the homes fronting on Buckeye Parkway and one Village greens shall have brick or stone accents as shown on the building elevations submitted as Exhibit 3.

D. Lot Sizes:

- (1) Carriage Home Lots 47'x70' (typical)
- (2) Village Home Lots 50'x120' (typical)
- (3) Town Home Lots 62'x100' (typical)
(28.5' minimum up to 33.5' per unit)
- (4) Cottage Home Lots 31'x100' (typical)
- (5) All lots along the north boundary of Subarea E, east of the east right-of-way line of Berry Hill Drive, shall be a minimum of 70' wide at the building line and a minimum of 120' feet in depth.

E. House Sizes: 80% of all homes in Subarea E shall exceed 1,400 square feet in size.

- (1) Carriage Homes house size range: 1,200 – 2,300 s.f.
- (2) Village Homes house size range: 1,200 – ~~2,350~~ 3,300 s.f.
- (3) Town Homes house size: minimum of 1,760 s.f.
- (4) Cottage Homes house size range: 1,650 – 1,894 s.f.

F. Roof:

- (1) The roof of all homes shall have accents such as dormers and small gables. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12.
- (2) The roof material will be dimensional architectural shingles.

G. Streets / Alleys / Sidewalks:

- (1) Streets shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-to-curb to face-to-curb.
- (2) Alleys shall be private and shall have a minimum right-of-way width of 16 feet and a minimum pavement width of 12 feet. All alleys shall be constructed in accordance with current City of Columbus specifications (~~except that rolled concrete will not be used~~ are is permitted) or as otherwise agreed to by the City with 2" asphalt surface (alley detail to be approved as part of the development plan process).
- (3) Four feet wide concrete sidewalks shall be installed in front of all homes. Sidewalks along open space areas will be addressed as part of the development plan process.

H. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

VI. SUBAREAS F (31.6 ACRES), G (23.1 ACRES), I (13.4 ACRES) AND J (22.9 ACRES)

A. Permitted Uses: Within Subareas F, G, I and J, attached single-family/cluster home condominiums shall be permitted at the densities set forth below and public uses such as a fire station/police sub-station.

B. Density: The maximum number of dwelling units shall not exceed:

- (1). Subarea F 285 dwelling units (approximately 9du/ac)
- (2). Subarea G 207 dwelling units (approximately 9 du/ac)
- (3). Subarea I 88 dwelling units (approximately 6.6 du/ac)
- (4). Subarea J 137 dwelling units (approximately 6 du/ac)

C. House Sizes: Unit size shall be established as part of the development plan approval process.

D. Exterior Materials: The exterior materials of the buildings shall be established as part of the development plan process.

E. Streets / Sidewalks:

(1). Streets shall be private with a minimum pavement width of 26 feet.

(2). Sidewalks shall be as shown on the development plan.

F. Open Space: Open space will be established as part of the development plan approval process.

VII. SUBAREA H (4.9± ACRES)

A. Permitted Uses: Within Subarea H detached single-family homes or attached single-family/cluster homes condominiums shall be permitted.

B. Density: The maximum number of dwelling units shall not exceed 20 dwelling units (approximately 4 dwelling units per acre).

- C. Miscellaneous: Development standards not set forth above shall be established as part of the development plan approval process.

VIII. EBERHARD PARCEL (3.7± ACRES)

- A. Permitted Uses: Single-family residential homes and one general office use in a separate building of no greater than 4,500 square feet shall be permitted on the Eberhard Parcel. The existing office building on the Eberhard Parcel shall be considered the permitted general office use building. Said building may be expanded, remodeled and/or demolished and rebuilt as a permitted building so long as the total building size does not exceed the 4,500 square feet limitation.
- B. Residential Density: A maximum of three (3) single-family lots may be established on the Eberhard Parcel.
- C. Lot Size: No lot in the Eberhard Parcel shall be less than .5 acres in size.
- D. House Size: The minimum house size shall be 2,000 square feet.
- E. Exterior Materials. All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. A design review manual will be in place prior to any final platting of this Subarea. The Estate Lot Review Board which, in the review of homes on the Eberhard Parcel, shall include a member of the Ron Eberhard family, will review and approve all home and landscape plans for this Subarea. Four sided architecture will be encouraged with brick or stone foundations on all sides and common window fenestration. Natural materials including wood, brick, stone and stucco will be encouraged with the use of hardy plank siding or upgraded vinyl siding where appropriate. The roof material will be dimensional architectural shingles.
- F. Streets / Sidewalks:
- (1). Streets: Lots may be platted with frontages on private streets.
 - (2). Sidewalks: Not applicable.
 - (3). The Eberhard Parcel shall not have direct access onto Buckeye Parkway.
- G. Street Trees: Not applicable.

IX. NOCERO PARCEL (10± ACRES)

- A. Permitted Uses: Single-family residential homes.
- B. Residential Density: A maximum of four (4) single-family lots may be established on the Nocero Parcel.
- C. Lot Size: No lot shall be less than 70' wide at the building line and 120' in depth.
- D. House Size: The minimum house size shall be 2,000 square feet.
- E. Exterior Materials: Exterior materials of homes shall be those materials used in the existing Creekside Subdivision.

X. SUBAREA K (7.9 ACRES)

- A. Permitted Uses: A community center, with swimming pool and tennis courts as generally depicted on Exhibit 4 hereto. The community center will be open to all persons living in the Pinnacle Club. The Community Center will be designed and constructed to compliment the design of the golf course club house.

XI. SUBAREA L (200.6± ACRES)

- A. Permitted Uses: A golf course with driving range and club house, generally as depicted on the Preliminary Development Plan and all other uses ancillary to a golf course and club house, shall be the permitted use of Subarea L.

XII. GENERAL STANDARDS

- A. Connectivity: Sidewalks required within Subareas and bike paths along Buckeye Parkway and Pinnacle Club Drive shall be designed to create connectivity throughout the Property.
- B. Fences:
 - (1). Public Roadways: Fences along Buckeye Parkway, White Road, Jackson Pike and Pinnacle Club Drive shall be of uniform color and design. Fences shall be maintained by an association of home owners and/or the golf course owner.
 - (2). Lots: All fences within a particular Subarea shall be of uniform height, color and design. Fences shall not be permitted along lot lines.
- C. Architectural Review Boards: Subareas A₁ and A₂ (the "Estate Lots") and Subarea H shall be subject to an architectural review

board made up initially of four members: Susanne H. Hirth, Joseph Ciminello, a representative of the City with a single-family architectural background, and a representative of M/I Homes (the "Estate Lots Review Board") to review and approve exterior building elevations and landscaping in accordance with the design manual to be submitted with the development plan applications for those Subareas. The membership of the Estate Lots Review Board shall increase as lots are sold to home builders to include representatives of the home builders. An arbitration procedure will be established in the design manual whereby, in the event of a split vote, a designated single-family architect will resolve the impasse.

D. Landscaping:

(1). Entrance features to the Property are shown conceptually on Exhibit 5 with detail submittal as part of the development plan application.

(2). Landscaping between Interstate 71 and homes or condominiums shall be approved as part of the development plan process.

(3). Typical landscaping for all homes and condominiums shall be approved as part of the development plan process.

E. Intersections: Section 1101.05(a)(4) of the Grove City Municipal Ordinances requires that intersections be at least 200 feet apart. Any street intersections involving Buckeye Parkway, White Road, or Jackson Pike shall be designed with landscaped medians as traffic control devices therefore permitting intersections within the 200' limit of Section 1101.05(a)(4). Moreover, Section 1101.05(a)(4) shall not apply to intersections within individual Subareas. Said intersections to be approved as part of the development plan process.

F. Setbacks: A schedule of building setbacks from the street right-of-ways for Subareas B, C, D and E is set forth in Exhibit 6.

G. Homeowners' Associations: Subareas B, C, D, E, F, G, I and J shall each have a separate condominium or homeowners' association which shall be responsible for the maintenance of the open space and entrance features located within the Subarea. Said Subareas shall be a part of a master association which shall be responsible for the maintenance of the entrance features to the Property and the landscaping along Buckeye Parkway, White Road and Jackson Pike.

H. Miscellaneous:

Date: 06/11/14
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-36-14
1st Reading: 06/16/14
Public Notice: 6/19/14
2nd Reading: 07/07/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-36-14

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR DNS GROOMING FOR A DOG GROOMING BUSINESS LOCATED AT 4376 BROADWAY

WHEREAS, DNS Grooming, applicant, has submitted a request for a Special Use Permit for a Dog Grooming business located at 4376 Broadway; and

WHEREAS, on June 3, 2014, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, contingent upon the stipulation that: No boarding shall be permitted on the site.

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)A1k is hereby issued to DNS Grooming located at 4376 Broadway, contingent upon the stipulation set forth by Planning Commission.

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: 06/11/14
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-37-14
1st Reading: 06/16/14
Public Notice: 6/19/14
2nd Reading: 07/07/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-37-14

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR 24-7 REPTILES FOR A PET STORE LOCATED AT 4302 BROADWAY

WHEREAS, 24-7 Reptiles, applicant, has submitted a request for a Special Use Permit for a Pet Store located at 4303 Broadway; and

WHEREAS, on June 3, 2014, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, contingent upon the stipulation that: Owner must comply with ORC 935, Ohio's Dangerous and Wild Animals Law.

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)A1k is hereby issued to 24-7 Reptiles located at 4302 Broadway, contingent upon the stipulation set forth by Planning Commission.

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: 07/01/14
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No. : C-42-14
1st Reading: 07/07/14
Public Notice: 07/10/14
2nd Reading: 07/21/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-42-14

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.505+ ACRES LOCATED AT 2374 WHITE ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.505+ acres, more or less, in Jackson Township was duly filed by Keith S. & Daphne J. Hawk; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on April 08, 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 April 16, 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 Keith S. & Daphne J. Hawk being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on March or, 2014 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on April 08, 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. 8231. 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 2. 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

Passed:

C-42-14

RECEIVED

FEB 13 2014

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

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

By BB Date 2/18/14

February 17, 2014

**PROPOSED ANNEXATION OF 0.505 ACRE
2374 WHITE ROAD**

FROM: JACKSON TOWNSHIP

TO: THE CITY OF GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 8231, and being part of that 0.574 acre tract as described in a deed to Keith S. and Daphne J. Hawk, of record in Instrument Number 199911240292792, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being 0.505 acre more particularly described as follows:

Beginning in the easterly line of said 0.574 acre tract, in the northerly right-of-way line of White Road (60 foot width) in the westerly line of that 0.574 acre tract as described in a deed to Jonathan and Jennifer Morbitzer, of record in Instrument Number 201005180061112, in the existing corporation line of the City of Grove City as established by Ordinance Number C-69-93, of record in Official Record 24125, Page H13;

Thence in a westerly direction, through said 0.574 acre (Hawk) tract, along said right-of-way line, a distance of approximately 100 feet to a point in the westerly line of said 0.574 acre (Hawk) tract, in the easterly line of that 0.574 acre tract as described in a deed to Michael A. Metzger, of record in Instrument Number 201112280169844;

Thence in a northerly direction, along the common line between said 0.574 acre (Hawk) and said 0.574 acre (Metzger) tracts, a distance of approximately 220 feet to a point at the northwest corner of said 0.574 acre (Hawk) tract, the northeast corner of said 0.574 acre (Metzger) tract, in the southerly line of Lot 65 of Keller Farm Subdivision Section 3, of record in Plat Book 65, Page 16, in the existing corporation line of the City of Grove City as established by Ordinance Number C-15-79, of record in Miscellaneous Record 171, Page 881;

Thence in an easterly direction, along the northerly line of said 0.574 acre (Hawk) tract, the southerly line of said Lot 65, the southerly line of Lot 66 of said Keller Farm Subdivision Section 3 and the southerly line of Lot 72 of Keller Farm Subdivision Section 4, of record in Plat Book 65, Page 69, and said corporation line (Ordinance Number C-15-79), a distance of approximately 100 feet to the northeast corner of said 0.574 acre (Hawk) tract, at the northwest corner of said 0.574 acre (Morbitzer) tract;

Thence in a southerly direction, along the common line between said 0.574 acre (Hawk) tract and said 0.574 acre (Morbitzer) tract, and said corporation line (Ordinance Number C-69-93), a distance of approximately 220 feet to the place of beginning, containing 0.505 acre of land, being in tax parcel number 160-001130.

This description was prepared by Westerville Land Surveying, LLC, based on the best available public records (not based on an actual field survey) in January 2014.

by Michael P. Lomano
Michael P. Lomano 2/17/14
Registered Surveyor No. 7711

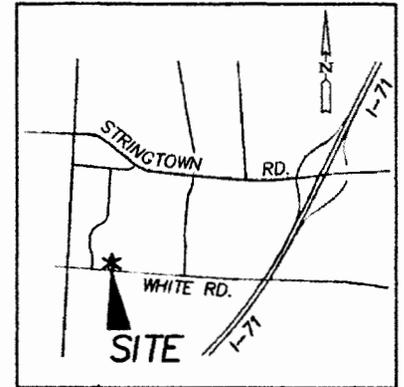
ANX-EXP2

07-14

ANNEXATION PLAT

FROM JACKSON TWP. TO THE CITY OF GROVE CITY
V.M.S. 8231
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

LOCATION MAP (NOT TO SCALE)



LAT 39°52'24"N LON 83°04'01"W

RECEIVED

FEB 13 2014

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

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

By 2/10/14 Date BB

LEGEND

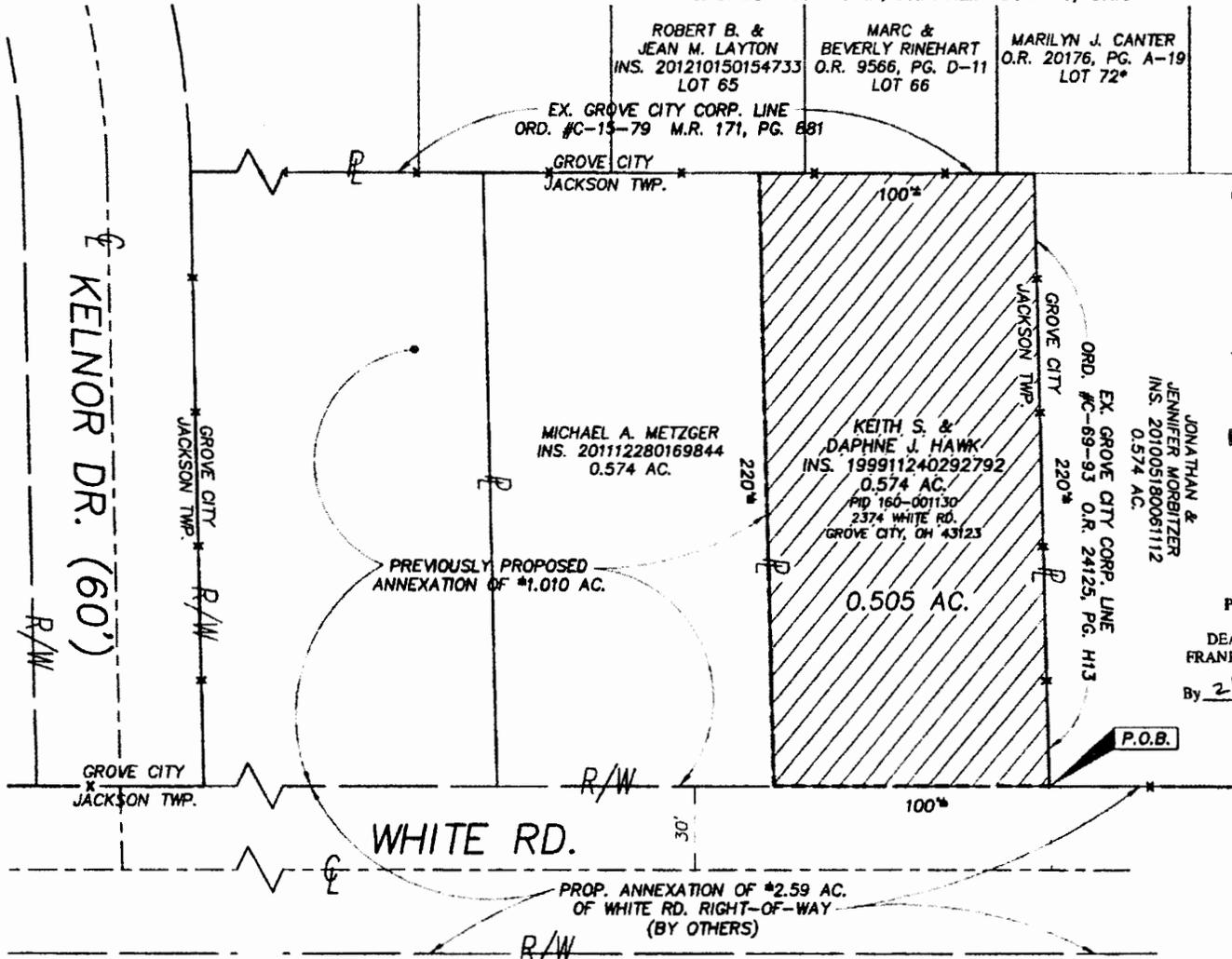
- x — = EX. CORP. LINE
- - - - = PROPOSED GROVE CITY CORP. LINE

ADDRESS OF SUBJECT PROPERTY IS 2374 WHITE RD., GROVE CITY, OH 43123.

LOT NUMBERS REFERENCED TO THE PLAT "KELLER FARM SUBDIVISION SECTION 3", OF RECORD IN P.B. 65, PG. 18, EXCEPT THOSE INDICATED WITH "*" REFERENCED TO "KELLER FARM SUBDIVISION SECTION 4", OF RECORD IN P.B. 65, PG. 69.

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 640 FT., OF WHICH 320 FT. IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 50.0% OF PERIMETER CONTIGUITY.



ROBERT B. & JEAN M. LAYTON
INS. 201210150154733
LOT 65

MARC & BEVERLY RINEHART
O.R. 9566, PG. D-11
LOT 66

MARILYN J. CANTER
O.R. 20176, PG. A-19
LOT 72*

EX. GROVE CITY CORP. LINE
ORD. #C-13-79 M.R. 171, PG. 881

GROVE CITY
JACKSON TWP.

MICHAEL A. METZGER
INS. 201112280169844
0.574 AC.

KEITH S. & DAPHNE J. HAWK
INS. 199911240292792
0.574 AC.
PID 160-001130
2374 WHITE RD.
GROVE CITY, OH 43123

0.505 AC.

EX. GROVE CITY CORP. LINE
ORD. #C-69-93 O.R. 24125, PG. H13

JONATHAN & JENNIFER MORBITZER
INS. 201005180081112
0.574 AC.

P.O.B.

DRAWING PREPARED BY:
WESTERVILLE LAND SURVEYING
90 E. COLLEGE AVE.
WESTERVILLE, OH 43081
(614) 899-2209

DRAWING NAME: 14102ANL.DWG

DATE: 2-17-14
JOB No.: 14-102
CLIENT: Ms. Daphne Hawk

BY Michael P. Jones
OHIO PROFESSIONAL SURVEYOR No. 7711

ANX - EXP 2
07-14