

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

August 05, 2013

6:30 Caucus

7:00 – Reg. Meet.

PRESENTATION:

FINANCE: Mr. Bennett

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| <u>Ordinance C-48-13</u> | Authorize the City Administrator to enter into a Contract with the American Federation of State, County and Municipal Employees Local 116, Ohio Council 8, AFL-CIO. Second reading and public hearing. |
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| <u>Ordinance C-53-13</u> | Authorize the City Administrator to enter into a Professional Services Agreement with Pizzuti Solutions LLC. First reading. |
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SAFETY: Mr. Davis

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| <u>Ordinance C-49-13</u> | Authorize the Charitable Solicitations Board to Issue a Permit to the Leukemia/Lymphoma Society per Section 371.06(b)(2) of the Codified Ordinances. Second reading and public hearing. |
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LANDS: Ms. Klemack-McGraw

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| <u>Ordinance C-45-13</u> | Approve the Rezoning of 1.405 acres located at 2517 Home Road from PSO to PUD-C with Text. Second reading and public hearing. |
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| <u>Ordinance C-50-13</u> | Approve a Special Use Permit for Outdoor Seating for Massey's Pizza Sports Bar and Grille located at 4015 Parkmead Drive. Second reading and public hearing. |
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| <u>Ordinance C-51-13</u> | Approve a Special Use Permit for Outdoor Sales for T&T Service Center located at 4353 Broadway. Second reading and public hearing. |
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| <u>Ordinance C-54-13</u> | Change the name of a Plat from The Partial Resubdivision of Parkway Centre Drive and Stringtown Road Grove City, LLC to The Shoppes at Parkway Centre West. First reading. |
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ON FILE: Minutes of July 15, Regular Council Meetings

July 22 Minutes of BZA

ACTION OF COUNCIL, July 15, 2013

- FINANCE: Ord. C-48-13 - Authorize the City Administrator to enter into a Contract with AFSCME
1. Read title
 2. This ordinance has had its second reading and public hearing and I move it be approved.

- Ord. C-53-13 – Auth. C.A. to enter into a Professional Services Agree. w/ Pizzuti Solutions
1. Read title
 2. This ordinance has had its first reading. Second reading and public hearing will be 8/19
-

- SAFETY: Ord. C-49-13 – Auth. Char. Sol. Bd to Issue a Permit to the Leukemia/Lymphoma Society
1. Read title
 2. This ordinance has had its second reading and I move it be approved.
-

- LANDS: Ord. C-45-13 - Rezone 1.405 acres located at 2517 Home Road from PSO to PUD-C with Text
1. Read title
 2. "This Ord. has had its second reading and public hearing and I move it be approved"

- Ord. C-50-13 – SUP for Outdoor Seating for Massey’s Pizza Sports Bar and Grille, 4015 Prkmd
1. Read title
 2. This ordinance has had its second reading and public hearing and I move it be approved.

- Ord. C-51-13 – SUP for Outdoor Sales for T&T Service Center located at 4353 Broadway
1. Read title
 2. This ordinance has had its second reading and public hearing and I move it be approved.

- Ord. C-54-13 – Change Plat Name from The Partial Resubdivision of Parkway Centre Drive and Stringtown Road Grove City, LLC to The Shoppes at Parkway Centre West
1. Read title
 2. This ordinance has had its first reading. Second reading and public hearing will be 8/19

Date: 7/9/13
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense: _____

No.: C-48-13
1st Reading: 07/15/13
Public Notice: 07/18/13
2nd Reading: 08/05/13
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-48-13

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A CONTRACT WITH THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES LOCAL 1116, OHIO COUNCIL 8, AFL-CIO

WHEREAS, a new contract has been negotiated between the City and the American Federation of State, County and Municipal Employees Local 1116, Ohio Council 8, AFL-CIO; and

WHEREAS, the present contract with AFSCME Local 1116, Ohio Council 8, AFL-CIO expired on April 21, 2013.

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

SECTION 1. The City Administrator is hereby authorized to enter into a contract with the American Federation of State, County and Municipal Employees Local 1116, Ohio Council 8, AFL-CIO. The contract shall be effective from April 21, 2013 to midnight April 21, 2016.

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

Ted A. Berry, President of Council

Passed:
Effective

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law



COLLECTIVE BARGAINING AGREEMENT

Between

The City of Grove City

and

Local 1116, Ohio Council 8

American Federation of State, County and Municipal

Employees

AFL-CIO

April 21, 2013 through April 21, 2016

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ARTICLE 1 – AGREEMENT

This contract is made and entered into this 21st day of April, 2013, between the City of Grove City, hereinafter referred to as the “City”, and Local 1116, Ohio Council 8, American Federation of State, County and Municipal Employees, AFL-CIO, hereinafter referred to as the “Union.”

ARTICLE 2-RECOGNITION

In accordance with certification of the State Employment Relations Board, Case No. 85-RC-04-3363, and all subsequent amendments, the City recognizes the Union as the sole and exclusive collective bargaining agent for wages, hours, terms, and other conditions of employment, for service, clerical, and maintenance employees of Grove City including Account Clerk, Account Specialist, Service Technician, and excluding all sworn Police Officers and Communication Dispatchers in the Police Department, casual and seasonal employees, technical employees, management level employees, confidential employees, and supervisors as defined in Chapter 4117 of the Ohio Revised Code. The City employees represented by the Union are referred to collectively herein as “Members”.

ARTICLE 3-MANAGEMENT RIGHTS

Section 1. Except as specifically limited by the terms and provisions of this Agreement, the City and the City Administrator shall retain all rights, powers, and authorities vested in it prior to the date of this Agreement, regardless of whether such rights have been exercised in the past.

Section 2. The rights, powers, and authorities mentioned in Section 1 above shall include, but shall not be confined to, the following:

A. The right to manage and control the business and operation of the city and to determine all locations for city facilities and equipment, the equipment to be used, the processes, techniques, methods, and means to be used in servicing the city, the right to determine all schedules, schedules of events, assignments of Members, including overtime, and the right to establish and maintain standards of quality and workmanship, to establish, maintain and amend occupational classifications, to establish working rules and regulations, to layoff and recall Members whenever necessary, to determine the size and composition of the work force including the right to relieve Members from duty or to abolish positions.

B. The power to establish rules and regulations governing all Members, the administration of the city, use of city property, attendance at meetings and the compensation and reimbursement of expenses therefore.

C. The authority to manage and direct its Members, to select, hire, rehire, promote, assign, and reassign Members, to maintain discipline and efficiency, discharge Members, and to determine shift schedules.

D. All rights, powers, and authorities granted at any time to the City of Grove City and City Administrator by the laws of the State of Ohio, as well as such rights, powers, and authorities which can reasonably be inferred therefrom except as specifically limited by the terms of this Agreement.

Section 3. Where the rights, powers, and authorities itemized above are modified or limited by the terms and provisions of this Agreement, they shall only be modified or limited to the extent specifically provided therein.

ARTICLE 4-PROBATIONARY PERIOD

Newly hired Members are required to successfully complete a 180 day probationary period beginning on the first day for which a Member receives compensation from Grove City. Probationary Members are not subject to the terms of this Agreement and are not covered by the applicable provisions to the extent the Agreement conflicts with, minimizes or affects the City's rights under the probationary period – including but not limited to the rights to terminate, remove, discipline, transfer, promote, demote or any other management action to be taken with or without cause or any appeal.

ARTICLE 5-DUES CHECKOFF

Section 1. The City agrees to deduct the uniform monthly dues from the wages of all Members covered by this Agreement who become or are Union members; provided, however, that such Member shall first have signed a written "Authorization for Payroll Deductions of Union Dues" (copy attached to this Agreement as Appendix A), in accordance with state law and given the authorization to the City for such deduction.

Section 2. Union dues deduction shall be made in each pay period of each month. The total amount of dues deducted will be submitted to the Comptroller of Ohio Council 8 AFSCME, 6800 North High Street, Worthington, Ohio 43085, within ten (10) days following the second pay period in each month, accompanied by a computer printout showing each Member and the amount of dues deducted. The City shall also send a list of Members whose names have been omitted and reasons for omission. It is expressly understood that although dues are to be deducted from each pay, they shall be remitted to the Union only once a month.

Section 3. The Union shall notify the City in writing of any increase in the current dues being deducted in accordance with the Union's Constitution and Bylaws. Such increase of

dues shall be deducted in the second pay period of the month following notification of any increase in dues.

Section 4. Subject to the requirements of state and federal law, all Members who do not become members in good standing of the Union shall, as a condition of employment, pay a fair share fee to the Union effective on the 61st day after the Member's date of hire. The bi-weekly fair share fee amount shall be included in the amounts submitted in Section 2 above. The deduction of the fair share fee from the earnings of the Member shall be automatic and does not require a written authorization for payroll deduction.

Section 5. Ohio Council 8, AFSCME and Local 1116 herewith agree to indemnify and save the City harmless against any and all claims, demands, suits or other forms of liability or reprisal that may or shall arise out of or by reason of action taken or not taken by the City for the purpose of complying with any provision of this Article. Further, it is expressly understood that in no event will the City be expected to comply with the deduction of Union imposed special fines, assessments, initiation fees or other non-uniformly applied charges levied upon members.

ARTICLE 6-UNION REPRESENTATION

Section 1. Members selected by the Union to act as Union Representatives for the purpose of processing grievances and attending hearings shall be known as "Stewards." The City shall recognize three Stewards, with the President acting as one of the three Stewards.

Stewards shall not process grievances during working hours except in emergency situations. A Steward having an individual grievance in connection with the Steward's own employment may ask for a Union Representative to assist the Steward in adjusting the grievance with the Steward's supervisor.

Section 2. Nonemployee representatives of the Union may enter the premises of any operation of the City upon request to the City Administrator or City Administrator's designee, for the purposes of ascertaining whether or not this contract is being observed and attending meetings at Step Three (3) of the Grievance Procedure. Such visit(s) shall be made by appointment with the City Administrator or City Administrator's designee.

The Union shall furnish the City with a written list of the names of the Union President, Vice President, Recording Secretary, Treasurer, and Stewards, (indicating locations to which each Steward is assigned). Further, the Union shall promptly notify the City in writing of any changes therein.

Section 3. Stewards and Union officers shall adhere to the following procedure in processing grievances and in carrying out all other functions of their offices:

A. Except in emergency situations, all grievances shall be processed outside of working hours. The City Administrator shall have the discretion to permit grievance meetings during work hours in which case there shall be no loss of pay. If such meetings are held outside of working hours, these shall be scheduled by mutual agreement.

B. A Member having a grievance as defined herein shall notify the Member's immediate supervisor and may request the supervisor to call the Member's Steward. If necessary, the supervisor shall make arrangements to have the Steward available when processing the grievance.

C. When it is necessary for a Steward to enter a department (or a section of a department) supervised by a supervisor other than the Steward's own, the Steward shall report first to the supervisor in charge and advise the Steward of the purpose of the Steward being there.

ARTICLE 7-LABOR/MANAGEMENT MEETINGS

Section 1. In the interest of sound labor/management relations, once every six months, if requested by either the Union or the City, the City Administrator shall meet on a mutually agreeable day and time with no more than two (2) Member representatives of the Union and one (1) representatives of AFSCME Ohio Council 8 to discuss those matters addressed in Section 2 of this Article. Additional representatives may attend by mutual, advance agreement.

Section 2. An agenda will be furnished at least seven calendar days in advance of a labor/management meeting by whoever requests such meeting. The purpose of such meeting shall be to:

- A. Discuss administration of this Agreement.
- B. Disseminate general information of interest to the parties.
- C. Discuss ways to increase productivity and improve efficiency.
- D. Discuss other matters mutually agreed to by the parties.

Section 3. If special labor/management meetings have been requested, and mutually agreed upon, they shall be convened as soon as feasible. Labor/management meetings are not negotiation sessions and cannot alter or amend this Agreement.

ARTICLE 8-NON-DISCRIMINATION

The parties to this contract agree that they shall not discriminate against any person on the basis of race, color, religion, national origin or ancestry, disability, age, sex, union activity, military service or veteran status.

All references to Members in this contract designate both sexes and wherever the male or female gender is used, it shall be understood to include male and/or female Members. The term

“Member” shall be defined as a person whose position is included in the bargaining unit except as otherwise provided herein.

ARTICLE 9-DISCIPLINARY PROCEDURE

Section 1. A Member shall have the right to be represented by the Union, if requested by the Member, at any disciplinary meeting where the Member is suspended or dismissed.

Section 2. All written reprimands contained in a Member’s personnel file shall be removed from the Member’s file after one (1) year if no other reprimands have been received in said year.

All suspensions contained in a Member’s personnel file shall be removed from the Member’s file after eighteen (18) months if no other suspensions have been received in said eighteen (18) months.

Members shall be suspended or discharged for just cause following such hearing as may be required by law. The City agrees to follow the standard schedule of penalties set forth below relating to minor offenses, only when possible, however, the City shall have the right to determine the appropriate discipline and may take more severe action against Members for more severe offenses.

- A. Oral warning
- B. Written warning
- C. Suspension
- D. Dismissal

A Member may appeal any disciplinary action through the grievance procedure set forth in this contract however; a grievance relating to an oral or written warning may not be taken to arbitration or appealed beyond Step 2 of the Grievance and Arbitration Procedure, Article 10.

Section 3. A Member shall have the right to inspect the Member's own employee personnel record provided ample notification is given to the City. The Member may receive copies of the materials placed in the Member's personnel record, if the Member asks for copies.

Section 4. All Members of the Service Department and Parks Department shall be required to obtain and maintain the appropriate Commercial Driver's License (CDL) as required by law. Members who fail to comply with this Section shall at the sole option of the City to either be terminated, which termination is agreed to be for just cause, or reassigned to another position.

Section 5. The City may perform all necessary drug testing and other requisite inquiries and reporting for those Members required to maintain a CDL per law and Department of Transportation regulations. The City and the Union acknowledge such testing is necessary and have adopted and implemented such a policy addressing these and other issues (copy attached to this Agreement as Appendix B). For purposes of administering the drug testing policy, the term "new hire period" as used in the policy shall be defined as the first 120 days that a Member is required to maintain a CDL as a member of the AFSCME Bargaining Unit.

The City has the right to develop, implement and/or revise any procedures or forms that it determines are necessary to effectively administer the drug testing policy. Like other work rules, the provisions of Article 27 of this Agreement shall apply to this policy.

The City will use reasonable means, determined in its discretion, to keep Member drug testing information and records, such as testing results and referrals, confidential. Information will be disclosed within the City on a need-to-know basis only. Information will be disclosed outside the City only as needed to carry out this policy or as required by law.

ARTICLE 10-GRIEVANCE AND ARBITRATION PROCEDURE

Section 1. The term “grievance” shall mean any dispute between the City, a Member or Union concerning the application or interpretation of this contract. A grievance must be presented under this section within fourteen (14) calendar days from the date the grievant knew or should have known of the event(s) upon which the grievance is based. It is expressly understood that this grievance and arbitration procedure is the sole means of settling disputes between the parties, as to the interpretation or application of any provision of this Agreement.

The time limits provided in this Grievance Procedure shall be strictly adhered to as maximums for each grievance to ensure rapid resolution of problems and issues concerned. Where an aggrieved party fails to adhere to the time limits set forth in this Grievance Procedure, the grievance shall not be entitled to consideration and such grievance or a demand for arbitration shall be forfeited and void. Time limits may be extended only by mutual agreement of all parties concerned.

The written grievance shall state on the grievance form the specific article and section of this contract alleged to have been violated, a brief set of facts and the relief requested and the date the grievance is filed. If deemed necessary by the Union, an accredited nonemployee representative of the Union may be present at any formal step of this procedure.

Section 2. Each grievance shall be processed in the following manner:

Preliminary Step (Optional): A Member having an individual grievance may first attempt to resolve it informally in a meeting with the Member’s immediate supervisor. Such attempt at informal resolution shall be made by the Member-grievant within fourteen (14) calendar days following the events or circumstances giving rise to the grievance having occurred or were first known by the Member-grievant. Grievances brought to the attention of the

supervisor beyond the fourteen (14) calendar day time limit shall not be considered. At this Step, there is no requirement that the grievance be submitted or responded to, in writing, however, a Grievance Representative may accompany the grievant to the meeting with the supervisor should the grievant request the attendance of the Grievance Representative. If the member is not satisfied with the oral response from the immediate supervisor at this Step, the grievant may pursue the formal Steps which follow. Before a grievance is placed in writing pursuant to Step I, such grievance shall be reviewed the Grievance Chair and the appropriate Grievance Representative.

Step I. A Member having a grievance shall present the grievance in writing to the appropriate supervisor within fourteen (14) calendar days from the date the grievant knew or should have known of the event(s) upon which the grievance is based or else the grievance shall be void. The grievance shall be signed by the Member.

The supervisor shall meet with the Member-grievant and the Union Steward within five (5) calendar days after the grievance is submitted in an attempt to resolve the grievance. The supervisor shall submit an answer in writing to the Member-grievant and Union Steward within five (5) calendar days after this meeting.

Step II. If the grievance is not satisfactorily settled at Step I, the grievance may be appealed to the Public Service Director or the Member's appropriate department head within five (5) calendar days after receipt of the Step I answer. The Public Service Director or the appropriate department head shall, within seven (7) calendar days of the receipt of the appeal, meet with the aggrieved Member, the Union President, and any witnesses necessary to arrive at a resolution. The Public Service Director or the appropriate department head shall render a decision in writing within fourteen (14) calendar days subsequent to such meeting.

Step III. If the grievance is not satisfactorily settled at Step 2, the grievance may be appealed to the City Administrator. Such an appeal must be filed in writing with the City Administrator within seven (7) calendar days of receiving the decision from the Public Service Director or the Member's appropriate department head. The City Administrator may schedule a meeting to meet with the grievant and the grievant's representative prior to rendering any decision. The City Administrator shall have 14 days from the date the grievant is filed with the City Administrator's office to render a decision.

Step IV. If the grievance is not satisfactorily settled at Step III, the Union may, within fourteen (14) calendar days after the receipt of the Step III answer, submit the issue to arbitration by notifying the City in writing of its intent to appeal the grievance to arbitration. The Union will contact the Federal Mediation and Conciliation Service to request a panel of seven (7) arbitrators and the arbitrator shall be chosen in accordance with the then applicable rules. Each party has the right to strike one panel in its entirety and request a new panel. The fees and expenses of requesting a new panel shall be borne by the party making the request. The fees and expenses of the arbitrator shall be borne equally by the parties.

The arbitrator shall limit the decision strictly to the interpretation, application, or enforcement of the specific articles and sections of this Agreement raised in the grievance, and shall be without power or authority to make any decision:

- (a) Contrary to or inconsistent with or modifying or varying in any way the terms of this Agreement or applicable laws.
- (b) Add to, detract from, alter or modify in any way any provisions of this Agreement.

The written decision of the arbitrator resulting from any arbitration of grievances under this provision shall be binding on the parties.

Section 3: Retaliation. No Member shall be removed, disciplined, harassed or discriminated against because the Member has filed, pursued or assisted in the process of a grievance under the procedure.

ARTICLE 11-STRIKES AND LOCKOUTS

Section 1. The Union agrees that during the life of this Agreement there shall be no strikes, work stoppages, slowdowns, interruptions or delays of work of any nature for any reason whatsoever. The City agrees that it will not lockout Members during the life of this Agreement.

Section 2. In the event of any such actions the Union, on receiving notice thereof, shall immediately make every effort to persuade its Members to refrain from such action, and as soon as possible shall notify the City in writing that the actions of its Members or agents have not been authorized by the Union.

Section 3. The City shall have the right to discipline any Member participating in or responsible for any activity prohibited by the provisions of Section I of this Article up to and including discharge. Nothing in this Article limits the City's other legal remedies in the event of a strike during the term of this Agreement.

ARTICLE 12-SENIORITY

Section 1. Seniority shall be a Member's uninterrupted length of continuous service within the AFSCME Bargaining Unit. After April 20, 2007, any Member entering or re-entering the AFSCME Bargaining Unit will have seniority calculated by using the length of service in the AFSCME Bargaining Unit. A Member shall have no seniority for the probationary period, but upon completion of the probationary period, seniority shall be retroactive to the date of hire.

Section 2. Within thirty (30) days after the signing of the Agreement and, if requested by the Union, every six (6) months thereafter the City shall provide the Union with one (1) copy of the current seniority lists. The Union and City may meet whenever necessary to correct any errors. Seniority lists shall be made up by job department and shall contain, in order of seniority, the name, and date of hire of each Member.

Section 3. Seniority shall be broken when a Member:

- A. Quits or resigns;
- B. Is discharged;
- C. Is laid-off for more than a period of twelve (12) consecutive months;
- D. Is absent without leave for three (3) or more workdays unless proper excuse for the absence is shown or if no notice was given, a satisfactory excuse for the failure to give notice is provided;
- E. Fails to report for work when recalled from layoff within ten (10) workdays from the date on which the City sends the Member notice by registered mail (to the Member's last known address as shown on the City's records) unless satisfactory excuse is shown;
- F. Fails to return to work within six (6) months following an absence resulting from illness or injury, work related or otherwise, after the Member has exhausted sick leave and vacation credits; or
- G. Leaves the AFSCME Bargaining Unit.

ARTICLE 13-LATERAL TRANSFERS AND PROMOTION

Section 1. When a job vacancy occurs or if new positions are created within the bargaining unit, a notice shall be posted on the bulletin boards for a period of seven (7) calendar days. Each vacancy notice shall specify the hours, location, rate of pay, department, and job

duties for each job vacancy. If a current Member wishes to place a bid on the vacant job, the Member shall do so in writing to the City Administrator during the seven (7) day posting period. The City shall attempt to fill a vacancy from bids submitted by current Members, however, if in the discretion of the City, no current Members are qualified, then the City shall have the right to fill the job vacancy from outside the bargaining unit pursuant to Chapter 155 of the City Code. If, in the discretion of the City, two or more current Members who bid on a vacancy or new position are qualified, then the City has sole discretion to select which Member will fill the vacancy or new position based on a consideration of the Member's seniority, experience, skill set, leadership and overall performance.

Section 2. If a current Member is selected for a job vacancy or new position in accordance with Section 1 of this Article, but fails to adequately perform that position after a 60-day qualifying period, then the Member shall be allowed to return to Member's former position. This section does not impair or affect the ability of the City to return a selected Member to the Member's former position at any time during the 60-day qualifying period.

Section 3. A Member who performs the duties of a temporarily or permanently vacant position shall receive the hourly wage for that position for every hour spent performing the duties of the vacant position. The City retains the sole right to determine whether and when to fill any such vacancy. Only when a Member is specifically selected by the City to perform the duties of the vacant position will the Member receive the hourly wage for performing the duties of that position. In no circumstance will such a Member receive a decrease in hourly wage for performing the duties of a vacant position.

Section 4. If the City creates a new classification within the departments set forth in Article 14, Layoff and Recall, the City agrees to meet and discuss whether such classification shall be included or excluded from the bargaining unit.

Section 5. Within the Service Technician classification, there shall be created certain specialty-skilled positions to be filled by the City – the positions of “mechanic technician,” “sewer technician,” and “electric technician.” All Members selected to fill these positions will receive specialty pay as described in Article 21, Section 5 of this Agreement.

These specialty technician positions are subject to the following qualifications:

A. The City has the sole discretion to select who will fill these positions based on the criteria listed in Section 1 of this Article.

B. If no current Service Technician applies for these positions or, if in the discretion of the City, no current Members are qualified, then the City shall have the right to assign the position to a Member of its choosing or to fill the position from outside the bargaining unit.

C. An annual reassessment of these positions may be, but is not required to be, conducted by the City every March (with any changes effective April 21 of each year). The annual reassessment may only result in reassignment of the position if the incumbent has been given a prior “performance improvement notice” that the Member’s performance needs to improve or else the Member may face reassignment.

D. The City’s decisions regarding selection into and reassignment of these positions can be grieved to the City Administrator but cannot be arbitrated or further appealed or challenged in any manner.

ARTICLE 14-LAYOFF AND RECALL

Section 1. Bargaining Unit Members may only be laid off due to lack of funds, lack of work and job abolishment. The City shall layoff Members by departmental seniority with the least senior Member laid off first within job classifications.

Section 2. The City agrees to give a written 14-day notice to all Members prior to any layoffs indicating the circumstances which make the layoff necessary.

Section 3. Names of Members laid off shall be placed on departmental recall lists in accordance with the above sections of this Article. When positions within a department become available, Members shall be recalled with the Members having the most seniority on the departmental recall list having the first opportunity to be recalled, provided each Member has qualifications to perform the job. Members shall maintain their seniority and the recall list shall remain active for a period of one year following the layoff. The City shall not hire any new Members or contract out laid off Members' services while any Members are on a valid recall list unless all Members laid off have refused the positions of recall.

Section 4. In case a layoff of Members covered by this Agreement is anticipated, the City shall notify the Union of impending layoff. The Union may suggest possible alternatives to the layoff, however, such suggestions shall not be construed as negotiations and the City shall not be bound by such suggestions.

Section 5. A laid off Member shall be paid for all accrued vacation hours in accordance with Article 20 of the Contract. Members laid off shall have the first thirty (30) days of insurance premiums paid and shall have the right to convert the group insurance coverage pursuant to the Consolidated Budget Reconciliation Act (COBRA) immediately thereafter, at their own expense.

ARTICLE 15-WORKDAY/WORKWEEK

Section 1. For all Members in the bargaining unit employed on or before April 21, 2009, a standard workweek shall consist of five consecutive 8-hour days or four consecutive 10-hour days, Monday through Friday. For all Members hired after April 21, 2009, the Monday through Friday restriction shall not apply. Nothing shall prevent a member hired prior to April 21, 2009 from voluntarily accepting a work schedule or work week that is not Monday through Friday.

Section 2. A Member who reports to work on a regularly scheduled workday without previous notice not to report shall receive a minimum of four (4) hours of work or four (4) hours of pay in lieu thereof at the applicable straight time hourly rate.

Section 3. The City shall have discretion to determine an inclement weather day. Members shall make every effort to report to work. However, if conditions are so hazardous that it is not possible, the Member shall contact the Member's immediate supervisor, who must authorize the Member's absence or late arrival. Those who arrive late will not be docked, up to the time approved and designated by the City.

This designation will be made prior to the noon hour of the day designated as inclement. Members who contact their supervisor, but are unable to get to work, can use vacation time.

Section 4. Members, including those who operate equipment or drive a truck in their assignment, shall not be required to work more than twelve (12) consecutive hours or more than sixteen (16) hours in a twenty-four (24) hour period.

ARTICLE 16-OVERTIME

Section 1. Members shall receive time and one-half their regular rate for the following situations:

- (a) Hours worked in excess of eight hours in a day in an 8-hour work schedule;
- (b) Hours worked in excess of ten hours in a 10-hour work schedule;
- (c) Hours worked in excess of forty (40) hours in a week;
- (d) Hours worked on the sixth or seventh day of a five day, 8-hour a day workweek, or hours on the fifth, sixth, and seventh days of a four day, 10-hour a day workweek; or
- (e) City approved paid leave times shall count as hours worked for determining overtime.

The City shall include annual longevity payments in Members' regular rates of pay for purposes of overtime calculations. Longevity payments shall not be included in Members' rates of pay for any purpose other than overtime calculations. Such timing of payments shall be made at the City's reasonable discretion.

Section 2. The City shall attempt to distribute overtime equally among Members within a classification, provided the Member has the skills to perform the work. Members who are offered overtime and for any reason refuse or fail to work the overtime shall be credited as if they had worked the overtime for purposes of the administration of overtime distribution only. The City will offer overtime in the order of bargaining unit Members first, non-bargaining unit members that are full-time employees second, and then seasonal part-time employees last. The City will provide the Union, upon request, with a summary of all overtime worked by Members.

Section 3. A Member who is called into work, at a time when the Member is not regularly scheduled, may receive a minimum of three (3) hours call-in-pay for such unscheduled overtime. A Member who may be called into work again during the initial three (3) hour call-out

shall not receive an additional three (3) hour minimum. Such call outs must be totally disconnected from the Member's normal working hours. Members who are required to report in to work less than three hours before their regular starting time may also qualify for the three (3) hour minimum. Members who are required to continue their normal work day and thus qualify for overtime pay, shall not qualify for the three (3) hour minimum.

Section 4. Good faith efforts will be made consistent with efficient and effective operation of the City to rotate pre-scheduled overtime and to distribute in a fair and efficient manner unscheduled overtime among all qualified members. Both pre-scheduled overtime and unscheduled overtime are obligations of the member and due to the nature of the job necessary requisites. Certain emergencies, acts of nature and/or other unplanned events may at times require such unscheduled overtime and the member shall work with management to be on notice when required and staff the same. The City will make reasonable attempts to post and/or pre-schedule overtime when possible. This provision shall under no circumstances be interpreted as limiting the City's right to schedule and assign overtime, or infringe on any management rights. Failure to abide by this Section can lead to discipline.

ARTICLE 17-LEAVES OF ABSENCE

Section 1. Military Leave

All Members who are Members of the Ohio National Guard, the Ohio Defense Corps., the State and Federal Militia, or Members of other reserve components of the Armed Forces of the United States are entitled to a leave of absence from their respective duties without loss of pay, and without any offset for receipt of military pay, for the time they are performing service in the uniformed services, as defined in Section 5903.01 of the Ohio Revised Code, for periods of

up to one hundred and seventy-six (176) hours within one (1) calendar year. This military leave policy will remain consistent with the Ohio Revised Code.

Members are required to submit to the City an Order or statement from the appropriate military commander as evidence of such duty. There is not a requirement that the service be in one continuous period of time. The maximum number of hours for which payment will be made in any one (1) calendar year under this provision is one hundred and seventy-six (176) hours. Members of those components listed in paragraph one above will be granted emergency leave for mob, riot, civil defense, or similar duties when so ordered by the Governor to assist civil authorities. Members who are called or ordered to active duty service by the President of the United States or an act of Congress for periods beyond the authorized military leave for the calendar year shall be paid the difference of the military wage and their city wages for active duty military leave beyond the one hundred and seventy-six (176) hours granted each calendar year. If the military wage is higher than the City wage, no difference will be paid. Members will be responsible for all regularly deducted payments for benefits.

Periods of paid military leave shall not reduce the Member's seniority status, vacation, sick leave, or other benefits. The Member does have the option of requesting vacation time for use with military leave or for military purposes.

Section 2. Jury and Witness Duty

A Member called for jury duty or subpoenaed as a witness shall be granted a leave of absence for the period of jury service or witness service and will be compensated for the difference between the Member's regular pay and jury duty pay or witness pay for work absences necessarily caused by the jury duty or witness duty, unless the City obtains the Member's release from jury service or witness service. To be eligible for jury duty pay or

witness pay, a Member shall turn into the City a jury pay voucher or a witness pay voucher showing the period of jury service or witness service and the amount of the jury pay or witness pay received.

Section 3. Educational Leave

Members required by the City to attend work related classes shall not lose time or pay for attending such classes.

Section 4. Personal Leave

A Member may request an unpaid personal leave for any personal reason for a duration of no more than six (6) months. This six-month period shall be inclusive of all other leaves received for the same reason of absence, including FMLA. A Member shall request such leave in writing no less than two weeks prior to the requested time frames of the leave. The City, in its sole discretion, may grant or deny the Member's request. The City's decision regarding the grant or denial of personal leave may not be grieved, arbitrated or otherwise appealed.

Section 5. Medical or Disability Leave

A disabled Member may request an unpaid leave for medical or disability reasons after exhausting all sick leave and vacation credits. The requested leave shall be for a duration of no more than six (6) months. This six-month period shall be inclusive of all other leaves received for the same reason of absence, including FMLA. A Member shall request such leave in writing no less than two weeks prior to the requested time frames of the leave. The City, in its sole discretion, may grant or deny the Member's request. The City's decision regarding the grant or denial of medical or disability leave may not be grieved, arbitrated or otherwise appealed.

Section 6. **Retention of Seniority**

Members shall retain all seniority rights with the City while on leaves of absences which are authorized under this Article of this Agreement. However, Members on personal leave, medical leave and/or military leave shall not be permitted to exercise their seniority rights until two weeks before they return from leave.

Section 7. **Injury Leave**

Members who sustain an injury while performing City functions in a non-negligent line of duty may be granted up to 30 work days of injury leave per injury. Such injury must be reported immediately to the Member's supervisor. All requests for injury leave must be filed with and approved by the City Administrator. Injury leave requests must also include a physician's report that indicates that the Member cannot perform the essential functions of the Member's position and indicates the recovery time. The City reserves the right to request and to pay for its own medical examination as a "second opinion." While on injury leave, the Member cannot work at another place of employment. Any payments for lost wages from the Bureau of Workers' Compensation received by the Member while on the injury leave, must be returned to the City. The City also reserves the right to make a temporary light duty assignment.

Section 8. **Family and Medical Leave Act**

A. *General.* It is the policy of the City to grant up to twelve (12) weeks of family and medical leave during any "rolling" twelve (12) month period to Members, in accordance with the Family and Medical Leave Act of 1993 (FMLA). A rolling twelve (12) month period means the twelve (12) month period measured backwards from the date a Member uses the leave. The leave will be unpaid, however, benefits will continue during the leave.

The Member is required to use paid leave benefits, including vacation leave, sick leave and compensatory time during FMLA leave taken for any reason. The use of such paid leave benefits will run concurrently with the use of FMLA and shall not operate to extend FMLA benefits beyond what is provided by law. A Member on disability benefits while on FMLA leave taken for any reason shall take such benefits which run concurrently with the use of FMLA leave and shall not operate to extend FMLA benefits beyond what is provided by law.

All leaves of any kind that are granted, whether paid or unpaid, for purposes which are covered under the FMLA, shall be charged as FMLA leave and shall be subject to the twelve (12) week per year limitation for the length of the FMLA leave. Further, the City may designate the type of leave to be substituted if more than one type of leave applies to a leave situation.

B. *Qualification Requirements.* In order to qualify to take FMLA leave under this policy, the Member must meet all of the following conditions:

(1) The Member must have worked for the City at least twelve months or fifty-two (52) weeks. The twelve (12) months, or fifty-two (52) weeks, need not have been consecutive. For eligibility purposes a Member will be considered to have been employed for an entire week even if the Member was on the payroll for only part of a week or if the Member is on leave during the week.

(2) The Member must have worked at least one thousand two hundred fifty (1,250) hours during the twelve (12) month period immediately before the date when the leave would begin.

(3) The Member must work in an office or work-site where fifty (50) or more Members are employed within seventy-five (75) miles of that office or work-site.

C. ***Covered Leave.*** In order to qualify as FMLA leave under this policy, the Member must be taking the leave for one of the reasons listed below:

(1) The birth of a child and in order to care for that child. This leave must be taken during the twelve (12) month period immediately following the birth of the child.

(2) The placement with the Member of a child for adoption or foster care. This leave must be taken during the twelve (12) month period immediately following the placement of the child.

(3) To care for a spouse, child, or parent with a serious health condition and the Member is designated as the caregiver.

(4) The serious health condition of the Member which makes the Member unable to perform the functions of the Member's job.

(5) Because of any qualifying exigency arising out of the fact that the spouse, or a son, daughter, or parent of the Member is on active duty (or has been notified of an impending call or order to active duty) in the Armed Forces.

(6) In order to care for a service member who is the Member's spouse, son, daughter, parent or next of kin because of a serious injury or illness that the service member incurred in the line of active duty in the Armed Forces (hereafter "service member-care leave").

D. ***Serious Health Condition.*** A "serious health condition" means all illness, injury, impairment, or a physical or mental condition that involves:

(1) In-patient care (i.e., overnight stay in hospital, hospice or residential medical care facility);

(2) Any period of incapacity requiring absence from work, school, or other regular daily activities of more than three consecutive calendar days and that involves two (2) or more times of treatment by a health care provider or treatment on one occasion resulting in continuing treatment under the supervision of a health care provider;

(3) Any period of incapacity due to a chronic serious health condition that requires periodic visits for treatment by a health care provider, continues over an extended period of time, and may cause episodic rather than continuing periods of incapacity, i.e., asthma, diabetes, epilepsy, etc.;

(4) Any period of incapacity that is permanent or long-term due to a condition for which treatment may not be effective, i.e., Alzheimer's, severe stroke, terminal illness, so long as the Member or family member is under the continuing supervision of a health care provider;

(5) Any period of absence to receive multiple treatments by a health care provider either for restorative surgery after accident or surgery, or for a condition that would likely result in a period of incapacity of more than three (3) consecutive days in the absence of medical intervention, i.e., cancer (chemotherapy, radiation), severe arthritis (physical therapy) or kidney disease (dialysis); or

(6) Prenatal care by a health care provider. This policy covers illnesses of a serious and long-term nature, resulting in recurring or lengthy absence. Generally, a chronic or long term health condition which if left untreated would result in a period of incapacity of more than three (3) consecutive days, would be considered a serious health condition.

The City may require a Member to provide a medical certification of a serious health condition. If a Member takes paid leave for a condition that progresses into a serious health condition and the Member requests unpaid leave as provided under this policy, the City may designate all or some portion of related leave taken as leave under this policy to the extent that the earlier leave meets the necessary qualification.

E. *Leave Time Frame.* An eligible Member can take up to twelve (12) weeks of leave under this policy during any twelve-month period. The City will measure the twelve (12) month period as a rolling twelve (12) month period measured backward from the date the Member uses any leave under this policy. Each time a Member takes leave, the City will compute the amount of leave the Member has taken under this policy and subtract it from the twelve (12) weeks of available leave, and the balance remaining is the amount the Member is entitled to take at that time. Leave shall be computed and subtracted from a Member's available leave as indicated above on a day-for-day basis. Intermittent leave or leave on a reduced schedule may be taken in any size increments, however, such leave shall be computed by the City and subtracted from the Member's available leave on the basis of a minimum of one hour for every one (1) hour of leave or part thereof, in one (1) hour increments.

If a husband and wife both work for the City, and each wishes to take leave for the birth of a child, adoption or placement of a child in foster care, or to care for a parent (but not a parent "in-law") with a serious health condition, the husband and wife may only take a total of twelve (12) weeks of leave.

F. *Service Member-Care Leave Extension.* For service member-care leave only, the Member is eligible for an extended leave of up to fourteen (14) additional workweeks beyond the initial twelve (12) workweeks during a twelve (12) month period, but in no circumstance is any

Member entitled to more than a total of twenty-six (26) workweeks of FMLA leave for any combination of reasons during a twelve (12) month period.

G. *Benefits and Compensation.* While a Member is on leave, the City will continue the Member's health benefits during the leave period at the same level and under the same condition as if the Member had continued to work.

If the Member chooses not to return to work for reasons other than a continued serious health condition, the City may require the Member to reimburse the City the amount it paid for the Member's health insurance premium during the leave.

If a Member pays a portion of the health care premium for family benefits, then while on leave, the Member must continue to make this payment either in person or by mail. The payment must be received by the first day of each month. If the payment is more than thirty (30) days late, the Member's health care coverage may be dropped for the duration of the leave.

A Member who takes leave under this policy will be able to return to the same job or a job with equivalent status, pay, benefits and other employment terms. The position will be the same or one which entails substantially equivalent skill, effort, responsibility and authority.

All and any accrued available paid leave benefits and disability benefits, if applicable, must be substituted for all or any part of unpaid FMLA leave taken for any reason.

All leaves of any kind that are granted, whether paid or unpaid, for purposes which are covered under the FMLA, shall be charged as FMLA leave and shall be subject to the rolling twelve (12) week per year limitation for the length of the FMLA leave.

H. *Application for Leave.* The Member may take FMLA leave in consecutive weeks, may use leave intermittently (take a day periodically when needed over the year), or under certain circumstances may use the leave to reduce the work week or work day, resulting in a

reduced hour schedule. In all cases, the leave may not exceed a rolling total of twelve (12) weeks over a twelve (12) month period, unless the service member-care leave extension applies as outlined in Section 161.13(f) in City Code.

The City may temporarily transfer a Member to an available alternative position with equivalent pay and benefits if the alternative position would better accommodate the intermittent or reduced schedule. Members may take FMLA leave intermittently or on a reduced leave schedule only when medically necessary to treat the Member's serious health condition, or the serious health condition of the Member's spouse, child, or parent. If leave is requested on this basis, however, the City may require the Member to transfer temporarily to an alternative position, which better accommodates recurring periods of absence or a part-time schedule, provided that the position has equivalent pay and benefits.

For the birth, adoption or foster care of a child, the City and the Member must mutually agree to the schedule before the Member may take the leave intermittently or work a reduced hour schedule. Leave for birth, adoption or foster care of a child must be taken within one (1) year of the birth or placement of the child.

If the Member is taking leave for a serious health condition, or because of the serious health condition of a family member, the Member should try to reach agreement with the City before taking intermittent leave or working a reduced hour schedule. If this is not possible, then the Member must provide that the use of the leave is medically necessary.

I. *Required Documentation.* The City will require certification of a serious health condition. The Member should respond to such a request within fifteen (15) days of the request, or provide a reasonable explanation of the delay. Failure to provide certification may result in a denial of continuation of leave.

Certification of a serious health condition shall include: the date when the condition began, its expected duration, diagnosis, and a brief statement of treatment. For medical leave for the Member's medical condition, the certification must also include a statement that the Member is unable to perform the essential functions of the Member's position. For a seriously ill family member, the certification must include a statement that the patient requires assistance and that the Member's presence would be beneficial or desirable and an estimate of the amount of time the Member is needed to provide care.

If the Member plans to take intermittent leave or work a reduced schedule, the certification must also include dates and the duration of treatment and a statement of medical necessity for taking intermittent leave or working a reduced schedule.

The City has the right to contact the physician who completed the medical certification directly if: (1) the City needs clarification of the medical certification; or (2) The City needs to authenticate the medical certification.

The City has the right to ask a second opinion if it has reason to doubt the certification. The City will pay for the Member to get a certification from the second doctor, which the City will select. If there is a conflict between the original and second opinion, a third opinion will be required with both parties agreeing on a third doctor and the City paying for this opinion. The third opinion is the final option. Except when the leave is not foreseeable, all Members requesting leave under this policy must submit the request in writing to their immediate supervisor, with a copy to the Personnel Department.

J. *Notice and Application.* When a Member plans to take leave under this policy, the Member must give the City thirty (30) days notice. If it is not possible to give thirty days' notice, the Member must give as much notice as is practicable - normally no later than twenty-

four (24) hours after the need for leave is known. A Member undergoing planned medical treatment is required to make a reasonable effort to schedule the treatment to minimize disruptions to the City's operations. If a Member fails to provide thirty (30) days notice for foreseeable leave with no reasonable excuse for the delay, the leave request may be denied until at least thirty (30) days from the date the employer receives notice.

While on leave, Members are requested to report periodically to the City regarding the status of their medical condition, and their intent to return to work.

Members shall provide at least verbal notice sufficient to make the City aware that the Member needs FMLA-qualifying leave, the anticipated timing and duration of the leave. The City may inquire further of the Member if it is necessary to have more information about whether FMLA leave is to be taken. Except when the leave is not foreseeable, all Members requesting leave under this policy must submit the request in writing to their immediate supervisor, with a copy to the Personnel Department.

If a Member takes leave based on the serious health condition of the Member or to care for a family member, the Member must make a reasonable effort to schedule treatment as to not unduly disrupt the City's operations.

ARTICLE 18-SICK LEAVE

Section 1. Members shall accumulate sick leave at the rate of 4.6 hours for each completed 80 hours of service. Members shall have unlimited accumulation of sick leave. Each Member shall furnish a satisfactory, written signed statement to justify the use of sick leave. If medical attention is required, or if an absence lasts longer than three (3) consecutive days, a certificate stating the nature of the illness from a licensed physician shall be required to justify the use of sick leave. The City reserves the right to require any Member to provide a doctor's

statement releasing the Member for full duty or the right to send any Member to a City-appointed doctor for examination to evaluate the legitimacy of an absence or the Member's ability to return to work. In the event of a conflict in medical opinions, the Member shall be examined by a third doctor, mutually selected. Falsification of a verbal statement, a written, signed statement or a physician's certificate is grounds for immediate discharge.

When a Member is going to be off work using sick leave, they shall call and report off to their immediate supervisor prior to their scheduled starting time. If a Member fails to report off timely, they shall not be able to use sick leave for the absence. When a Member plans to take sick leave for a foreseeable, scheduled medical appointment and medical leaves, the Member must provide the City with written notice at least thirty (30) days before the appointment or leave is to begin. If it is not possible to give thirty (30) days advance notice, the Member must give as much advance notice as the Member can under the circumstances. The City shall have discretion to grant or deny such requests.

Members shall accumulate sick leave with pay only for service as a Member of the City of Grove City, except as provided otherwise herein.

Members with employment service time with another public agency in the State of Ohio may be credited with any unused sick leave from previous public employment up to one hundred and twenty (120) hours. A letter certifying that sick leave balance from the former employer must be furnished to the City. Sick leave from another public agency cannot be converted to cash and can only be used when any sick leave earned while employed with Grove City has been exhausted.

Section 2. When a Member having one or more years of continuous service with the City retires or resigns the Member shall be entitled to receive pay for one-half of all accumulated

sick leave hours earned while employed by Grove City in excess of 360 hours, at the Member's current hourly rate. A retiring Member is guaranteed a payout equal to one-fourth (1/4) of the total number of sick leave hours accumulated. In the event of death as a direct result of an injury sustained in the course of employment with the City, the Member's sick leave accumulation shall be paid to the estate of the Member at the Member's final base rate of pay. A Member who is terminated from employment with the City shall not be eligible to receive payment for any unused sick leave.

Section 3. A Member may use sick leave only for the following reasons:

- A. Illness or injury of the Member or a member of the Member's immediate family.
- B. Disability arising from pregnancy and/or childbirth and other related conditions.
- C. Death in the immediate family up to a maximum of five (5) days.
- D. Death in the non-immediate family up to a maximum of one day.

For the purposes of this section, immediate family shall include spouse, child, stepchild, brother, sister, parents, grandparents, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepsister, stepson, stepdaughter, half-brother, and half-sister.

Section 4. Sick leave shall be charged in minimum units of one-half (1/2) hour. A Member shall only be charged and paid for sick leave that the Member has requested. The City will furnish each Member with a written statement showing the amount of employee accumulated paid sick leave each pay period.

Section 5. At any time, an eligible Member who has accumulated and maintains three hundred sixty (360) or more hours of unused sick leave shall be given the option of converting unused sick leave earned with the City for paid compensation of fifty percent of the total hours at

the employee's regular base rate of pay; (for example, one hundred (100) hours will yield a total of fifty (50) hours of pay multiplied by the employee's regular base rate). No Member conversion per this section may result in such Member maintaining less than a minimum of three hundred sixty (360).

Section 6. Members shall be allowed to carry over any unused and unpaid sick leave from service in the State of Ohio or any political subdivision in Ohio. This sick leave that is carried over shall not be paid out upon termination or resignation and shall not be eligible for purposes of the yearly conversion in the Section 5.

Section 7. At the City's discretion, a Member shall furnish a satisfactory written signed statement to justify the use of sick leave, a statement from the Member's health care provider or fully completed applicable City forms including those relating to FMLA or other leaves then in use by the City. Falsification of a verbal statement, a written, signed statement or a physician's certificate is grounds for immediate discharge.

No Member may receive payment from the City for sick leave if the Member is receiving workers' compensation for the same purpose.

Section 8. **Donated Sick Leave**

A. Eligibility - Any member may apply to the Human Resources Coordinator or the City Administrator's designee, to receive donated sick leave, if the Member requesting such donated sick leave:

- (1) Has a non-work related serious illness or serious injury, as documented in writing by a medical doctor, which renders the Member unable to perform the essential functions of the Member's position for a minimum of four (4) consecutive weeks;

(2) Has exhausted all leave balances and does not have a sufficient amount of accrued and unused paid leave to cover the estimated period of absence.

(3) Has not been offered non-work related Transitional Duty; and

(4) Has no record of ever being disciplined for sick leave abuse.

B. Procedure:

(1) A Member qualifying for sick leave donation hereunder shall make a written request for such leave by completing the necessary form and submitting same to the Human Resources Coordinator or the City Administrator's designee. Written documentation from a medical doctor of the Member's serious illness or injury must be attached to the request. The City Administrator shall have the discretion to approve or deny such request. Copies of the written request and written documentation from a medical doctor shall be provided to Human Resources.

(2) Upon approval of a request for sick leave donation, the Human Resources Coordinator or City Administrator's designee shall complete the necessary form and forward copies of same to the Member requesting sick leave donation.

(3) A Member wishing to donate sick leave to a fellow Member eligible for donation shall complete the necessary form and forward same to the City Administrator or City Administrator's designee, who shall provide a copy to Human Resources.

C. Approval - Upon approval of a Member's request for donated sick leave, the City Administrator or City Administrator's designee shall:

(1) Notify all eligible Members of the Member's need for donated sick leave, while respecting the Member's right of privacy;

(2) Approve payment of any such donated sick leave to the requesting Member on a pay period by pay period basis up to the amount of donated leave, or the hours necessary to provide the member with their regular, straight-time pay for such pay period, whichever is greater.

D. Donating Sick Leave –Members may donate accrued and unused sick leave to their credit to any other Member who has been approved to receive donated sick leave if the donating Member:

(1) Retains a sick leave balance of at least two hundred forty (240) hours after deduction of the hours offered for donation; and

(2) Voluntarily elects to donate sick leave to the Member approved for donation, understanding that any such leave donated and not used shall be returned.

E. Terms and Conditions – The following additional terms and conditions shall apply to the Sick Leave Donation Program:

(1) All donation of sick leave shall be in eight (8) hour increments, with eight (8) hours being the minimum donation;

(2) A Member receiving donated sick leave shall be paid at the Member's regular, straight-time rate of pay, regardless of the rate of pay of the Member donating such leave.

(3) Sick leave shall be deducted from donating Member proportionately from all donated hours and credited to the receiving member's account on pay day up to the amount necessary for the Member to be paid their regular two (2) week's pay. No sick leave shall accumulate in the account of a receiving Member or be converted to cash or

compensatory time. Any sick leave donated by a Member that is not used shall remain in the account of the donating Member;

(4) A Member using donated sick leave shall be in active pay status and shall accrue sick and vacation leave, and be entitled to any benefits they would normally receive. All paid leave provided to or accrued by a Member while using donated sick leave shall be used in the following pay period before donated sick leave is used.

(5) Members receiving donated sick leave shall be eligible to receive such leave only until the Member's estimated date of return to duty, or until the first pay period during which the receiving Member fails to receive enough donated leave to receive their full two (2) weeks pay. Members who have continued to receive full donations and whose physicians extend their estimated date of return will be eligible for notification for the need for further donation.

(6) No Member receiving donated sick leave will be permitted to be off work on such leave more than twelve (12) consecutive calendar months. A Member may not apply for donated leave more than once in any twelve (12) month period.

(7) No Member may donate more than 40 sick leave hours to another Member in a calendar year.

(8) The City Administrator or City Administrator's designee shall ensure that no Member is forced or coerced into donating sick leave for a fellow Member. Donation shall be strictly voluntary. Only the Human Resource Coordinator shall directly solicit donations of sick leave from another Member.

ARTICLE 19-HOLIDAYS

Section 1. All bargaining unit Members shall receive the following holidays off with pay:

New Year's Day	First day in January
Martin Luther King Day	Third Monday in January
President's Day	Third Monday in February
Memorial Day	Last Monday in May
Independence Day	Fourth day of July
Labor Day	First Monday in September
Columbus Day	Second Monday in October
Veteran's Day	Eleventh day of November
Thanksgiving Day	Fourth Thursday in November
Day Following Thanksgiving Day	Fourth Friday in November
Christmas Eve Day	Twenty-fourth day of December
Christmas Day	Twenty-fifth day of December
Member's Birthday	

Section 2. If any of the above holidays fall on a Sunday, the holiday is observed on the following Monday; if it falls on a Saturday, it is observed on the preceding Friday. If a recognized holiday occurs during a Member's vacation, that day is not charged as vacation used. Members required to work on a recognized holiday shall receive one and a half (1½) times their regular rate of pay for all hours worked in addition to their regular compensation.

Section 3. In order to receive holiday pay, the Member must work the Member's regularly scheduled shift immediately preceding the holiday and the regularly scheduled shift

immediately following the holiday, unless the Member is on vacation or has a written doctor's excuse.

Section 4. Members must observe the "Member's Birthday" on a day mutually advantageous to the Member and the City within the calendar year. This holiday cannot be carried forward to the next calendar year.

Section 5. Members required to work on Christmas Eve, Christmas Day, New Year's Day, the Fourth of July (or the City's celebrated day) or Thanksgiving Day shall receive double time for all hours actually worked on the holiday. This would be for hours worked only on the actual holiday itself and not the day that might be observed by the City. Such payment for the hours worked shall be in addition to the 8 hours of holiday time provided for these holidays in Section 1.

ARTICLE 20-VACATION

Section 1.

A. All bargaining unit Members, after one year of service, shall be entitled to the following weeks of vacation with pay annually:

Years of Service	Paid Vacation Hours per Year	Vacation Hours Per Pay Period
1 year through & including 3 yrs.	80 hours	3.0769
4 yrs. through & including 8 yrs.	120 hours	4.6153
9 yrs. through & including 13 yrs.	160 hours	6.1538
14 yrs. through & including 17 years	200 hours	7.6923
18 yrs. or more	240 hours	9.2307

B. Members who accrue more vacation hours than the maximum number of hours allowed shall receive their regular rate of pay for each hour in excess of the maximum number of hours allowed.

C. Bargaining unit Members, shall be allowed to accrue vacation hours up to a maximum number of hours according to their years of service, as follows:

Years of Service	Maximum Accrual of Vacation Hours
1 year through & including 3 yrs.	240 hours
4 yrs. through & including 8 yrs.	360 hours
9 yrs. through & including 13 yrs.	480 hours
14 yrs. through & including 17 years	600 hours
18 yrs. or more	720 hours

D. At any time during the calendar year, an employee may request to be paid for any vacation balance in excess of eighty (80) hours at the employee's most recent base hourly rate. At the end of each calendar year, each employee shall be paid for any vacation balances in excess of the maximums fixed by this section at the employee's base hourly rate at the end of the calendar year. Such payments shall be made by January 31 of the next calendar year.

E. Vacation scheduling and approval is not automatic. Members must request their vacation leave in advance and have it pre-approved by the Director of the Department (or the Director's designee). The Director (or the Director's designee) has sole discretion for granting or denying the scheduling of vacation leave based on what the Director deems most advantageous for the service and the interest of the City. Any Member who is separated from the City service through removal, resignation, retirement or lay-off and who has unused vacation leave shall be entitled to compensation at the Member's then current rate of pay for all lawful accrued and unused vacation leave.

Section 2. In case of the death of a Member any earned but unused vacation shall be paid to the Member's beneficiary or the Member's estate at the Member's then current rate of pay.

Section 3. Vacation leave may be requested in one-half (1/2) hour increments. Vacation leave is compensated at your current rate of pay.

Section 4. "Years of Service" generally is defined to be the total of all periods of employment for the City of Grove City and periods of employment with other public agencies in the State of Ohio.

Members shall not earn vacation credits while in a no pay status for 8 or more hours. A Member shall not earn vacation credits if the Member is on donated sick leave.

ARTICLE 21-WAGES

Section 1. The following wage schedules shall apply for the life of this agreement:

Job Classification	Step	EFFECTIVE 4/21/2013 2.5%	EFFECTIVE 4/21/2014 1.0%	EFFECTIVE 4/21/2015 1.0%
ACCOUNT CLERK	Step 1	\$14.58	\$14.73	\$14.87
	Step 2	\$16.11	\$16.27	\$16.43
	Step 3	\$17.65	\$17.83	\$18.01
	Step 4	\$19.20	\$19.39	\$19.58
	Step 5	\$20.74	\$20.95	\$21.16
	Step 6	\$22.24	\$22.46	\$22.68
	Step 7	\$23.81	\$24.05	\$24.29
ACCOUNT SPECIALIST	Step 1	\$15.80	\$15.96	\$16.12
	Step 2	\$17.67	\$17.85	\$18.03
	Step 3	\$19.60	\$19.80	\$20.00
	Step 4	\$21.43	\$21.64	\$21.86
	Step 5	\$23.36	\$23.59	\$23.83
	Step 6	\$25.23	\$25.48	\$25.73
	Step 7	\$27.16	\$27.43	\$27.70

SERVICE TECHNICIAN	Step 1	\$17.48	\$17.65	\$17.83
	Step 2	\$19.13	\$19.32	\$19.51
	Step 3	\$20.78	\$20.99	\$21.20
	Step 4	\$22.45	\$22.67	\$22.90
	Step 5	\$24.08	\$24.32	\$24.56
	Step 6	\$25.75	\$26.01	\$26.27
	Step 7	\$27.41	\$27.68	\$27.96

All Members not at the top step shall move to the next applicable step on the anniversary of the contract.

Section 2. **Pension Pick-Up (Salary Reduction Method)**-The full amount of the statutorily required employee contribution to the Public Employee Retirement System (“PERS”) shall be withheld from the gross pay of Members, shall be “picked-up” by the City, and shall be designated as public employee contributions and shall be in lieu of contributions to PERS by each such Member. No Member subject to this “pick-up” shall have the option of choosing to receive the statutorily required employee contribution to PERS instead of having it “picked-up” by the City or of being excluded from the “pick-up”. The parties agree that the City will not incur any additional costs in the deferment of said federal and state income taxes. Should the rules and regulations of the Internal Revenue Service or PERS change, making this procedure unworkable, the parties agree to return to the former contribution method followed by the City.

Section 3. An Account Clerk who is temporarily assigned and/or required to accept the responsibilities and carry out the duties of Account Specialist for any eight (8) hour workday of a classification that is paid above that which the Member normally holds, shall receive payment consistent with the higher classification while so acting, at the equivalent step the Member is currently at for all hours actually worked but excluding hours in paid status while on

approved leaves. If the duty is performed in overtime status, overtime payment shall be made at the overtime rate of pay for the higher classification.

Payments to be made consistent with the provisions of this section will be the difference in the Member's base salary and base salary of the higher pay classification for the hours actually worked in a bi-weekly basis. Any hours in paid status while on approved leave during said assignment will be paid at the Member's original base rate. Any calculations of severance pay or other similar pays shall be made using a Member's original base rate.

Section 4. A Service Technician who is temporarily assigned and/or required to accept the responsibilities and carry out the duties of a higher classification for any eight (8) hour workday of a classification that is paid above that which the Member normally holds, shall receive an additional payment of \$1.00 per hour while so acting, added to the step the Member is currently at for all hours actually worked but excluding hours in paid status while on approved leaves. If the duty is performed in overtime status, overtime payment shall be made at the overtime rate of pay including the additional \$1.00 per hour.

Payments to be made consistent with the provisions of this section will be the difference in the Member's base salary and the base salary including the additional \$1.00 per hour for the hours actually worked in a bi-weekly basis. Any hours in paid status while on approved leave during said assignment will be paid at the Member's original base rate. Any calculations of severance pay or other similar pays shall be made using a Member's original base rate.

Section 5. Members selected by the City as mechanic, sewer and electric technicians shall receive an additional \$1.00 per hour.

ARTICLE 22-SAFETY

Section 1. The Union agrees to comply with reasonable safety rules and regulations established by the City. Safety is a prime responsibility of both parties. Where necessary, safety equipment shall be provided by the City. Reasonable rules shall be established to regulate the use of such equipment.

Section 2. At no time shall any work of an emergency nature involving an element of hazard or danger be performed without a minimum of two (2) persons. The supervisor or person in charge shall have sole authority to determine if such an emergency exists.

Section 3. A Safety Committee shall be maintained to review safety issues and to make recommendations as necessary to the City for the improved safety of all workers. Such committee shall meet twice a year and be composed of three (3) members chosen by the Union and three (3) representatives of management so designated by the City. Attendance at such meetings may be during the regular work hours but in no case can such meetings result in any overtime pay. The scheduling of such meetings shall be determined by the City.

ARTICLE 23-INSURANCE

Section 1: **Group Health Insurance and Pharmacy Program.** The City will provide group health insurance and a pharmacy program for all Members. Currently, the City provides health insurance and a pharmacy program for all Members in accordance with the Central Ohio Health Care Consortium plan or plans adopted by such Consortium. The City retains the right to seek out alternative health insurance and pharmacy program providers throughout the term of this Contract. In the event the City determines that the Consortium Plan is no longer an economical plan for the City and the Members, the City will provide the same

leave of health insurance and pharmacy program coverage in a manner which is at least equivalent to the Consortium Plan through the term of this Contract.

Section 2: **High Deductible Plan Funding.** The City will fund any High Deductible Plan at eighty percent (80%)

Section 3: **Vision Care Plan.** The City shall provide vision care coverage for each Member.

Section 4: **Dental Care Plan.** The City shall provide dental care coverage for each Member.

Section 5: **Life Insurance.** The City shall provide Seventy Five Thousand (\$75,000) Dollars of life insurance for all full-time Members.

Section 6: **Payment for Coverage.** The City shall pay ninety percent (90%) of the monthly premiums for medical coverage, vision coverage and dental coverage. All participating Members shall pay ten percent (10%) of the monthly premiums for such coverage. The amounts paid by a Member for medical coverage, vision coverage and dental coverage will be deducted from the Member's gross salary for tax purposes as permitted by law.

Section 7. Members who elect health care coverage under the High Deductible Healthcare Plan (HSHP) are eligible to participate in the health savings account (HSA). For those Members who elect to participate in the HSA, the City shall make an annual payment to the Member's HSA with the HSA provider selected by the City. The Member has the option to contribute to the Member's HSA account pre-tax through the Grove City Cafeteria Plan. For new employees enrolling in the plan after January 1st of a given year, the City's contribution will be prorated based on months of employment remaining in the current year.

Section 8: Employees Declining Health Insurance, Major Medical and Hospitalization. Members electing to decline City insurance coverage and who are not covered under any other City insurance policy for the entire calendar year shall receive the following payment in December for that calendar year:

- (1) Employees eligible for family coverage but taking no coverage \$2,000;
- (2) Employees eligible for family coverage but taking single coverage \$1,000;
- (3) Employees eligible for single coverage but taking no coverage \$1,000.

Section 9: Other Benefits. Other benefits may be authorized from time to time by the City Administrator if there is no cost to the City. Notwithstanding the foregoing, the City Administrator is authorized to make adjustments to benefits to ensure that all employees in a Department or Division are treated in a similar fashion.

ARTICLE 24-SUBCONTRACTING

The City shall have the right to subcontract; provided, however, that in the event a decision to subcontract would reduce the number of bargaining unit Members below the level of Members existing at the time of the execution of this Agreement, then, in that situation only, the City agrees to notify the Union and allow the Union an opportunity to discuss the subcontracting decision for a period of 45 days before any bargaining unit members are released. Despite these discussions, the City shall have the sole discretion to determine whether to subcontract during and after the 45-day period, so long as no bargaining unit members are reduced until the end of the 45-day period.

ARTICLE 25-MILEAGE ALLOWANCE

When a Member is required to drive the Member's personal vehicle to transact business of the City, the Member shall be reimbursed at a mileage rate equal to the current IRS rate in effect each year of the agreement.

Parking charges and highway tolls related to business are reimbursed at cost.

ARTICLE 26-MEALS AND LODGING

When a Member is on authorized business for the City and overnight lodging is required, said Member shall be compensated pursuant to the City's Administrative Order, Regulations Governing Travel Expenses.

ARTICLE 27-WORK RULES

The City will provide the Union with any written work rules fourteen (14) days prior to implementation. Any charges by a bargaining unit Member that a work rule is a violation of this contract, or has not been applied or interpreted uniformly to all Members, shall be a proper subject for grievance.

The City will provide the Union copies of all revised or new written work rules in advance of their intended effective date.

ARTICLE 28-UNIFORMS (APPAREL, SHOES AND PPE)

Members in the Service Technician function that are required to wear uniforms shall have uniforms provided directly by the City or a selected uniform service company. Specific uniform items and the amount issued shall be determined by the City. The City will provide all clothing expected to be worn as an outer-layer. The Service Director or designee shall conduct an inspection of uniforms, twice a year. Damaged or worn uniforms shall be replaced on a one-for-

one exchange. The uniform service company would generally provide for the cleaning and repair of such uniforms.

The City and the Union agree that Members in the Account Clerk and Account Specialist functions received their \$200 clothing allowance in May 2013. Members in the Account Clerk and Account Specialist functions will receive an additional one time \$200 clothing allowance. The \$200 clothing allowance shall be paid to eligible employees in the employee's first pay check in May 2014. The City and the Union agree that Members in the Account Clerk and Account Specialist functions will no longer receive any clothing allowance after May 2014.

For all Members affected by the above, all uniform payments and/or credits shall be made in accordance with IRS regulations and will be subject to withholding for tax purposes.

ARTICLE 29-LONGEVITY

A. All bargaining unit Members of the City, after the completion of five years of service with the City, shall receive a longevity bonus in accordance with the schedule set forth below:

Years of Service	Annual Longevity Lump Sum Payment
5 th through 10 th	\$1,075 per year
11 th through 15 th	\$1,325 per year
16 th through 20 th	\$1,550 per year
21 st and thereafter	\$1,900 per year

B. The longevity payment shall be made, in accordance with the above schedule, in a separate lump-sum payment on the first pay period ending after each anniversary date of each year. Upon termination for any reason, Members who are eligible for longevity pay under this section (or, in the event of death, the estate of the deceased) shall be paid, as part of their

terminal pay, the final partial year of longevity pay, prorated to the number of hours worked during such partial year since the Member's last anniversary date. The Director of Finance shall establish the rules and regulations for the distribution of this bonus.

ARTICLE 30-BULLETIN BOARDS

The City will provide space for four (4) bulletin boards for exclusive use by the Union. These bulletin boards shall be located in a conspicuous place where they are available to all Members.

One (1) bulletin board shall be located in an agreed upon area in City Hall. One (1) bulletin board shall be located in an agreed upon area in the Service Department. One (1) bulletin board shall be located in an agreed upon area in the Police Department. One (1) bulletin board shall be located in an agreed upon area in the Mayor's Court.

ARTICLE 31-WAIVER IN CASE OF EMERGENCY

Section 1. In cases of emergency declared by the President of the United States, the Governor of the State of Ohio, the Grove City Council, the Legislature, or the Mayor, such as acts of God or civil disorder, the following conditions of this Agreement may automatically be suspended:

- A. Time limits for management or the Union replies on grievances.
- B. Selected work rules and/or agreements and practices relating to the assignment of the Members.

Section 2. Upon the termination of the emergency, should valid grievances exist, they shall be processed in accordance with the provisions outlined in the Grievance Procedure and shall proceed from the point in the Grievance Procedure to which they (the grievant(s)) had properly progressed.

ARTICLE 32-TUITION REIMBURSEMENT

Each Member who has one (1) year of continuous City service shall be eligible for a reimbursement of tuition in courses of instruction voluntarily undertaken by him or her. The tuition reimbursement program shall be subject to the following conditions:

A. All courses must be taken during other than scheduled working hours. All scheduled hours for courses of instruction must be filed with the City Administrator or the City Administrator's designee. All courses are subject to approval by the City Administrator. There must be a correlation between the Member's duties and responsibilities and the courses taken. All scheduled times of courses must be approved by the City Administrator. Any situation which, in the discretion of the City Administrator, would require a Member's presence on the job shall take complete and final precedence over any time schedule for courses.

B. Members shall not receive tuition reimbursement from the City for more than necessary to cover their actual out-of-pocket cost for tuition. Therefore, any financial assistance from any governmental or private agency made available to a Member, whether or not applied for and regardless of when such assistance may have been received, shall be deducted in the entire amount from the full tuition reimbursement the Member is eligible for under this Section. For example: If tuition costs \$3,500.00, and the Member receives \$2,000.00 in scholarship assistance, then the Member is only entitled to receive payment from the City in the amount remaining to be paid by the Member, i.e. \$1,500.00. If a Member's tuition is fully covered by another governmental or private agency, then the Member is not entitled to payment from the City.

C. Reimbursement for tuition shall be made when the Member satisfactorily completes a course and presents an official certificate or its equivalent and a receipt of payment

or copy of the unpaid bill from the institution confirming completion of the approved course to the City Administrator. Reimbursement shall be made within sixty (60) days from the date the Member complies with the provision of this Section.

D. Reimbursement shall be granted up to a maximum of forty two hundred dollars (\$4,200) per year and shall be for reimbursement of tuition costs only. Reimbursement shall be granted for tuition and books in courses of instruction voluntarily undertaken.

E. Any Member participating in the tuition reimbursement program or in the pursuit of a degree program shall be required to stay with the City for the two (2) years following completion of the course work.

F. The City Administrator is responsible for establishing rules, devising forms, and keeping records for the program.

G. A Member must timely complete all coursework in the regularly scheduled course schedule and receive a grade of "C" or better to be reimbursed per this program.

ARTICLE 33-SEVERABILITY

Should any portion of this Agreement be hereafter determined to be void or unenforceable as the result of any law or court decision or tribunal determination, such determination shall not affect the remainder of the Agreement, the terms and conditions hereof being severable in nature.

The parties hereto agree to recognize and adhere to all laws, state and/or federal, which are required. In the event a law is changed and/or a new law is enacted that could affect this contract, the parties shall meet to negotiate a new Article and/or Section to replace the abrogated Article and/or Section.

ARTICLE 34-COMPLETE AGREEMENT CLAUSE

Agreements reached between the City and the Union during negotiations shall constitute the whole and entire Agreement between the parties concerning any and all matters within the scope of collective bargaining. The City and the Union acknowledge that during negotiations which preceded this Agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any subject or matter within the scope of collective bargaining/negotiations and that all the understandings and agreements arrived at by the parties after the exercise of that right and opportunity are set forth in the written provisions of the Agreement.

ARTICLE 35-DURATION

This Agreement shall become effective on April 21, 2013, and shall continue in full force and effect until midnight April 20, 2016. Unless either party shall notify the other in writing of a desire to terminate or modify this Agreement no later than ninety (90) calendar days of the date set forth above, this Agreement shall continue in effect in its entirety from year to year after April 20, 2013, and such failure of timely notice shall constitute an absolute and complete waiver of the right to negotiate for the year following such failure.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives,
have executed this Agreement on the day and year first above written.

For the Employer:

Richard Ike Stage
Mayor, City of Grove City

Charles W. Boso, Jr.
City Administrator, City of Grove City

William Vedra, Team Member
Deputy City Administrator, City of Grove City

Vikki Stoneking, Team Member
Human Resources, City of Grove City

Stephen J. Smith
Law Director, City of Grove City

Eve M. Ellinger, Team Member
Special Legal Counsel, Ice Miller LLP

For the Union:

Eric Boyd
AFSCME Representative

Joseph Weber, Team Member

Jeffrey Geddes, Team Member

Joy Bedard, Team Member

Date: 07/24/13
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense:

No.: C-53-13
1st Reading: 08/05/13
Public Notice: 08/08/13
2nd Reading: 08/19/13
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-53-13

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH PIZZUTI SOLUTIONS LLC

WHEREAS, the Grove City Town Center is extremely important to the success of our community and the City of Grove City wants to maintain the Town Center as part of the quality of life for the residents of the City; and

WHEREAS, on November 19, 2012 Pizzuti presented a concept plan to City Council that included the relocation of the library and redevelopment of the current library site; and

WHEREAS, on December 17, 2012 Council passed Resolution CR-45-12 which endorsed the concept plan and encouraged Pizzuti to move forward with development in accordance with the plan; and

WHEREAS, on February 4, 2013 Council passed Resolution CR-06-13 which approved the preliminary outline of the financial terms associated with the relocation of the library and redevelopment of the current library site in accordance with the Pizzuti concept plan; and

WHEREAS, on May 6, 2013 Council passed Ordinance C-28-13 which approved a multi-year agreement with the Southwest Public Library for the relocation of the library and redevelopment of the current library site in accordance with the Pizzuti concept plan; and

WHEREAS, as detailed above, the Pizzuti concept plan has provided the basis for the redevelopment of portions of the Grove City Town Center and Pizzuti has been instrumental in working with the City and Library to coordinate the redevelopment and relocation of the library; and

WHEREAS, the relocation of the library is a complicated project that involves: (1) the City overseeing, bidding and constructing the new library, including the public areas and parking, and (2) coordinating all of the construction work with the specialized design and architectural work required by the Library's Architect; and

WHEREAS, neither the City nor the Library have the necessary skills to oversee all aspects of this project; and

WHEREAS, the Library has requested, in writing, that Pizzuti be retained to serve as the project manager for the library relocation; and

WHEREAS, because the contract term will likely exceed twelve (12) months, it must be approved by Ordinance.

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

SECTION 1. The City Administrator is hereby authorized to execute the Professional Services Agreement with Pizzuti upon terms and conditions set forth in Exhibit "A."

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

Passed:

Effective:

Attest:

I Certify that this ordinance is correct as to form.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

C-53-13
EXHIBIT A

AGREEMENT FOR OWNER'S REPRESENTATIVE SERVICES

OWNER
City of Grove City, Ohio
4035 Broadway
Grove City, Ohio 43123

and the

OWNER'S REPRESENTATIVE
Pizzuti Solutions LLC
Two Miranova Place
Suite 800
Columbus, Ohio 43215

for services in connection with the following PROJECT: Grove City Library

Notice to the Parties shall be given at the above addresses.

ARTICLE 1 RELATIONSHIP OF THE PARTIES

1.1 The Owner and the Owner's Representative agree to proceed on the basis of mutual trust, good faith and fair dealing and shall endeavor to promote harmony and cooperation among all Project participants.

1.2 The Owner's Representative represents that it is, whether a person or entity, an independent contractor and that in its performance of its Services it shall act as an independent contractor.

1.3 DEFINITIONS

1.3.1 The Design Professional means the licensed Architect, Design Professional or Engineer and its consultants, retained by Owner to perform design services for the Project.

1.3.2 The Contractor is a person or entity retained by the Owner to perform construction work in connection with the Project.

1.3.3 The term Day shall mean calendar day, unless otherwise specifically defined.

1.3.4 Final Completion occurs on the date when a Contractor's obligations under its agreement with the Owner are complete and accepted by the Owner and final payment becomes due and payable.

1.3.5 A Material Supplier is a person or entity retained by a Contractor to provide material and/or equipment for the Work.

1.3.6 The Owner is the City of Grove City, Ohio.

1.3.7 The Owner's Program is an initial description of the Owner's objectives that shall include budgetary and time criteria, space requirements and relationships, flexibility and expandability requirements, special equipment and systems, and site requirements.

1.3.8 The Owner's Representative is Pizzuti Solutions LLC, an Ohio limited liability company. The Owner shall in its agreements with the Design Professional and the Contractor(s) identify the Owner's Representative and include a definition of Owner's Representative.

1.3.9 The Project is the building, facility and/or other improvements for which a Contractor is to perform Work under its agreement with the Owner. It may also include construction by the Owner or others.

1.3.10 The Schedule of the Work is the document prepared by a Contractor that specifies the dates on which the Contractor plans to begin and complete various parts of the Work, including dates on which information and approvals are required from the Owner.

1.3.11 A Subcontractor is a person or entity retained by a Contractor as an independent contractor to provide the labor, materials, equipment and/or services necessary to complete a specific portion of the Work.

1.3.12 Substantial Completion of the Work, or of a designated portion, occurs on the date when the Work is sufficiently complete in accordance with the Contract Documents so that the Owner may occupy or utilize the Project, or a designated portion, for the use for which it is intended. The issuance of a certificate of occupancy is not a prerequisite for Substantial Completion if the certificate of occupancy cannot be obtained due to factors beyond the Contractor's control. This date shall be confirmed by a Certificate of Substantial Completion signed by the Owner and Contractor.

1.3.13 A Sub-subcontractor is a person or entity who has an agreement with a Subcontractor to perform any portion of the Subcontractor's Work.

1.3.14 Work means the services necessary or incidental to fulfill the Architect's obligations for the Project in conformance with the Agreement between the Owner and the Architect and the construction and services necessary or incidental to fulfill the Contractor's obligations for the Project in conformance with the Agreement between the Owner and Contractor. The Work may refer to the whole Project or only a part of the Project if work is also being performed by the Owner or Others.

1.3.14.1 Changed Work means work that is different from the original scope of Work; or work that changes the Contract Price or Contract Time.

1.3.14.2 Defective Work is any portion of the Work that is not in conformance with the Contract Documents.

1.3.15 Worksite means the geographical area at the location of the Project where the Work is to be performed.

1.3.16 The term "Cost of the Work" shall mean the total cost or, to the extent the Project is not completed, the estimated cost to the Owner of all of the elements of the Project. The Cost of the Work shall include the cost at current market rates of labor and materials furnished by the Owner and buildings and equipment designed, specified, selected or specially provided for by the Architect, including the cost of construction or installation provided by a separate construction manager or contractor, plus a reasonable allowance for their overhead and profit. In addition, a reasonable allowance for contingencies shall be included for market conditions at the time of bidding and for changes in the Work. The Cost of the Work shall not include the compensation paid to Pizzuti

under this Agreement, the costs of land, rights-of-way and financing or other costs that are the responsibility of the Owner.

ARTICLE 2 OWNER'S REPRESENTATIVE'S SERVICES

2.1 The Owner's Representative shall serve as Owner's authorized representative on the Project and at the Worksite and shall be fully acquainted with the Project.

2.2 The standard of care for Services performed under this Agreement shall be the care and skill ordinarily used by owner's representatives, or project administrators, practicing under similar conditions at the same time and locality.

2.3 The Owner's Representative's Services may be provided in one or more phases as outlined below. Portions of each phase may commence before the previous phase is completed, in which case both phases may proceed concurrently. The Phases of the Owner's Representative's Services shall include: (Strike services not required).

2.3.1 PROJECT INITIATION PHASE The Project Initiation Phase includes the development of the Owner's Program and the review of the Project's feasibility based on the Owner's Program and other relevant information, as further detailed in section 2.5.

2.3.2 PROJECT DESIGN PHASE The Project Design Phase includes Services during the development of the Project design and specifications through the preparation of construction documents for the Project, as further detailed in section 2.6.

2.3.3 PROJECT CONSTRUCTION PHASE The Project Construction Phase commences upon the issuance of a written notice to proceed to the Owner's Contractor(s) to proceed with the construction of the Project, and includes Services as further detailed in Section 2.7.

2.3.4 PROJECT CLOSE-OUT PHASE The Project Close-Out Phase commences when the Project, or a designated portion, achieves Substantial Completion, and continues through Final Completion, and includes Services as further detailed in section 2.8.

2.4 OWNER'S REPRESENTATIVE'S GENERAL RESPONSIBILITIES

The Owner's Representative shall:

2.4.1 Serve as the contact for all communications between the Owner and its Design Professional, Contractor(s) and consultant(s) including requests for information from or for actions by the Owner;

2.4.2 Maintain a copy of all Project documents and contract documents, including change orders and interim directed changes, for each of Owner's Contractor(s) on the Project, as well as meeting minutes, shop drawings, submittals, drawings and specifications, product data and applications for payment.

2.4.3 Perform on-site observations of the progress and quality of the Project so as to be able to report to the Owner on the progress and quality of the Work being performed and the services provided by all Project participants;

2.4.4 Schedule and conduct Project meetings and report to the Owner on the proceedings.

2.5 PROJECT INITIATION PHASE SERVICES During the Project Initiation Phase, the Owner's Representative shall provide the following Services: (Strike services not required).

- 2.5.1 Review with the Owner the Project goals, objectives, constraints and relationships.
- 2.5.2 Assist the Owner in refining and clarifying the Owner's Program.
- 2.5.3 Assist the Owner in site selection and/or use of existing facilities.
- 2.5.4 Prepare cost estimates and/or review cost estimates prepared by others, provide a recommendation regarding such to the Owner and act upon any directive received from the Owner concerning such cost estimates.
- 2.5.5 Prepare preliminary Project schedule and/or review the preliminary Project schedule prepared by others, provide a recommendation regarding such to the Owner and act upon any directive received from the Owner concerning such preliminary Project schedule.
- 2.5.6 Assist the Owner in the selection of the Design Professional and other consultants retained by the Owner and types of agreements to be used between the Parties.
- 2.5.7 Review with the Design Professional its understanding of the Owner's Program and other relevant data, assist the Design Professional in determining the requirements of its services under the Owner-Design Professional agreement and report to the Owner any outstanding issues.
- 2.5.8 Assist the Owner with filing required documents with governmental authorities having jurisdiction over the Project, including necessary permits.
- 2.5.9 Review Project quality level guidelines.
- 2.5.10 Review Project management information systems and reporting procedures, attend meetings and monitor the compliance and completion of assigned responsibilities.
- 2.5.11 The Owner's Representative shall provide the following other Services, if any, during the Project Initiation Phase:
 - 2.5.11.1 Those services outlined in "Ongoing Planning Services", "Financial Planning and Analysis" and "Governmental Approvals" sections of Exhibit A, which is incorporated by reference into this Agreement.

2.6 PROJECT DESIGN PHASE SERVICES During the Project Design Phase, the Owner's Representative shall provide the following Services: (Strike services not required).

Project Delivery System & Document Review

- 2.6.1 Assist the Owner in the selection of the type(s) of project delivery system(s) to be used for the Project including any phasing requirements and separate bid packages.
- 2.6.2 Receive and review the Design Professional's schematic design, design development and construction documents, provide recommendations to the Owner and act upon any directive received from the Owner concerning these documents, including communicating Owner's approval to the Design Professional.
- 2.6.3 Monitor quality level guidelines during the design process.

2.6.4 Review errors or omissions discovered in the drawings and specifications, review such with the Design Professional and provide recommendations to the Owner and act upon any directive received from the Owner.

2.6.5 Review recommendations concerning constructability issues, material availability or value engineering, review with the Design Professional and the Contractor and provide recommendations to the Owner and act upon any directive received from the Owner.

2.6.6 Review the general and/or supplementary conditions for the Project, provide recommendations to the Owner and act upon any directive received from the Owner including communicating Owner's approval.

Budget and Schedule

2.6.7 Prepare updated budget and schedule and/or review any updated budget and schedule prepared by others upon the completion of schematic design, design development and construction documents, provide recommendations to the Owner and act upon any directive received from the Owner concerning such updated budget and schedule, including communicating Owner's approval to the Design Professional and others.

2.6.8 Prepare budgets for changes including alternate costs and/or review budgets for changes including alternate costs prepared by others, provide recommendations to the Owner and act upon any directive received from the Owner including communicating Owner's approval.

2.6.9 Prepare schedule for procurement of long-lead time items and/or review schedule(s) for procurement of long-lead time items prepared by others which will constitute part of the Work as required to meet the Schedule of the Work provide recommendations to the Owner and act upon any directive received from the Owner including communicating Owner's approval.

Bidding and Award

2.6.10 Assist the Owner in the development of bid strategies and prequalification criteria and the selection process for contracting with the Contractor(s), Subcontractors and Material Suppliers.

2.6.11 Receive from the Contractor(s) a list of possible Subcontractors and Material Suppliers from whom proposals may be requested for each principal portion of the Work, provide recommendations to the Owner and act upon any directive received from the Owner including communicating Owner's approval of or objection to a specific Subcontractor.

2.6.12 Work with the Design Professional and/or others to obtain bids or negotiate proposals from Contractor(s), attend pre-bid or pre-award meetings and review bids or negotiated proposals including proposed subcontractors and material suppliers, provide recommendations to the Owner and act upon any directive received from the Owner.

2.6.13 Receive and review Contractor's(s') proposed superintendent(s) and project manager, provide a recommendation to the Owner and act upon any directive received from the Owner.

2.6.14 Work with the Design Professional and others to make necessary modifications to construction documents in the event the Owner elects not to accept the lowest bona fide bid or negotiated proposal, provide recommendations to the Owner and act upon any directive received from the Owner.

2.6.15 Review Contractor's(s') compliance with insurance and bonding requirements.

2.6.16 Consult with the Contractor(s) regarding equal employment opportunity and affirmative action programs if so directed by the Owner.

2.6.17 Assist the Owner in the preparation and award of the Owner and Contractor's(s') agreement(s).

2.6.18 Review Project management information systems and reporting procedures.

2.6.18.1 Those services outlined in "Professional Team and Contractor Selection", "Financial Planning and Analysis", "Project Management and Coordination", "Insurance Recommendations" and "Product Selection and Procurement" sections of Exhibit A, which is incorporated by reference into this Agreement

2.7 PROJECT CONSTRUCTION PHASE SERVICES During the Project Construction Phase, the Owner's Representative shall provide the following Services:

Commencement and Progress of the Work

2.7.1 As directed by the Owner, issue written notices to the Contractor(s) to proceed with the Work.

2.7.2 Assist the Design Professional's review of the Contractor's schedule of values to help determine its accuracy and sufficiency.

2.7.3 Work with Contractor(s) to coordinate work performed by the Owner with the activities of all forces at the Worksite and agree upon fair and reasonable schedules and operational procedures, and monitor and review progress reports.

2.7.4 Receive and review the Design Professional's and others' recommendations regarding Contractor(s) submittals, including shop drawings, product data and samples, provide recommendations to the Owner, and act upon any directive received from the Owner.

2.7.5 Accompany the Design Professional and others on visits to the Worksite as required by agreement with the Owner, review the Design Professional's Worksite visit reports, and, as needed, provide Owner with recommendations in response to such reports.

2.7.6 Review and monitor the Schedule of the Work.

2.7.7 Receive and review Contractor's(s') notice of delays in the progress of the Work and Contractor's(s') delay claims, provide recommendations to Owner and act upon any directive received from the Owner.

Defective Work, Correction and Testing

2.7.8 Receive and review all notices of defects in the Work, provide recommendations to the Owner and act upon any directive received from the Owner.

2.7.9 With the Design Professional and others, advise Contractor(s) of Defective Work to be corrected.

2.7.10 Advise and provide a recommendation to the Owner regarding Work that may need to be uncovered for inspection, and act upon any directive received from the Owner including directing Contractor(s) to uncover Work for inspection.

2.7.11 Receive and review Design Professional's and others' recommendations regarding needed testing or inspection procedures for the Work, provide recommendations to the Owner and act upon

any directive received from the Owner including communicating Owner's approval to the Design Professional.

Changes and Claims

2.7.12 Receive and review Contractor's(s') request for changes in the Work or claims related to the Project.

2.7.13 Work with the Design Professional and others to review and process Contractor's(s') requests for changes in the Work or claims related to the Project, advise the Owner of the Design Professional's and others' recommendations, provide recommendations to the Owner and act upon any directive received from the Owner, including communicating Owner's approval to the Design Professional and others and Contractor's(s').

Safety

2.7.14 Receive and review any reports of safety violations on the Worksite, provide recommendations to the Owner and act upon any directive received from the Owner including directing Contractor(s) to stop performance of the Work or take corrective measures.

2.7.15 Receive and review Contractor's(s') reports of recordable accidents and injuries occurring at the Worksite.

Hazardous Materials

2.7.16 Receive and review Contractor's(s') reports of hazardous material discovered at the Worksite, provide a recommendation to the Owner regarding such and act upon any directive received from the Owner.

2.7.17 Assist Owner in retaining an independent testing laboratory to determine the nature of suspected hazardous materials encountered at the Worksite.

Payment

2.7.18 Receive and review applications for payment and forward same to Owner with a recommendation for action, including amount due, adjustments to the payment application and any bases for withholding payment.

2.7.19 Receive and retain all Contractor's(s') partial lien and claim waivers for each progress payment as required in the Contractor's(s') agreement with the Owner.

2.7.20 Notify Owner and responsible Contractor(s) of liens filed against the Project and ensure that Contractor(s) cause the removal of any liens as required by their agreement with the Owner.

Substantial Completion

2.7.21 Participate in inspections to determine whether Substantial Completion has been achieved by Contractor(s) and assist in preparation of list of items to be completed or corrected in order to achieve Final Completion.

2.7.22 Receive and review Contractor's(s') proposed certificate of Substantial Completion, provide recommendation to Owner and act upon any directive received from the Owner including communicating Owner's approval.

2.7.23 Those services outlined in the "Financial Planning and Analysis", "Project Management and Coordination", "Insurance Recommendations", "Governmental Approvals" and "Other Services" sections of Exhibit A, which is incorporated by reference into this Agreement

2.8 PROJECT CLOSE-OUT PHASE SERVICES During the Project Close-Out Phase, the Owner's Representative shall provide the following Services: (Strike services not required).

2.8.1 Receive and review all documentation required of Owner's Contractor(s) in order to achieve Final Completion and receive final payment.

2.8.2 Participate in any dispute resolution proceedings instituted by the Design Professional, Contractor(s) or consultants.

2.8.3 Those services outlined in the "Financial Planning and Analysis", "Project Management and Coordination", "Governmental Approvals", and "Other Services" sections of Exhibit A, which is incorporated by reference into this Agreement

2.9 The Owner's Representative shall not exceed the authority granted to it pursuant to this Agreement.

2.10 The Owner's Representative shall not be responsible for, nor liable to the Owner for, any damages arising out of, the failure of other persons providing services, work or goods to the Owner to carry out the performance of their contracts with the Owner. In addition, the Owner's Representative does not undertake to perform and has no responsibility with respect to the construction means, methods, techniques, sequences, and procedures, including construction site safety, all of which are and will remain the total responsibility of others. Notwithstanding the foregoing, Owner's Representative shall have the obligation to notify Contractor and Owner of any patent violations of applicable safety laws and regulations and notify Contractor such violations must be corrected.

ARTICLE 3 OWNER'S RESPONSIBILITIES

3.1 Any information or services to be provided by the Owner shall be provided in a timely manner so as not to delay the Owner's Representative in the performance of its Services under this Agreement.

3.2 The Owner's Representative's contact with the Owner shall be: Charles W. Boso, City Manager, 614-277-3015.

ARTICLE 4 TIME AND COMPENSATION

4.1 Except as otherwise provided herein, the Owner's Representative shall provide the Services required by this Agreement from the date of this Agreement until completion of the Project.

4.2 The Owner's Representative shall be compensated on the following basis: three and one-half percent (3.5%) of the Cost of the Work. Based on the current budget, the Cost of the Work, including site work, are estimated at \$12.75 million. Such fee shall be paid on a monthly basis determined as follows: the total estimated fee shall be divided by the total estimated number of months in the Project to obtain the monthly fee to be paid to the Owner's Representative. The amount of such monthly fee shall be reviewed and revised, as necessary, as the Cost of the Work and the schedule for the project are updated.

All expenses incurred by Owner's Representative shall be paid out of fee referenced in Paragraph 5.2, above

4.3 Except as otherwise provided herein with respect to termination, this Agreement may not be terminated, modified or amended orally or by any course of conduct or usage of trade, but only by an agreement in writing duly executed by the parties.

4.4 The Owner shall pay the amount otherwise due on any payment application, no later than thirty (30) Days after the Owner's Representative has submitted a complete and accurate payment application.

4.5 **PAYMENT DELAY** If for any reason not the fault of the Owner's Representative, the Owner's Representative does not receive payment from the Owner within thirty (30) Days after the time such payment is due, then (a) the Owner's Representative, upon giving seven (7) Days' written notice to the Owner, and without prejudice to and in addition to any other legal remedies, may stop providing services until payment of the full amount owing to the Owner's Representative has been received, and (b) such late payment shall thereafter incur interest at ten percent (10%) per annum until paid.

ARTICLE 5 INDEMNIFICATION AND INSURANCE

5.1 To the fullest extent permitted by law, the Owner's Representative shall indemnify and hold the Owner, the Owner's officers, directors, members, consultants, agents and employees harmless from all claims for bodily injury and property damage that may arise from the Owner's Representative's services, but only to the extent of the acts or omissions of the Owner's Representative.

5.2 All contracts let by or on behalf of the Owner in connection with the Project shall contain a provision providing that the Owner and the other Party to the agreement agree to indemnify and hold the Owner's Representative harmless from all claims for bodily injury and property damage (other than to the Work itself) to the extent of the negligence attributed to such acts or omissions by the Owner or the other Party to the agreement or anyone employed directly or indirectly by them or by anyone for whose acts they may be liable. In addition, all such agreements shall contain a provision requiring the other Party to include the Owner and the Owner's Representative as additional insured on their Commercial General Liability insurance policies for the Project.

5.3 Owner's Representative shall provide insurance as follows:

5.3.1 Liability Insurance covering all of Owner's Representative's Services to be provided by it and any of its employees and sub-consultants (the specified limits shall in no way be construed as limiting Designer's liability). Such insurance shall be satisfactory to the Owner. Owner's Representative and its sub-consultants and all of their agents, employees and representatives shall comply with all requirements of the workers' compensation laws of the states in which Owner's Representative's Work is located. In addition, Owner's Representative and all sub-consultants, if any, shall carry Employer's Liability Insurance covering all operations and Designer's Services hereunder. Evidence of compliance with this subsection shall be provided to the Owner before the Commencement Date of Owner's Representative's Work.

5.3.2 The insurance required herein shall be maintained at the following minimum levels (these limits of coverage shall in no way be construed as limiting Designer's liability under this Agreement).

5.3.3 **Commercial General Liability Insurance**, including Contractual Liability Coverage Products and Completed Operations Coverage and Broad Form Property Damage, written on an "occurrence" basis, with limits of liability not less than \$1,000,000 per person/\$2,000,000 per occurrence/\$2,000,000 annual aggregate, and with a deductible no greater than \$25,000, covering bodily injury, personal injury, property damage and loss of use of property.

5.3.4 **Professional Liability Insurance** for Owner's Representative's Work, written on a "claims made" basis, with limits of liability not less than \$2,000,000 per claim/\$2,000,000 annual aggregate, and with a deductible no greater than \$25,000 insuring against any liability described above and/or arising out of or in connection with the negligent acts, errors or omissions of Owner's Representative or any of its employees in connection with the carrying out of their responsibilities

under this Agreement. The Professional Liability Policy, if on a "claims made" basis, will be maintained for a period of at least three (3) years after completion of the Project.

5.3.5 Worker's Compensation Insurance with statutory benefits and limits which shall fully comply with all State and Federal requirements and contain Broad Form All States and Voluntary Compensation Endorsements and have limits not less than \$500,000 per accident, \$500,000 per disease and \$500,000 policy limit on disease.

5.3.6 Comprehensive Automobile Liability Insurance with limits not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage.

5.3.7 The Owner's Representative shall include the Owner as an additional insured to the Commercial General Liability Policy by causing amendatory riders to be attached to such policies. The insurance coverage afforded under these policies shall be primary to any insurance carried independently by the Owner.

5.3.8 Certificates of insurance evidencing the insurance required in this Section shall be provided to the Owner prior to commencement of Owner's Representative's Work and thereafter at least thirty (30) days prior to the expiration of such insurance until completion of Owner's Representative's Work and shall contain the following statement: "In the event of cancellation of this insurance, at least thirty (30) days notice thereof will be furnished to the Owner prior to the effective date of such cancellation.

5.4 The Owner's Representative and the Owner each waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination.

ARTICLE 6 TERMINATION

6.1 Upon written notice to the Owner's Representative, the Owner may, without cause, suspend and/or terminate this Agreement. The Owner's Representative shall immediately cease providing Services under this Agreement. If the Owner terminates this Agreement pursuant to this section, the Owner's Representative shall be paid for all Services provided up to the date of termination. Payment of such compensation is the sole and exclusive remedy of Owner's Representative for termination of this Agreement by Owner hereunder and Owner's Representative shall not be entitled to, and hereby waives, claims for lost profits and all other damages and expenses.

6.2 Upon seven (7) Days' written notice either Party may terminate this Agreement should the other Party breach this Agreement through no fault of the Party initiating the termination.

ARTICLE 7 DISPUTE RESOLUTION

7.1 INITIAL DISPUTE RESOLUTION If a dispute arises out of or relates to this Agreement or its breach, the Parties shall endeavor to settle the dispute first through direct discussions.

7.2 MEDIATION If the dispute cannot be settled through direct discussions, the Parties shall endeavor to settle the dispute by mediation under the current Construction Industry Mediation Rules of the American Arbitration Association before recourse to any binding dispute resolution procedures.

7.3 OTHER DISPUTE PROCESSES If neither direct discussions nor mediation successfully resolve the dispute, the Parties agree that the following shall be used to resolve the dispute. (Check one selection only)

Litigation Action shall be filed in the Court of Common Pleas for Franklin County, Ohio. The parties hereby expressly agree to waive their right to a trial by jury and agree that any litigation shall be tried by the Court.

7.4 PROGRESS OF THE PROJECT The Parties shall not permit any dispute resolution process to affect or threaten the progress and completion of the Project.

ARTICLE 8 MISCELLANEOUS PROVISIONS

8.1 ASSIGNMENT Neither the Owner nor the Owner's Representative shall assign their interest in this Agreement without the written consent of the other or as to the assignment of proceeds. The terms and conditions of this Agreement shall be binding upon both Parties, their partners, successors, assigns and legal representatives. Neither Party to this Agreement shall assign the Agreement as a whole without written consent of the other except that the Owner may assign the Agreement to a wholly owned subsidiary of Owner when Owner has fully indemnified Owner's Representative or to an institutional lender providing construction financing for the Project as long as the assignment is no less favorable to the Owner's Representative than this Agreement. In the event of such assignment, the Owner's Representative shall execute any consents reasonably required. In such event, the wholly-owned subsidiary or lender shall assume the Owner's rights and obligations under the Agreement. If either Party attempts to make such an assignment, that Party shall nevertheless remain legally responsible for all obligations under this Agreement, unless otherwise agreed by the other Party.

8.2 GOVERNING LAW This Agreement shall be governed by the law in effect at the location of the Project.

8.3 SEVERABILITY The partial or complete invalidity of any one or more provisions of this Agreement shall not affect the validity or continuing force and effect of any other provision.

8.4 NO WAIVER OF PERFORMANCE The failure of either Party to insist, in any one or more instances, on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, condition or right with respect to further performance or any other term, covenant, condition or right.

8.5 TITLES AND GROUPINGS The titles given to the articles of this Agreement are for ease of reference only and shall not be relied upon or cited for any other purpose. The grouping of the articles in this Agreement is solely for the purpose of convenient organization and in no event shall the grouping of provisions, the use of sections or the use of headings be construed to limit or alter the meaning of any provisions.

8.6 JOINT DRAFTING The Parties expressly agree that this Agreement was jointly drafted, and that both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Therefore, this Agreement shall be construed neither against nor in favor of either Party, but shall be construed in a neutral manner.

8.7 RIGHTS AND REMEDIES The Parties' rights, liabilities, responsibilities and remedies with respect to this Agreement, whether in contract, tort, negligence or otherwise, shall be exclusively those expressly set forth in this Agreement.

8.8 OTHER PROVISIONS

8.8.1 NO WARRANTY. The Owner acknowledges that the services to be provided by the Owner's Representative under this Agreement are based entirely upon the Owner's Representative's best skill, judgment and opinion, which skill, judgment and opinion is based upon its expertise and experience, as well as information provided to the Owner's Representative by the Owner and

certain other parties. The recommendations and services are Owner's Representative's good faith, best effort attempt to convey to the Owner the benefit of such expertise and experience. Owner's Representative, however, does not warranties of Project costs, schedules, architectural/engineering designs, competence of the Project team (except those employed by Owner's Representative) or any other item upon which the Owner's Representative may render advice and assistance hereunder. Notwithstanding, Owner's Representative acknowledges that Owner is relying on the skill, judgment, expertise and knowledge of Owner's Representative and any decisions required of the Owner shall be based upon the advice, recommendations, skill and judgment of the Owner's Representative. The Owner shall have the responsibility for making all decisions affecting the Project and the Owner's Representative shall not issue any order or direction to any third party involved in the Project, unless first expressly authorized under this Agreement or otherwise in writing to do so by the Owner as the Owner's Agent.

8.8.2 NOTICES. All notices by either party to the other party will be in writing and sent to the following addresses:

To Pizzuti: Pizzuti Solutions LLC
Two Miranova Place
Suite 800
Columbus, Ohio 43215
Attn: General Counsel

To the Owner: Charles W. Boso, Jr.
City of Grove City
4035 Broadway
Grove City, OH 43123

ATTEST: _____

OWNER:

City of Grove City

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

Approved as to Form:

City Attorney

ATTEST: _____

OWNER'S REPRESENTATIVE:

Pizzuti Solutions LLC

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

Date: 07/09/13
Introduced By: Mr. Davis
Committee: Safety
Originated By: Ms. Kelly
Approved: Char. Sol. Board
Emergency: 30 Days: X
Current Expense:

No.: C-49-13
1st Reading: 07/15/13
Public Notice: 07/18/13
2nd Reading: 08/05/13
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-49-13

AN ORDINANCE TO AUTHORIZE THE CHARITABLE SOLICITATIONS BOARD TO ISSUE A PERMIT TO THE LEUKEMIA/LYMPHOMA SOCIETY PER SECTION 371.06(b)(2) OF THE CODIFIED ORDINANCES

WHEREAS, Stephanie Noltemeyer, representing the Luekemia/Lymphoma Society have submitted an application to solicit donations by standing in the intersection of Stringtown & Parkway Centre Drive; and

WHEREAS, in accordance with Section 371.06(b)(2) the Legislative Authority may authorize the issuance of such a Charitable Solicitations Permit when the request involved standing on a highway; and

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

SECTION 1. The Charitable Solicitations Board is hereby authorized to issue a permit for the Leukemia/Lymphoma Society for August 31, 2013 from 9:00 a.m. to 1:00 p.m. at the intersection of Stringtown & Parkway Centre Drive to solicit charitable donations while standing on this highway.

SECTION 2. The Leukemia/Lymphoma will meet with the Grove City Police Division prior to the event to discuss safety procedures.

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 07/09/13
Introduced By: Mr. Davis
Committee: Safety
Originated By: Ms. Kelly
Approved: Char. Sol. Board
Emergency: 30 Days: X
Current Expense: _____

No.: C-49-13
1st Reading: 07/15/13
Public Notice: 07/18/13
2nd Reading: 08/05/13
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 06/11/13
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-45-13
1st Reading: 06/17/13
Public Notice: 06/20/13
2nd Reading: 06/05/13
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-45-13

AN ORDINANCE FOR THE REZONING OF 1.405 ACRES LOCATED AT 2517 HOME ROAD FROM PSO TO PUD-C WITH TEXT

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on June 04, 2013; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises are rezoned from PSO to PUD-C with Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being part of a 2.2 acre tract conveyed to Ralph & Marilyn Garner, as recorded in Official Records, 199806100143 233, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-45-13

Exhibit A

APR 01 2013

GC PLANNING COMMISSION

Description for a 1.4059 Ac. Tr. in
V.M.S. # 1388, City of Grove City, Franklin Co., Ohio for:
Ralph & Marilyn Garner.

Situated in the City of Grove City, County of Franklin, State of Ohio, in Virginia Military Survey Number 1388, and being a part of a 2.406 acre tract conveyed to Ralph & Marilyn J. Garner as recorded in Inst. No. 199806100143 233, Recorder's Office, Franklin County, Ohio, more particularly bounded and described as follows:

beginning at a railroad spike set on the C/L of Home Road, which bears N 84° 06' 30" W, 135.00 feet from the northeasterly corner of the aforesaid 2.406 acre tract and VMS 1388, found at the intersection of Home Road with Hoover Road, thence said point of beginning, S 05° 53' 30" W, 272.41 feet, crossing said 2.406 acre tract to a 3/4" IP set in the southerly line of the 2.406 acre tract and the northerly line Re-located Home Road, passing a 3/4" IP at 20.00 feet

thence northerly along the line between the aforesaid 2.406 acre tract & Re-located Home Road, along a curve to the right, having a radius of 470.00 feet, the chord of which bears N 57° 56' 02" W, 212.52 feet, to a 3/4" IP set in said line, at the end of said curve;

thence N 44° 52' 00" W, 140.91 feet, continuing with the line between the aforesaid 2.406 acre tract & Re-located Home Road, to a 3/4" IP found at the beginning of a curve in said line;

thence northerly continuing with the line between the aforesaid 2.406 acre tract & Re-located Home Road, along a curve to the left, having a radius of 530.00 feet, the chord of which bears N 46° 13' 26" W, 25.11 feet, to a 3/4" IP set at point of reverse curve in said line;

thence northerly continuing with the line between the aforesaid 2.406 acre tract and Re-located Home Road, along a curve to the right, having a radius of 30.00 feet, the chord of which bears N 13° 37' 15" E, 52.58 feet, to a 3/4" IP set at the end of said line;

thence N 05° 53' 30" E, 22.01 feet, continuing with the line between the aforesaid 2.406 acre tract and Re-located Home Road, to a P K set at a common corner of said tracts, in the northerly line of the 2.406 acre tract and VMS 1388 on the C/L of Home Road;

thence S 84° 06' 30" E, 312.60 feet, with the northerly line of the aforesaid 2.406 acre tract, VMS 1388 & C/L, to the place of beginning;

to contain 1.4059 acres, be the same more or less and being subject to all legal easements, restrictions and conditions, as the same may be of record.

DESCRIPTION VERIFIED	
DEAN C. RINGL	
BY: <u>FAA</u>	
DATE: <u>6/29/2012</u>	

6-029-C
Am of
(040)
11820

040-008693
2500 HOME RD
SMITH ROBERT A SMITH CAROLE E

160-001160
2490 HOME RD
MAUREY JACK R MAUREY MARGARET L

160-001106
HOME RD
MAUREY JACK R & MARGARET L

160-001409
2432 HOME RD
GARNER RALPH TOD

040-013416
HOME RD
GARNER RALPH TOD

040-013415
HOOVER RD
GARNER RALPH TOD

6.78

140

70

80

60

72.43

22.01

312.60

135.00

040-010151
3082 PINE MANOR BL
MEADE HAROLD E TR MEADE GLENN R TR

040-011820
HOME RD
GARNER STEVEN C

040-007563
2517 HOME RD
GARNER STEVEN C TOD

SIMSBURY BLVD

040-000000
2530 SIMSBURY BL
PARSONS JANE

100.0

CH=212.52

CH=
31.70

140.95

CH=279.52

C-45-13

Disclaimer

PID 040- 011820 (Proposed Old Home Market)

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from landfield surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

Property information obtained from Franklin County Auditor, May 2013



1 inch = 50 feet

Feet

0 10 20 40

C-45-13

PLANNED UNIT DEVELOPMENT – COMMERCIAL (PUD-C)
ZONING and DEVELOPMENT STANDARDS
PID 040-011820
(Corner of Old Home Rd. and Home Rd.)

I. PROPERTY

The property ("Property") consists of 1.40+/- acres located north of Home Road, west of Hoover Road as further described on the attached Exhibit A (legal description), hereinafter referred to as the "Old Home Market".

II. GENERAL PROVISIONS

- A. The provisions outlined within these zoning and development standards shall apply to the 1.40+/- acres of land as described in Exhibit A unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply only to the extent that this Zoning Text & Development Standards do not address such matters.
- B. For the purposes of this Zoning & Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implication between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- C. All provisions of this Zoning & Development Standards Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
- D. Unless expressly contained herein, uses shall not be considered permitted by right.
- E. Deviations from the standards and requirements set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses within or in proximity of the Property.

III. PERMITTED USES

- A. Small scale agriculture, limited to the growing and delivering of fruits, vegetables, plants, flowers, or herbs
- B. Establishments such as farm markets that are primarily engaged in the retail sale of local unprocessed food products including fresh produce (fruits, vegetables, herbs), and home processed food products such as jams, jellies, pickles, sauces, or baked goods, as well as

the accessory sale of plants and flowers, deli meats, cheeses, and homemade handicrafts. The floor area devoted to the sale of accessory items shall not exceed 40 percent of the total indoor sales area.

- C. Outdoor sales of seasonal items shall be permitted within designated areas as illustrated on the site plan as approved by Planning Commission and City Council.

IV. DEVELOPMENT STANDARDS

A. BUILDING ARCHITECTURE:

Any structure constructed on site shall be designed in a manner to be compatible with the surrounding residential character of the area in terms of building design and materials. Review of the structure's architecture will be conducted as part of the final development plan process. The use of mansard or flat roofs shall be prohibited. Additionally, the use of split face block, exterior finish and insulation systems (efis), synthetic stucco, and concrete block as an exterior finish material shall be prohibited. The overall height and lot coverage shall comply with Grove City Code requirements, Table 1135.14-III.

B. YARD AND SET BACK REQUIREMENT:

Building setbacks shall be 40' from Home Road and Old Home Road property lines and 10' from the remaining lot line. Parking lots and drive aisles shall be set back a minimum of 15' from all property lines.

C. PARKING AND LOADING:

At minimum, one parking space shall be provided for every 200 square feet, but shall not exceed a ratio of 2 spaces per 200 square feet of building area. All vehicular areas shall be setback a minimum of 15' from all property lines and be screened as regulated by Chapter 1136 of the Grove City Code.

D. WASTE AND REFUSE:

All waste and refuse shall be containerized and screened from view in accordance with Grove City Code.

E. UTILITIES:

Existing utility services including water supply, sanitary sewer service, electricity, telephone, and gas shall be retained and any enlargement or extensions required shall be regulated by Grove City Code. Ground and rooftop mounted service mechanical equipment shall be screened in accordance with Grove City code.

F. SIGNAGE AND GRAPHICS:

No more than one (1) monument sign shall be permitted on the site with a maximum area of 30 square feet (per side) and a height not to exceed 8' above the natural grade. The monument sign shall have a brick or stone base and is to be set within a landscape area.

Date: 07/09/13
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-50-13
1st Reading: 07/15/13
Public Notice: 7/18/13
2nd Reading: 08/05/13
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-50-13

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SEATING FOR MASSEY'S PIZZA SPORTS BAR & GRILLE LOCATED AT 4015 PARKMEAD DR

WHEREAS, Massey's Pizza Sports Bar & Grille, applicant, has submitted a request for a Special Use Permit for Outdoor Seating located at 4015 Parkmead Drive; and

WHEREAS, on July 02, 2013, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. The standing seam patio roof shall be finished forest green;
2. All exterior chairs and tables shall be constructed of metal and finished black;
3. Umbrellas and fencing shall be free of signage;
4. Music and video activities on the patio shall be terminated by no later than 10:00 p.m. nightly.

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)A1s is hereby issued to the Massey's Pizza Sports Bar & Grille located at 4015 Parkmead Drive, contingent upon the stipulations 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: 07/09/13
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-51-13
1st Reading: 07/15/13
Public Notice: 7/18/13
2nd Reading: 08/05/13
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-51-13

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SALES FOR T & T SERVICE CENTER LOCATED AT 4353 BROADWAY

WHEREAS, Ted's Service Center dba T&T Service Center, applicant, has submitted a request for a Special Use Permit for Outdoor Sales located at 4353 Broadway; and

WHEREAS, on July 02, 2013, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. The tank shall be oriented east/west and setback from the building according to the Fire Code;
2. A chain-link fence with slats shall be installed round the tank with a four-foot visual (unslatted) opening parallel to Broadway.

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)A1n s hereby issued to T & T Service Center located at 4353 Broadway, contingent upon the stipulations 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:

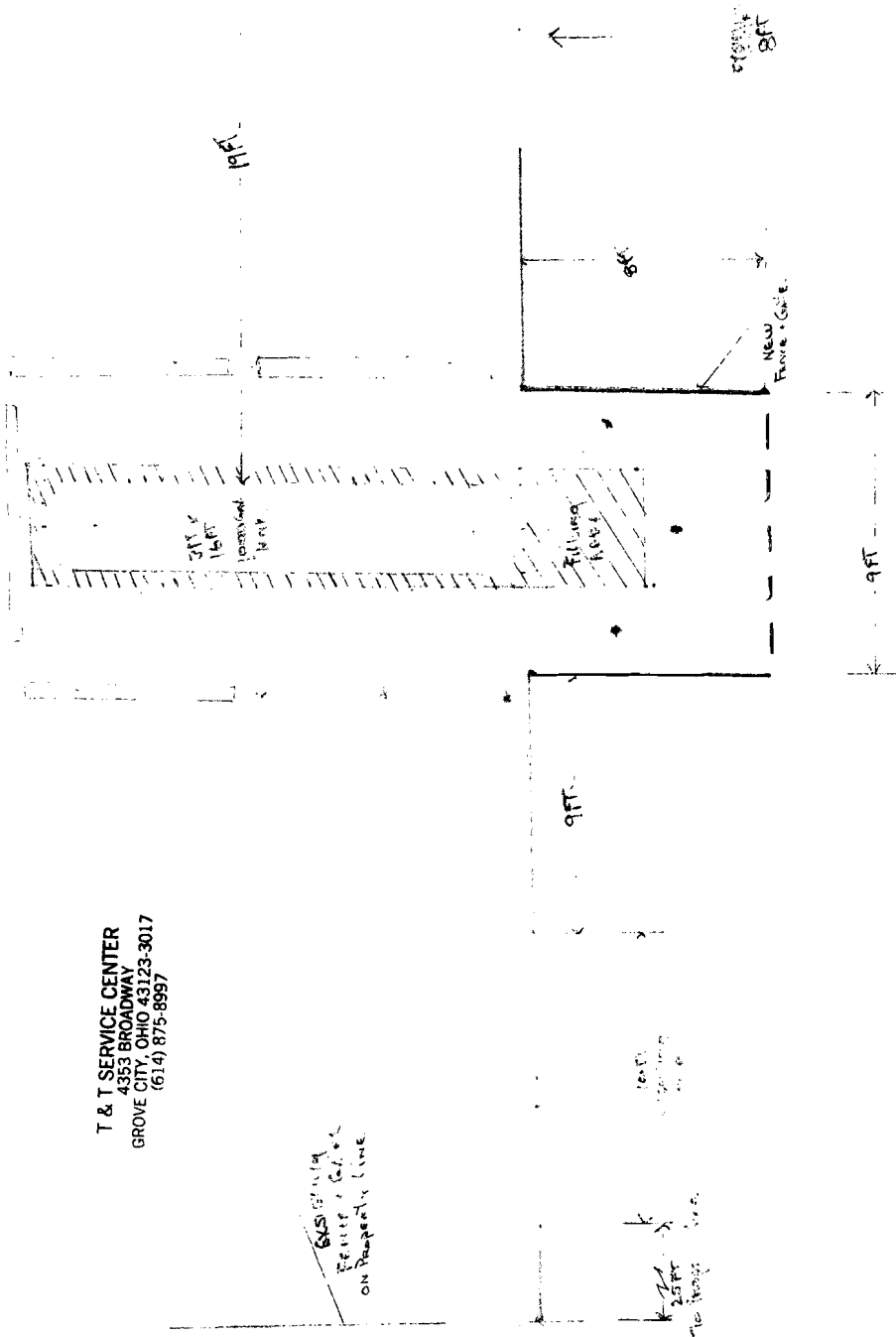
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

T & T SERVICE CENTER
 4353 BROADWAY
 GROVE CITY, OHIO 43123-3017
 (614) 875-8997

EXISTING
 FENCE & GATE
 ON PROPERTY LINE



Fence To Be Stated

RECEIVED

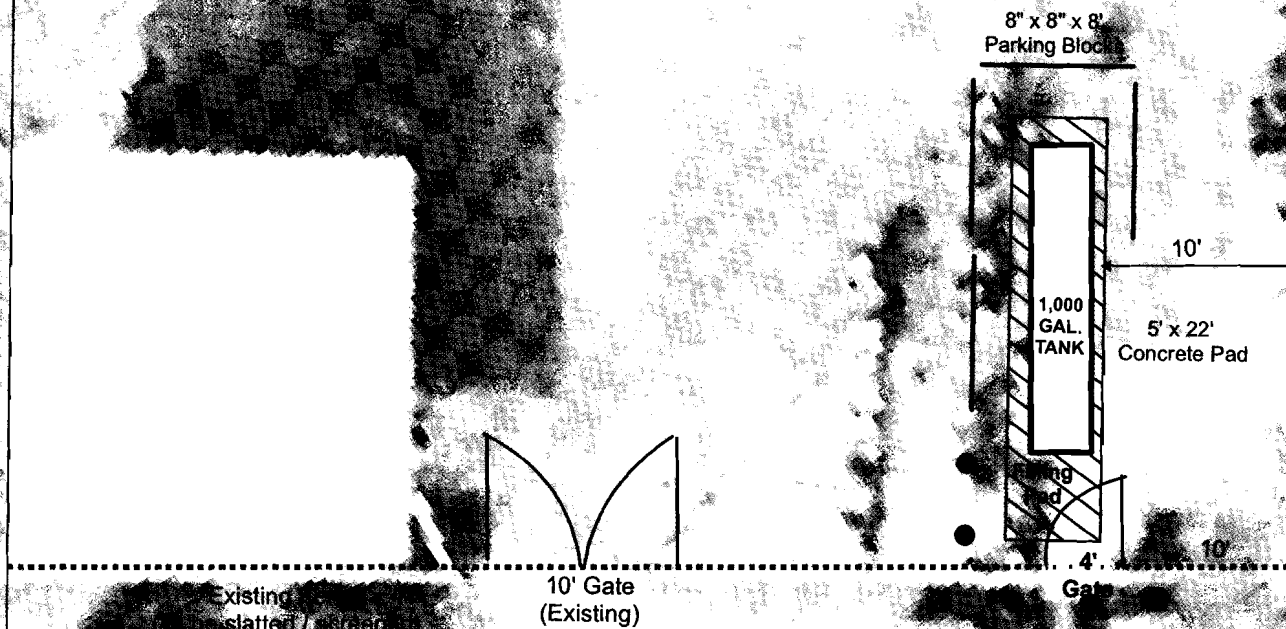
JUL 03 2013

GC PLANNING COMMISSION

Mr. Simon's
 Proposed Amend Plan

040-001207
4357 BROADWAY
EVERSMAN DEVELOPMENT LLC

040-001211
4353 BROADWAY
GROVE CITY SERVICE CENTER



Proposed Propane Tank 4353 Broadway

- Fencing, 6' Chain Link
 - * All Fencing to be Screened / Slatted, with exception of the 4' Gate
- 6" Crash Posts (4' on center)
- 8" x 8" x 8' Parking Blocks

Development Dept's. Recommended Amendment

1 inch = 10 feet
Feet
0 2 4 8



Date: 07-24-13
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-54-13
1st Reading: 08-05-13
Public Notice: 08-08-13
2nd Reading: 08-19-13
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-54-13

A RESOLUTION TO CHANGE THE NAME OF A PLAT FROM THE PARTIAL RESUBDIVISION OF PARKWAY CENTRE DRIVE AND STRINGTOWN ROAD GROVE CITY, LLC TO THE SHOPPES AT PARKWAY CENTRE WEST

WHEREAS, on May 5, 2013, the Plat for The Partial Resubdivision of Parkway Centre Drive and Stringtown Road Grove City LLC was accepted by Ordinance C-26-13; and

WHEREAS, the Franklin County Engineers Office requires that the name be revised before recording;

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

SECTION 1. The name of The Partial Resubdivision of Parkway Centre Drive and Stringtown Road Grove City, LLC as approved by Ordinance C-26-13, is hereby changed to The Shoppes at Parkway Centre West.

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

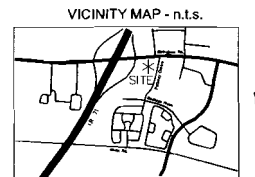
I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-54-13

The Shoppes at Parkway Centre West

Situated in the State of Ohio, County of Franklin,
City of Grove City, in Virginia Military Survey Number 8231



REVISIONS
NO. DATE DESCRIPTION

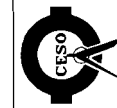
The Shoppes at
Parkway Centre West

SUBDIVISION PLAT

OHIO

GROVE CITY

ENGINEERS & ARCHITECTS
SURVEYORS
402 2nd Street SE CANTON, OHIO 44702
PH (330) 451-0971 FAX (330) 451-1083
www.cesq.com



ISSUE:
DATE:
07/15/13
JOB NO.: 4770
DESIGN:
DRAWN:
CHECKED:
SHEET NO 1 of 2

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 8231, containing 2.668 acres of land, more or less, said 2.668 acres being all of those tracts of land conveyed to Stringtown Road Grove City, LLC by deeds of record in Instrument Number 20130128045325 & 201301220548326 Recorder's Office Franklin County Ohio.

The undersigned, Stringtown Road Grove City, LLC, by Paul M. Thrift, Manager, owner of the land stated herein, duly authorized in the premises, in hereby certifies that this plat correctly represents "The Shoppes at Parkway Centre West", a subdivision consisting Lots numbers 1 and 2, do hereby accept this plat of the same.

In Witness Whereof, Paul M. Thrift, Manager of Stringtown Road Grove City, LLC, has hereunto set his hand and seal, this _____ day of _____, 2013.

Signed and acknowledged in the presence of, Stringtown Road Grove City, LLC
By _____
Paul M. Thrift, Manager

NOTARY
Before me a Notary Public in and for said county and state did personally appear the above signed Owner(s), who did acknowledge the signing of the foregoing instrument to be his (their) free act and deed. In testimony whereof I have hereunto set my hand and official seal at Terra Haute, IN this _____ day of _____, 20____.

Notary Public _____

PLANNING COMMISSION

This Plat approved by the Planning Commission of the City of Grove City this _____ day of _____, 20____.

Chairman _____

REVIEWED FOR THE CITY

This Plat approved by the City of Grove City this _____ day of _____, 20____.

Reviewed for the City _____

DIRECTOR OF PUBLIC SERVICE

This Plat approved by the Director of Public Service of the City of Grove City this _____ day of _____, 20____.

Director _____

MAYOR

This Plat approved by the Mayor of the City of Grove City this _____ day of _____, 20____.

Mayor _____

COUNCIL

Approved and accepted by Ordinance No. _____ passed this _____ day of _____, 20____ wherein all areas shown hereon are accepted by the Council of the City of Grove City.

In Witness thereof I have hereunto set my hand and affixed my seal this _____ day of _____, 20____.

Clerk of Council _____

AUDITOR

Translated this _____ day of _____, 20____.

Auditor _____

Deputy Auditor _____

RECORDER

Filed for record this _____ day of _____, 20____.

FEE: _____

FILE No. _____

Recorded this _____ day of _____, 20____.

Plat Book _____ Pages _____

Recorder _____

Deputy Recorder _____

I hereby state that this plat is a true and accurate representation of the premises shown hereon and was based on an actual survey performed on the ground under my supervision.

Steven W. Outter, P.S. 7655

Date _____

BASIS OF BEARINGS

The Basis of Bearings for this survey is N 88°12'26" W as the south line of the parcel cited in Instrument No. 200210310275891 of the Franklin County Recorder's records and monuments found and is based upon GPS observation Ohio State Plane Coordinate System, South Zone, North American Datum of 1983(86).

SURVEY LEGEND

- - 5/8" Iron Pin Set w/ Cap CESQ, Inc.
- - 5/8" Iron Pin w/ Cap CESQ, Inc. unless otherwise noted
- - Iron Pipe Found & Described
- ☆ - 1" Iron Pin Set
- - Concrete Monument Fnd. & Used
- Fnd. (F) - Found Obs. (O) - Observed
- Msd. (M) - Measured Rec. (R) - Deed
- Used. (U) - Used Calc. (C) - Calculated

SCALE: 1" = 40'



NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B": At the time of platting, all of the land hereby being platted as the Partial Resubdivision of Parkway Centre Drive and Stringtown Road Grove City, LLC is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as depicted and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0310k with effective date of January 17, 2008.

NOTE "C": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Partial Resubdivision of Parkway Centre Drive and Stringtown Road Grove City, LLC or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

Situated in the State of Ohio, County of Franklin,
City of Grove City, in Virginia Military Survey Number 8231

Bob Evans Farms Inc.
Parcel #040-005958
Instrument #200210310275891

Parcel #040-008037
Richard S. & Ester E. Willing
DB 2627, Page 185 &
DB 3696, Page 178
State of Ohio ROW Parcel 8-LA
Easement by Court of Common Pleas
Case No. 204660
FRA-62.729

DDC Hotels, Inc.
Parcel #040-012310
Instrument #200812310186124

Lot 1 Contains:
1.953 Acres
(85,096 sq. ft.)

**Lot 2 Contains:
0.715 Acres
(31,140 sq. ft.)**

Ascent Hospitality LLC
Parcel #040-014457
Instrument #200908200122481

Real Living Grove City Investment LLC
Parcel #040-013649
Instrument #200701160008979

STRINGTOWN ROAD (width varies)

NOTE: "A" - The purpose of this plat is to show color zoning, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine if the current application meets the zoning code in effect at the time of application. The plat is not intended to be a substitute for zoning code or zoning jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions. The plat is not intended to be construed with the bond or title encumbrances of any nature except to the extent specifically identified as such.

NOTE "B" At the time of planting, all of the trees and shrubs being planted on the Partial Reestablishment of Parkway Centre Drive and Strongtown Road Grove, LLC in Zone 1 (see map) are to be planted in the 0.25% annual chance flood (road) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and incorporated Areas, map number 38049Q010K with effective date of January 17, 2006.

NOTE "C" At the time of planting, electric, cable, and telephone service providers have not provided information required so that easement owners, in addition to those shown on this plot as deemed necessary, can ensure that these utilities are installed and maintenance of all of their main line facilities can conveniently be shown on this plot. Existing recorded easement information about the Partial Reestablishment of Parkway Centre Drive and Strongtown Road Grove, LLC or any part thereof can be found in the public information of the then current public records, including those in the Franklin County Recorder's Office.

BASIS OF BEARINGS

The Basis of Bearings for this survey is N 88°12'26" W
as the south line of the parcel cited in instrument No
200210310275891 of the Franklin County Recorder's records
and monuments found and is based upon GPS observation
Ohio State Plane Coordinate System, South Zone, North
American Datum of 1983(86).

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SURVEY LEGEND

- = 5/8" Iron Pin Set w/cap CESO, Inc
 - = 5/8" Iron Pin w/cap CESO, Inc unless otherwise noted
 - = Iron Pipe Found & Described
 - ☆ = 1" Iron Pin Set
 - = Concrete Monument Fnd. & Usd.
- | | |
|---------------------|------------------------|
| Fnd. (F) - Found | Obs. (O) - Observed |
| Msd. (M) - Measured | Rec. (R) - Dead |
| Usd (U) - Used | Calc. (C) - Calculated |

Fnd. (F) - Found Obs. (O) - Observed
Msd. (M) - Measured Rec. (R) - Dead
Usd. (U) - Used Calc. (C) - Calculated

SCALE: 1" = 40'

[illegible]

The Shoppes at
Parkway Centre West
SUBDIVISION PLAT
GROVE CITY OHIO

**ENGINEERS • ARCHITECTS
SURVEYORS**
402 2nd Street SE/CANTON, OHIO 44705
TEL: (330) 451-0975 FAX (330) 451-0983
www.cesdinc.com



ISSUE:
DATE:
07/15/13
JOB NO: 4770
DESIGN:
DRAWN:
CHECKED:
SHEET NO. 2 of 2