GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

May 03, 2021 | 6:30 Caucus | 7:00 p.m. Regular Meeting

Call to Order: President Houk   Roll Call: Clerk of Council   Approval of Minutes from 04/19
Welcome and Reading of Agenda: President Houk

LANDS: Mr. Schottke

Ordinance C-13-21	Approve a Special Use Permit for a Car Wash for Moo Moo Express Car Wash located at 2607 London-Groveport Road. Second reading and public hearing.
Ordinance C-14-21	Amend Sections 1131.03 and 1137.05 of the Codified Ordinances to Define "Privacy Fence" and Restrict Their Use. Second reading and public hearing.
Ordinance C-16-21	Accept the Plat of Meadow Grove Estates North, Section 6B located east of Scotch Woods Dr. Second reading and public hearing.
Ordinance C-17-21	Accept the Plat of Farmstead Subarea H – Phase 1, located west of S.R. 104. Second reading and public hearing.
Ordinance C-18-21	Approve a Special Use Permit for a Drive Thru Window for Wright Patt Credit Union located at 2400 Stringtown Road. Second reading and public hearing.
Resolution CR-14-21	Approve a Development Plan for Moo Moo Express Car Wash located at 2607 London-Groveport Road.
Resolution CR-19-21	Approve the Development Plan for Wright Patt Credit Union located at 2400 Stringtown Rd.

SAFETY: Mr. Schlabach

Ordinance C-21-21	Amend Section 1305.17 of the Codified Ordinances titled Building Division Fee Schedule. First reading.

FINANCE: Mr. Holt

Ordinance C-22-21	Providing for the Issuance and Sale of Notes in the maximum Principal Amount of $9,000,000.00, in anticipation of the Issuance of Bonds, for the purpose of paying the Costs of Improving the City's park and recreational facilities by constructing the Beulah Community Park to include, among other improvements, an Amphitheater, various Utility, Roadway and Pedestrian Related Improvements, Fitness Areas together with related equipment, a Splash Pad, various Structures, Landscaping, Street Lighting, Signage and Parking, together with all other Necessary Appurtenances Thereto. First reading.

Call for New Business   Call for Dept. Reports & Closing Comments   Adjourn: President Houk

ON FILE: Minutes of: 04/19 Council; 4/26 BZA

Date: 03/09/21	No.: C-13-21
Introduced By: Mr. Schottke	1st Reading: 03/15/21
Committee: Lands	Public Notice: 03/16/21
Originated By: Plan. Comm.	2nd Reading: 04/05/21
Sponsor:	Passed: ___ Rejected: ___
Emergency: ___ 30 Days: ___	Codified: ___ Code No: ___
Current Expense: ___	Passage Publication: ___

Amended & Postponed to 4-19-21 5-03-21

ORDINANCE C-13-21

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A CAR WASH FOR MOO MOO EXPRESS CAR WASH LOCATED AT 2607 LONDON-GROVEPORT ROAD

WHEREAS, Moo Moo Express Car Wash, applicant, has submitted a request for a Special Use Permit for a Car Wash located at 2607 London-Groveport Road; and

WHEREAS, on March 02, 2021, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulation:

1. Speakers projecting music or other noise shall not be used on the site.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)Ai is hereby issued to Moo Moo Express Car Wash, located at 2607 London-Groveport Road, contingent upon the stipulation set by Planning Commission and the following stipulation:

1. There shall be no entrance into the car wash from State. Route 665. Existing driveway onto S.R. 665 is to be exit only.

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

Christine Houk, 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: 03-15-21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mayor Stage
Sponsor : Mr. Schottke
Emergency: ___ 30 Days: x
Current Expense: ___

No.: C-14-21
1st Reading: 03/15/21
Public Notice: 03/16/21
2nd Reading: 04/05/21 Postponed to 5/3
Passed: ___ Rejected:
Codified: ___ Code No:
Passage Publication:

ORDINANCE C-14-21

AN ORDINANCE TO AMEND SECTION 1131.03 AND 1137.05 OF THE CODIFIED ORDINANCES TO DEFINE "PRIVACY FENCE" AND RESTRICT THEIR USE

WHEREAS, privacy fencing has become a challenging zoning issue that directly impacts the health, safety and welfare of the community; and

WHEREAS, numerous homeowner associations have home owner rules, deed restrictions and regulations inconsistent with the existing Code, creating confusion and lack of understanding of the fence Code; and

WHEREAS, the materials and form of fencing constructed within the City has an appreciable impact on property values and aesthetic quality of development within the City; and

WHEREAS, the current Code for fencing was adopted January 20, 1975 and Ordinance C-47-19 was adopted on October 7, 2019 to amend Section 1131.03 of the Codified Ordinances to define "Stockade or Palisade Fence" but did not restrict its use within the City; and

WHEREAS, there is a desire to enforce stricter standards in the City to ensure high quality development; safer fencing requirements and more appealing neighborhood aesthetics.

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

SECTION 1. Sections 1131.03 is hereby amended to add the following in alphabetical order with all numbering to be adjusted accordingly:

(54) **"Privacy Fence" means a barrier designed to inhibit public view and provide seclusion and, when viewed at right angles, having more than 50% of its vertical surface area closed to light and air, constructed of wood conditioned for exterior use, vinyl, stone or masonry.**

SECTION 2. Section 1137.05(c) is hereby amended, in part, as follows:

(c) No fence on any lot**, except a privacy fence,** shall be erected more than ~~five~~ **four** feet (~~60~~ **48** inches) in height above the plane of the finished grade of a lot at the location of the fence on the lot ~~except screening or privacy fences~~. The height of a ~~screening or~~ privacy fence shall not exceed the height of six feet (72 inches). ~~A screening or privacy fence shall be constructed of wood conditioned for exterior use or chain link with metal slabs of one color~~ **A privacy fence shall only be located in a rear yard of a property in a Residential District and shall not encroach on any No Build Zone, No Disturb Zone, Tree Preservation Zone or in any applicable setbacks. A privacy fence shall not exceed 36 feet in length, on each side, extending from the primary structure and shall not exceed 48 feet in length at the rear of the property parallel to the primary structure. Privacy fences shall not be used to enclose the entire perimeter of the property, unless required in Chapter 1136.**

Date: 04/13/21	No.: C-16-21
Introduced By: Mr. Schottke	1st Reading: 04/19/21
Committee: Lands	Public Notice: 4/20/21
Originated By: Plan Comm	2nd Reading: 05/03/21
Approved:	Passed: Rejected:
Emergency: 30 Days: X	Codified: Code No:
Current Expense:	Passage Publication:

ORDINANCE C-16-21

AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE ESTATES NORTH, SECTION 6B LOCATED EAST OF SCOTCH WOODS DRIVE

WHEREAS, Meadow Grove Estates North, Section 6B, a subdivision containing lots 142, 160 – 163, 178 – 187, and 213 - 224 inclusive, has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Meadow Grove Estates North, Section 6B, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6840, containing 10.146 acres of land, more or less. Said 10.146 acres being all out of that 84.480 acre track of land conveyed to Rockford Homes, Inc., by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/13/21	No.: C-17-21
Introduced By: Mr. Schottke	1st Reading: 04/19/21
Committee: Lands	Public Notice: 4/20/21
Originated By: Plan Comm	2nd Reading: 05/03/21
Approved:	Passed: Rejected:
Emergency: 30 Days: X	Codified: Code No:
Current Expense:	Passage Publication:

ORDINANCE C-17-21

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD SUBAREA H, PHASE 1 LOCATED WEST OF STATE ROUTE 104

WHEREAS, Farmstead Subarea H, Phase 1, a subdivision containing lots 1 - 23 inclusive, and Reserves "H-A", "H-B", and "H-C", has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Farmstead Subarea H, Phase 1, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, containing 6.239 acres of land, more or less. Said 6.239 acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC., by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/13/21	No.: C-18-21
Introduced By: Mr. Schottke	1st Reading: 04/19/21
Committee: Lands	Public Notice: 4/20/21
Originated By: Plan. Comm.	2nd Reading: 05/03/21
Sponsor:	Passed: ___ Rejected: ___
Emergency: ___ 30 Days: ___	Codified: ___ Code No: ___
Current Expense:	Passage Publication: ___

ORDINANCE C-18-21

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW FOR WRIGHT-PATT CREDIT UNION LOCATED AT 2400 STRINGTOWN RD

WHEREAS, Wright-Patt Credit Union, applicant, has submitted a request for a Special Use Permit for a Drive-Thru Window located at 2400 Stringtown Road; and

WHEREAS, on April 06, 2021, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)Aj is hereby issued to Wright-Patt Credit Union, located at 2400 Stringtown Road, as submitted.

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

Christine Houk, 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: 03/09/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-14-21
1st Reading: 03/15/21
Public Notice: Postponed
2nd Reading: to 04/05/21; 4/19/21
Passed: Rejected: 5-03-21
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-14-21

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR MOO MOO EXPRESS CAR WASH LOCATED AT 2607 LONDON-GROVEPORT ROAD

WHEREAS, on Mach 02, 2020, the Planning Commission recommended approval of the Development Plan for Moo Moo Express Car Wash at 2607 London-Groveport Road, as submitted.

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

SECTION 1. This Council hereby approves the Development Plan for Moo Moo Express Car Wash at 2607 London-Groveport Road, as submitted.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/14/21	No.: CR-19-21
Introduced By: Mr. Schottke	1st Reading: 04/19/21
Committee: Lands	Public Notice: Postpone to 5/3
Originated By: Plan. Comm.	2nd Reading:
Sponsor:	Passed: Rejected:
Emergency: 30 Days:	Codified: Code No:
Current Expense:	Passage Publication:

RESOLUTION NO. CR-19-21

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR WRIGHT PATT CREDIT UNION LOCATED AT 2400 STRINGTOWN ROAD

WHEREAS, on April 06, 2021, the Planning Commission recommended approval of the Development Plan for Wright Patt Credit Union with the following stipulation:

1. An access easement over the adjacent drive aisle to the east on the former K-Mart site shall be finalized and recorded with Franklin County.

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

SECTION 1. This Council hereby approves the Development Plan for Wright Patt Credit Union located at 2400 Stringtown Road, contingent upon the stipulation set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/27/21	No.: C-21-21
Introduced By: Mr. Schlabach	1st Reading: 05-07-21
Committee: Safety	Public Notice: 05-08-21
Originated By: Mr. M. Boso	2nd Reading: 05-17-21
Sponsor: Mr. Schlabach	Passed: ____ Rejected: _____
Emergency: _____ 30 Days: X	Codified: ___ Code No: _____
Current Expense: ____________	Passage Publication: ______

ORDINANCE C-21-21

AN ORDINANCE TO AMEND SECTION 1305.17 OF THE CODIFIED ORDINANCES OF GROVE CITY, OHIO TITLED BUILDING DIVISION FEE SCHEDULE

WHEREAS, from time to time it is necessary to review and adjust the Fee Schedule for the Building Division; and

WHEREAS, the Chief Building and Zoning Official has recommended streamlining the Fee Schedule to provide a more efficient process.

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

SECTION **1.** Section 1305.17 is hereby amended to read:

1305.17 BUILDING DIVISION FEE SCHEDULE.

All fees shall be based on the following schedule:

(a) NEW ~~SINGLE-FAMILY~~ RESIDENTIAL**, including up to 3-family units.**
Building, Electric, HVAC and Plumbing as regulated by the Residential Code of Ohio:

Residential Application Fee	**$25.00**
Residential Building Plan Review	$~~150.00~~ **200.00 per unit**
Residential Inspection Fee	**$50.00 per inspection**
Residential After Hours Inspection Fee	**$150.00 per hour**
State Board of Building Standards Inspection Fee	**+1% of total fees in Sec (a)** (Collected for State of Ohio per ORC Sec. 3781.102)
~~Building Permit~~	~~$400~~
~~Occupancy Permit~~	~~$50~~
~~Temporary Occupancy Permit~~	~~$75~~
~~Heating, Ventilation and Cooling (HVAC) Permit~~	~~$150 per unit~~
~~Fireplace, Chimney Permit~~	~~$50~~
~~Plumbing Permit~~	
~~First fixture (including gas outlets)~~	~~$50 plus $10 per fixture thereafter~~
~~Electric Permit~~	
~~Permanent Service/Housing Wiring~~	~~$150 (flat fee)~~
~~Temporary Service~~	~~$60~~
~~Street Tree Fund~~	~~See Section 1109.09~~
~~Landscape Inspection~~	~~See Section 1136.02~~
~~Recreation and Development~~	~~$550 per unit~~ ~~See Section 1101.09(a)~~

~~Water Tap Permit~~	~~See Section 951.01~~
~~Sewer Tap Permit~~	~~See Chapter 939~~

~~(b) NEW MULTI-FAMILY RESIDENTIAL~~

~~Building Plan Review~~	~~$200 per building type~~
~~Building Permit~~	~~$200 per unit~~
~~Occupancy Permit~~	~~$50 per unit~~
~~Temporary Occupancy Permit~~	~~$75 per unit~~
~~Heating, Ventilation & Cooling (HVAC) Permit~~	~~$150 per unit~~
~~Fireplace, Chimney Permit~~	~~$50 per unit~~
~~Plumbing Permit~~	
~~First fixture (including gas outlets)~~	~~$50 plus $10 per fixture thereafter~~
~~Electric Permit~~	
~~Permanent Service/House Wiring~~	~~$150 per unit~~
~~Temporary Service~~	~~$60~~
~~Street Tree Fund~~	~~See Section 1109.09~~
~~Landscape Inspection~~	~~See Section 1136.02~~
~~Recreation and Development~~	~~$550/per unit~~
~~See Section 1101.09(a)~~	
~~Water Tap Permit~~	~~See Section 951.01~~
~~Sewer Tap Permit~~	~~See Chapter 939~~

(**c**~~e~~) COMMERCIAL ~~PROJECTS~~ **and 4-family or more units.**
All structures, alterations and additions as regulated by the Ohio Building Code:

Commercial Application Fee	**$50.00**
Commercial ~~Building~~ Plan Review **Fees (structure/alteration/addition)**	$2~~0~~**5**0.00 + $~~4~~ **6**.00 per 100 sq. ft.
Plumbing Plan Review	1 – 25 fixtures, $50 25 – 50 fixtures $75 76 fixtures or more, $150
~~Permit First fixture (including gas outlets)~~	~~$60, plus $12 per fixture thereafter~~
Medical Gas Pipe System Processing Plan Review	1-10 ~~fixtures~~outlet, $100 11-30 ~~fixtures~~outlet, $200 31+ ~~fixtures~~outlet, $250
~~Permit~~	~~$100 per system~~
	~~$15 per outlet~~
Swimming Pools Plan Review	$100
~~Permit~~	~~$150~~
Warehouse Racking Plan Review	**$200 + $0.60 per lineal ft. of racking (Note: Not more than two (2) sections of racking back to back shall be considered a single row)**

Stand-alone Demising Wall Plan Review	**$200 + $0.60 per lineal ft. of wall**
Commercial Plan Resubmittal Administrative Fee	**$50**
Commercial Plan Resubmittal Review Fee	**$65.00 per hour (Note: Additional costs incurred by the Plans Examiner after the permit is issued (resubmittal) shall be paid by the permit holder prior to the issuance of a building Certificate of Occupancy)**
Commercial Inspection Fee	**$100 per inspection**
Commercial After Hours Inspection	**$300.00 per hour**
State Board of Building Standards Inspection Fee	**+ 3% of the total fee(s) in Section c (collected for State of Ohio per Ohio Revised Code Sec. 3781.102)**
~~Street Tree Fund~~	~~See Section 1109.09~~
~~Landscape Inspection~~	~~See Section 1136.02~~
~~Recreation and Development~~	~~$550 See Section 1101.09(a)~~
~~Water Tap Permit~~	~~See Section 951.01~~
~~Sewer Tap Permit~~	~~See Chapter 939~~
~~Building Permit~~	~~$250 + $7.50 per 100 sq. ft.~~
~~Plan Review Resubmittal~~	~~$50 per resubmittal~~
~~Occupancy Permit~~	~~$200~~
~~Temporary Occupancy Permit~~	~~$150~~
~~Heating, Ventilation, and Cooling (HVAC) Permit~~	~~$150 per unit~~
~~Refrigeration/pressure piping~~	~~$50 per unit~~
~~Fireplaces/chimneys~~	~~$75 per unit~~
~~Electric~~	
~~Permit~~	~~$150 base + $0.05 per sq. ft~~
~~Pole Base Lighting~~	~~$50 per pole~~

(d) ADDITIONAL PERMIT FEE SCHEDULE

~~Permit Administration~~	
~~Planning Commission/City Council~~	~~See Section 1101.07~~
~~Board of Zoning Appeals~~	~~See Chapter 1133~~
~~Certificate of Appropriateness~~	~~See Chapter 1143~~
Special Flood Hazard Area Development	$~~100~~ **50**
Zoning Compliance Letter	$50
Contractor Registration	$100 per registration ~~held~~ **type** See ~~Title Eleven~~ **Ch 1375**
Wrecking/Demolition Permit **(**~~Shall apply to~~ buildings over 400 sq. ft**)**	$50 ~~up to 1,000 sq. ft.~~ See Section 1305.19
~~Wrecking Permits/Bond~~	~~$150 over 1,000 sq. ft.~~
~~Advance Construction Start Permit~~	~~$100, See Section 1305.18~~

~~Permit Transfer~~	
~~House change after permit issuance~~	~~$200~~
~~Revision to plans requiring review~~	~~$100~~
Refund for permits	$25 + any fees due for plan review ~~See Section 1305.15~~
Re-certification of documents	
Building Plans	$75
Building Card	$25
~~Re-inspection fee~~	
~~Residential Use Groups~~	~~$50~~
~~Commercial Use Groups~~	~~$100~~
~~Special Inspections~~	
~~Walk-thru consultations~~	~~$50 per hour per inspector~~
~~After hours~~	~~$100 per hour per inspector 1st hour must be paid prior to inspection~~
~~Landscape re-inspection~~	~~See Section 1136.20~~
~~Building Moving~~	~~$100, See Section 1305.21~~
~~Shoring Permit~~	~~$50.00~~
~~Temporary repair, or emergency protection~~	~~See Section 1305.20~~
Tent Permit	$50 1st tent. $25 each additional tent (**Note:** The permit fee shall apply to each 30-day period or fraction thereof**)**
~~Sign Permit~~	~~See Section 1145.07 1138.30~~
~~New Sign/Face Change~~	~~$50 1st sign $25 each additional sign~~
~~HPA Sign~~	~~$15~~
Sprinklers	
~~Plan Review~~	$100 + $3.20 per 1,000 sq ft
~~Permit~~	~~$50 base .70 per head~~
Kitchen Hoods	
Kitchen Hood Plan Review	$50 per hood
Suppression Systems Plan Review	$50 per hood
~~Kitchen Hood Permit Type I~~	~~$150 per hood~~
~~Kitchen Hood Permit Type II~~	~~$100 per hood~~
~~Suppression Systems~~	~~$100 per hood~~
Fire Alarm **System** Plan Review	~~$100~~
~~Permit~~	$100 for the first device + $1 for each additional device
Commercial Inspection Fee	**$100 per inspection**
State Board of Building Standards Inspection Fee	**+3% of the total fees in Section (d) (Collected on behalf of the State of Ohio, per Ohio Revised Code Sec. 3781.102)**

(**b**~~e~~) RESIDENTIAL HOME IMPROVEMENTS**, including but not limited to above or below ground swimming pool or spa, driveway widening, fence, patio (slab or grade), roofing, window or**

door replacement, carport, deck, garage, or room addition; Accessory Building Permit (200 sq. ft. or less, without a foundation); HVAC replacement, plumbing, hot water tank, electric, and generator.

Residential Application Fee	**$25**
Residential Building Inspection Fee	**$10 per inspection**
Residential After Hours Home Improvement Inspection	**$50.00 per hour**
State Board of Building Standards Inspection Fee	**+1% of the total fees in Section (b) (Collected on behalf of the State of Ohio, per Ohio Revised Code Sec. 3781.102)**

~~Minor Home Improvement Permit~~	~~$25~~
~~- Including but not limited to above-ground swimming pool or spa, driveway widening, fence, patio (slab on grade), roofing, window or door replacement~~	
~~Major Home Improvement Permit~~	
~~- 0-1,000 sq. ft~~	~~$50~~
~~- 1,001 sq. ft and above~~	~~$100~~
~~- Including but not limited to basement, carport, deck, garage, in-ground swimming pool or spa or room addition~~	
~~Accessory Building Permit~~	
~~(200 sq. ft. or less, without a foundation)~~	~~$10~~
~~Sidewalk/Approach Permit~~	~~$7.50~~
~~Heating, Ventilation and Cooling Replacement Permit~~	~~$25 per unit~~
~~- Includes heating (warm air, heat pump, etc), cooling, heating and cooling replacement, and steam or hot water boiler (replacement work shall require separate electric permit)~~	
~~* Plumbing Permit (replacement work shall require separate electric permit)~~	~~First fixture (including gas outlets) $50, plus $10 per fixture thereafter~~
~~Hot Water Tank Replacement~~	~~$25 per tank~~
~~Electric Permit~~	
~~- Permanent Service/House Wiring~~	~~$150 (flat fee)~~
~~- Temporary Service~~	~~$60~~
~~- Electric (Other)~~	~~Base fee of $50~~
	~~$.05 per amp~~
	~~$.60 per outlet/box~~
	~~$2 per motor hookup~~
~~Generator Permit (includes gas line & electrical inspection~~	~~) $100~~
~~- Load calculations required~~	

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

____
Christine Houk, President of Council

Passed:
Effective:

____
Richard L. Stage, Mayor

Attest: ____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form. ____
Stephen J. Smith, Director of Law

Date: 04/27/21	No.: C-22-21
Introduced By: Mr. Holt	1st Reading: 05/03/21
Committee: Finance	Public Notice: 05/04/21
Originated By: Mr. Turner	2nd Reading: 05/17/21
Sponsor: Mr. Holt	Passed: ____ Rejected:
Emergency: ___ 30 Days: X	Codified: ___ Code No:
Current Expense: ________	Passage Publication:

ORDINANCE NO. C-22-21

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF $9,000,000, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF IMPROVING THE CITY'S PARK AND RECREATIONAL FACILITIES BY CONSTRUCTING THE BEULAH COMMUNITY PARK TO INCLUDE, AMONG OTHER IMPROVEMENTS, AN AMPHITHEATER, VARIOUS UTILITY, ROADWAY AND PEDESTRIAN RELATED IMPROVEMENTS, FITNESS AREAS TOGETHER WITH RELATED EQUIPMENT, A SPLASH PAD, VARIOUS STRUCTURES, LANDSCAPING, STREET LIGHTING, SIGNAGE AND PARKING, TOGETHER WITH ALL OTHER NECESSARY APPURTENANCES THERETO

WHEREAS, this Council has requested that the Director of Finance, as fiscal officer of this City, certify the estimated life or period of usefulness of the Improvement described in Section 1, the estimated maximum maturity of the Bonds described in Section 1 and the maximum maturity of the Notes described in Section 3; and

WHEREAS, the Director of Finance has certified to this Council that the estimated life or period of usefulness of the Improvement described in Section 1 is at least five (5) years, the estimated maximum maturity of the Bonds described in Section 1 is at least twenty (20) years, and the maximum maturity of the Notes described in Section 3, to be issued in anticipation of the Bonds, is two hundred forty (240) months;

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

SECTION 1. It is necessary to issue bonds of this City in the maximum principal amount of $9,000,000 (the "*Bonds*") for the purpose of paying the costs of improving the City's park and recreational facilities by constructing the Beulah Community Park to include, among other improvements, an amphitheater, various utility, roadway and pedestrian related improvements, fitness areas together with related equipment, a splash pad, various structures, landscaping, street lighting, signage and parking, together with all other necessary appurtenances thereto (the "*Improvement*").

SECTION 2. The Bonds shall be dated approximately April 1, 2022, shall bear interest at the now estimated rate of 6.00% per year, payable semiannually until the principal amount is paid, and are estimated to mature in twenty (20) annual principal installments on December 1 of each year and in such amounts that the total principal and interest payments on the Bonds, in any fiscal year in which principal is payable, shall be substantially equal. The first principal payment of the Bonds is estimated to be December 1, 2022.

SECTION 3. It is necessary to issue and this Council determines that notes in the maximum principal amount of $9,000,000 (the "*Notes*") shall be issued in anticipation of the issuance of the Bonds for the purpose described in Section 1 and to pay the costs of the Improvement and any financing costs. The principal amount of Notes to be issued (not to exceed the stated maximum amount) shall be determined by the Director of Finance in the certificate awarding the Notes in accordance with Section 6 of this Ordinance (the "*Certificate of Award*") as the amount which, along with other available funds of the City, is necessary to pay the costs of the Improvement and any financing costs. The Notes shall be dated the date of issuance and shall mature not more than one year following the date of issuance; *provided* that the Director of Finance shall establish the maturity date in the Certificate of Award. The Notes shall bear interest at a rate or rates not to exceed 6.00% per year (computed on the basis of a 360-day year consisting of twelve 30-day months), payable at maturity and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Director of Finance in the Certificate of Award in accordance with Section 6 of this Ordinance.

SECTION 4. The debt charges on the Notes shall be payable in lawful money of the United States of America, or in Federal Reserve funds of the United States of America as determined by the Director of Finance in the Certificate of Award, and shall be payable, without deduction for services of the City's paying agent, at the office of a bank or trust company designated by the Director of Finance in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose or at the office of the Director of Finance if agreed to by the Director of Finance and the original purchaser (the "*Paying Agent*"). The Director of Finance is authorized, to the extent necessary or appropriate, to enter into an agreement with the Paying Agent in connection with the services to be provided by the Paying Agent after determining that the signing thereof will not endanger the funds or securities of the City.

SECTION 5. The Notes shall be signed by the Mayor and the Director of Finance in the name of the City and in their official capacities, *provided* that one of those signatures may be a facsimile. The Notes shall be issued in minimum denominations of $100,000 (and may be issued in denominations in such amounts in excess thereof as requested by the original purchaser and approved by the Director of Finance) and with numbers as requested by the original purchaser and approved by the Director of Finance. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Ohio Revised Code if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this Ordinance. As used in this Section and this Ordinance:

"*Book entry form*" or "*book entry system*" means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the City and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and "immobilized" in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

"*Depository*" means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

"*Participant*" means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (a) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (b) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (c) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (d) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

SECTION 6. The Notes shall be sold at not less than par plus accrued interest (if any) at private sale by the Director of Finance in accordance with law and the provisions of this Ordinance. The Director of Finance shall sign the Certificate of Award referred to in Section 3 fixing the interest rate or rates which the Notes shall bear and evidencing that sale to the original purchaser, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. The Mayor, the City Administrator, the Director of Finance, the Director of Law, the Clerk of Council and other City officials, as appropriate, and any person serving in an interim or acting capacity for any such official, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to combine the issue of Notes with one or more other note issues of the City into a consolidated note issue pursuant to Section 133.30(B) of the Ohio Revised Code.

SECTION 7. The proceeds from the sale of the Notes received by the City (or withheld by the original purchaser or deposited with the Paying Agent, in each case on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. The Certificate of Award may authorize the original purchaser to (a) withhold certain proceeds from the sale of the Notes or (b) remit certain proceeds from the sale of the Notes to the Paying Agent, in each case to provide for the payment of certain financing costs on behalf of the City. If proceeds are remitted to the Paying Agent in accordance with this Section 7, the Paying Agent shall be authorized to create a fund in accordance with the Certificate of Award for that purpose. Any portion of those proceeds received by the City (after payment of those financing costs) representing premium or accrued interest shall be paid into the Bond Retirement Fund.

SECTION 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

SECTION 9. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the four-mill limitation imposed by the Charter of the City, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due.

In each year to the extent receipts from the municipal income tax are available for the payment of the debt charges on the Notes or the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Notes or the Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and the laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Notes and the Bonds.

SECTION 10. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Internal Revenue Code of 1986, as amended (the "*Code*") or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Notes, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Notes, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes. The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is specifically authorized to designate the Notes as "qualified tax-exempt obligations" if such designation is applicable and desirable, and to make any related necessary representations and covenants.

SECTION 11. The Director of Finance is authorized to request a rating for the Notes from Moody's Investors Service, Inc. or S&P Global Ratings, or both, as the Director of Finance determines is in the best interest of the City. The expenditure of the amounts necessary to secure any such ratings as well as to pay the other financing costs (as defined in Section 133.01 of the Ohio Revised Code) in connection with the Notes is hereby authorized and approved and the amounts necessary to pay those costs are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

SECTION 12. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and securities issued in renewal of the Notes and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the Clerk of Council. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State of Ohio, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services, that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. To the extent they are not paid or reimbursed pursuant to the Certificate of Award, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

SECTION 13. The services of Baker Tilly Municipal Advisors, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of financial advice and recommendations in connection with the issuance and sale of the Notes. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State of Ohio, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those municipal advisory services. To the extent they are not paid or reimbursed pursuant to the Certificate of Award, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

SECTION 14. The Clerk of Council is directed to promptly deliver or cause to be delivered a certified copy of this Ordinance to the County Auditor of Franklin County, Ohio.

SECTION 15. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no charter, statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

SECTION 16. This Council declares that the City reasonably expects that capital and other expenditures related to the Improvement described in Section 1, in addition to the monies provided from the sale and issuance of the Notes, will be reimbursed with the proceeds of a future issuance of securities by the City. The maximum principal amount of future securities expected to be issued for the Improvement is $6,000,000.00.

SECTION 17. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

SECTION 18. This ordinance shall take effect at the earliest opportunity allowed by law.

____
Christine Houk, President of Council

Passed: ____________, 2021

____
Richard L. Stage, Mayor

Effective: ____________, 2021

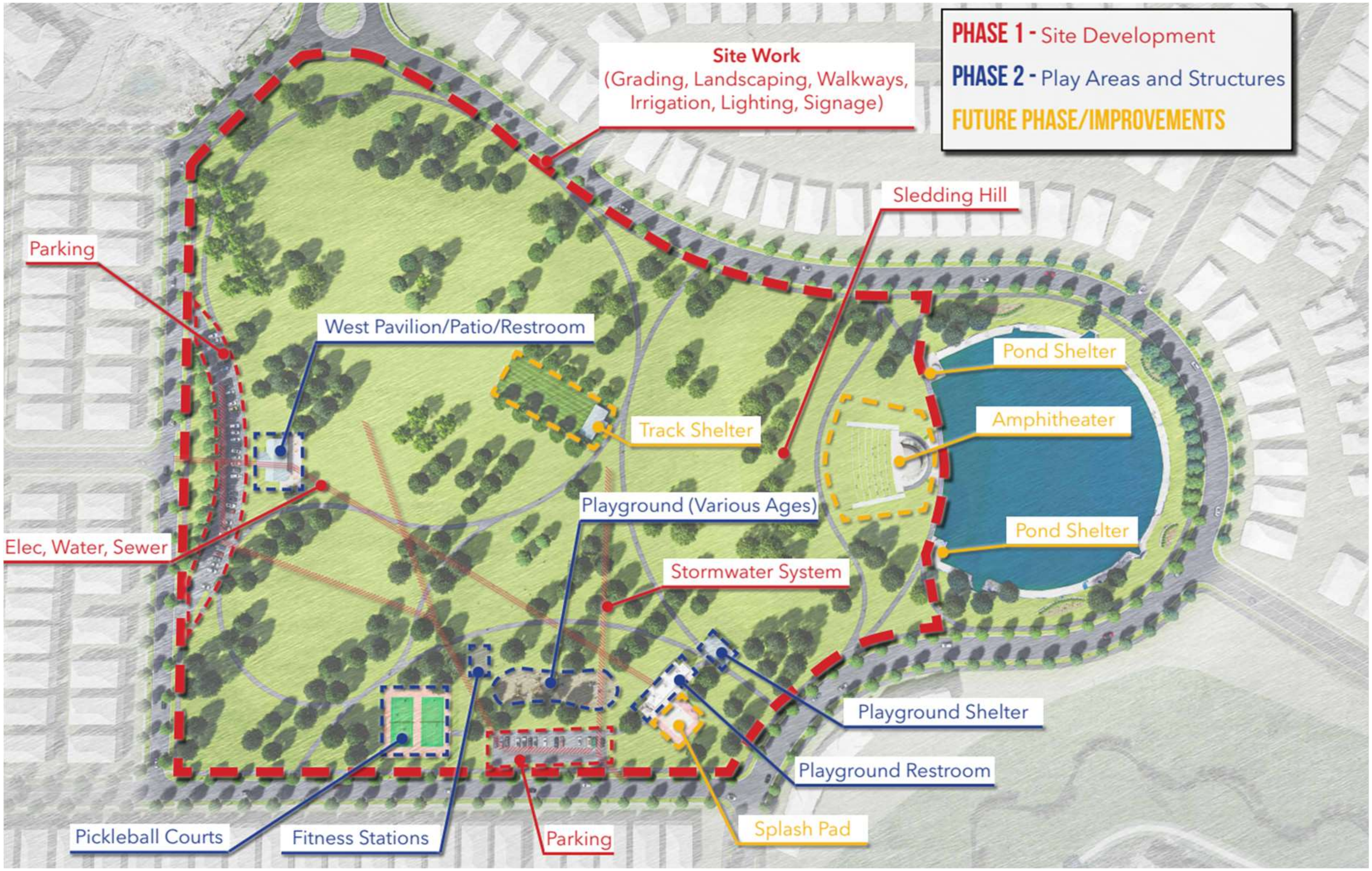
Attest:

____
Tami K. Kelly, MMC, Clerk of Council

I certify that this Ordinance is correct as to form.

____
Stephen J. Smith, Director of Law

The Park at Beulah $9,000,000 Note Overview



The Park at Beulah $9,000,000 Note Overview

How will the funds be spent?

- Phase 1 – Site Development ($5,978,132)
  - Grading, Stormwater System, Utility Service (Electric, Water, Sanitary), Walkways, Irrigation, Landscaping, Parking and Drives.
- Play Areas and Structures ($3,448,119)
  - West Pavilion/Restroom, Playground Shelter/Restroom, Pickleball Courts, Various Playgrounds.

How was this parcel of land acquired by the City?

- Ordinance C-23-19 passed by City Council on June 3rd, 2019 authorized a development agreement for the 212 acre former Beulah Park Racetrack site.
- The executed development agreement provides for the transfer of 30.275 acres of parkland to the City.

How will the Debt be paid?

- The note will be converted to Bonds with 20 years of semi-annual debt payments of principal and interest.
- Annual debt service of approximately $600,000 will be paid from the Bond Retirement Fund, which is funded from property tax revenue.

The Park at Beulah $9,000,000 Note Overview

How will this borrowing affect City Finances?

- As part of the budget process, the City utilizes financial benchmarks to manage resources by monitoring selected ratios. These benchmarks are designed to produce a stable level of fund balances from year to year. Those ratios are:
  - Operating expenses should not exceed 100% of income tax collection.
  - Targeted reserves should cover 3 months or 25% of operating expenses.
- The City maintains a 10-year forecast of General Fund revenues and expenses
  - The most recent 5-year period has experienced income tax growth of 4.25% and expense growth of 4.2%.
  - With poor performance assumptions of 1% income tax growth and 4.2% expense growth, the General Fund maintains a positive balance through 2027.
  - With average performance assumptions of 3% income tax growth and 4.0% expense growth, the General Fund maintains a positive balance through the ten year period.
- Section 6.02 of the City Charter titled, Limitation on the rate of taxation states, “not more than four mills may be levied to pay the interest on and principal of all general obligation notes and bonds of the City.” Based on the City’s present valuation the estimated general obligation borrowing capacity is $64,840,285. The current outstanding debt of $36,380,000 combined with the additional note issuance of $9,000,000 would leave $19,460,285 additional general obligation debt capacity.
- Although not anticipated, a material increase in the city’s debt burden could lead to a downgrade of the City’s Aa1 Moody’s bond rating.

The Park at Beulah $9,000,000 Note Overview

Explanation of 10 year forecast of General Fund, Bond Retirement Fund, and Police Pension Fund

- Assumptions made:
  - Income Tax Revenue growth of 1%
  - Expenditures increase at a rate of 4.2%
  - Hotel tax collections grow at a rate of 2%
  - Valuation of Grove City real estate grows at 1%
  - $5,000,000 is allocated annually to fund Capital Improvement Projects from the General Fund
  - No additional debt issued

- Total real estate mills levied is set at 3.5 mills, the same rate has been enacted since 2008.
  - 3.5 mills are allocated between the Bond Retirement Fund, the Police Pension Fund, and the General Fund.
  - Priority is given to the Bond Retirement Fund and Police Pension Fund when allocating mills levied.

- The poor performance assumptions used for the following forecast results in a deficit General Fund balance in 2028. City Council and Administration has the following tools to prevent the deficit.

  - Continue to analyze the City's financial benchmarks and budget accordingly.
  - City Council has authority to levy up to 3 mills for operations and 4 mills for general obligation debt.
  - With voter approval from the citizens of Grove City, the income tax rate can be increased if necessary.

The Park at Beulah $9,000,000 Note Overview

Beulah Community Park - EXPENSE/FUNDING SUMMARY
Grove City Parks & Recreation Department
27-Apr-21

1.0	**PHASE 1 - SITE DEVELOPMENT**	
	Site Work/Grading	$1,721,150
	Stormwater System	$600,000
	Parking & Drives	$228,000
	Parking Lighting, Site Lighting, and Security Bollards	$296,500
	Utility Services (Electric, Water, Sanitary)	$662,620
	Walkways	$532,250
	Irrigation	$406,368
	Landscaping	$419,097
	Park Signage	$22,500
	SubTotal	**$4,888,484**
	CONTINGENCIES	
	Design/Bidding Contingency	$488,848
	CONSTRUCTION TOTAL	**$5,377,332**
	OWNER'S OTHER EXPENSES (SOFT COSTS)	
	Landscape Architectural/Engineering Professional Fees	$150,000
	Soils and Material Testing	$15,000
	Contractor Insurance/ Bonding	$25,000
	Permitting Fees	$7,500
	Owner's Construction Change Order Contingency (2.5%)	$134,433
	Construction Phase Professional Services (5%)	$268,867
	SubTotal	**$600,800**
	TOTAL COST FOR PHASE 1 - SITE DEVELOPMENT	**$5,978,132**

The Park at Beulah $9,000,000 Note Overview

2.0	**PHASE 2 - PLAY AREAS AND STRUCTURES**	
	Tot Playground	$217,653
	Mid-Level Playground	$301,540
	Playground	$317,870
	Teen Challenge Playground	$328,025
	Fitness Stations	$183,663
	Pickleball Courts	$335,295
	West Pavilion/ Restroom	$564,000
	West Pavilion Patio	$24,000
	Playground Shelter/Restroom	$423,000
	SubTotal	**$2,695,045**
	CONTINGENCIES	
	Design/Bidding Contingency (10%)	$269,505
	CONSTRUCTION TOTAL	**$2,964,550**
	OWNER'S OTHER EXPENSES (SOFT COSTS)	
	Landscape Architectural/Architectural/Engineering Professional Fees (5%)	$148,228
	Structure Furnishings (chairs, tables, trash receptacles, etc.)	$78,000
	Soils and Material Testing	TBD
	Contractor Insurance/ Bonding	$25,000
	Permitting Fees	$10,000
	Construction Phase Professional Services (5%)	$148,228
	Owner's Construction Change Order Contingency (2.5%)	$74,114
	SubTotal	**$483,569**
	TOTAL COST FOR PHASE 2 - PLAY AREAS AND STRUCTURES	**$3,448,119**

The Park at Beulah $9,000,000 Note Overview

TOTAL PHASE 1 AND PHASE 2 ESTIMATED EXPENSES	**$9,426,251**

	PARK AT BEULAH FUNDING	
	2021 Operating Budget, Capital Improvements 305000 603999 Beulah Park Public Park	$1,000,000
	C-22-21 Ordinance to Fund $9,000,000 for the improvements of the Beulah Park Public Park	$9,000,000
	State CIP Funding - Southwestern Cultural Arts Center (Utilities and Initial Grading)	$200,000
	SubTotal	**$10,200,000**

TOTAL PHASE 1 AND PHASE 2 ESTIMATED FUNDING	**$10,200,000.00**

3.0	**PHASE 3 - STRUCTURES, SPLASH PAD AND AMPHITHEATER**	
	Splash Pad	$458,425
	Track Shelter	$333,000
	Pond Shelter	$124,000
	Amphitheater (Budgetary Place Holder)	$3,500,000
	SubTotal	**$4,415,425**
	CONTINGENCIES	
	Design/Bidding Contingency	$441,543
	CONSTRUCTION TOTAL	**$4,856,968**
	OWNER'S OTHER EXPENSES (SOFT COSTS)	
	Architectural/Engineering Professional Fees	$485,697
	Structure Furnishings (chairs, tables, trash receptacles, etc.)	$78,000
	Soils and Material Testing	
	Contractor Insurance/ Bonding	$25,000
	Permitting Fees	$10,000
	Construction Phase Professional Services	$388,557
	Owner's Construction Change Order Contingency	$121,424
	SubTotal	**$1,108,678**
	ENGINEER'S ESTIMATE OF TOTAL COST for PHASE 3 IMPROVEMENTS	**$5,965,646**

TOTAL ESTIMATED INVESTMENT INTO THE PARK AT BEULAH	**$15,391,897**

General Fund forecast

Mills Levied	1.3	1.3	1.3	1.3	1.1	1.0	1.0	1.4	0.8	0.8	0.8
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Beginning Balance	**$13,994,672**	**$14,781,728**	**$14,994,922**	**$15,096,729**	**$14,561,243**	**$12,772,131**	**$9,778,218**	**$5,630,870**	**$783,888**	**($6,170,982)**	**($14,554,112)**
1.00%											
Income Taxes	28,191,455	28,500,000	28,785,000	29,072,850	29,363,579	29,657,214	29,953,786	30,253,324	30,555,858	30,861,416	31,170,030
Real Property Taxes	1,178,445	1,434,652	1,448,998	1,498,588	1,280,716	1,175,931	1,187,690	1,679,394	969,250	978,942	988,732
Rollback	133,010	159,406	161,000	166,510	142,302	130,659	131,966	186,599	107,694	108,771	109,859
Intergovernmental	1,188,013	1,150,551	1,022,464	946,264	946,264	946,264	946,264	946,264	946,264	946,264	946,264
Hotel Taxes	602,814	600,000	930,000	948,600	967,572	986,923	1,006,662	1,026,795	1,047,331	1,068,278	1,089,643
Permits and Fees	728,652	669,000	659,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
Cable Franchise Fees	540,037	545,000	545,000	545,000	545,000	545,000	545,000	545,000	545,000	545,000	545,000
Investment Interest	610,726	700,000	300,000	441,935	431,225	395,443	335,564	252,617	155,678	0	0
Special Assessments	263,763	262,941	115,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Fines and Forfeitures	239,191	204,400	293,000	293,000	293,000	293,000	293,000	293,000	293,000	293,000	293,000
Charges for services	651,910	635,000	655,000	655,000	655,000	655,000	655,000	655,000	655,000	655,000	655,000
Others	709,285	625,748	132,867	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
TOTAL RECEIPTS	**$35,037,302**	**$35,486,697**	**$35,047,329**	**$35,667,747**	**$35,724,658**	**$35,885,434**	**$36,154,932**	**$36,937,994**	**$36,375,075**	**$36,556,672**	**$36,897,528**
4.20%											
City Council	271,433	282,833	294,712	307,090	319,988	333,427	347,431	362,023	377,228	393,072	409,581
Administration	514,354	535,956	558,467	581,922	606,363	631,830	658,367	686,019	714,831	744,854	776,138
Finance	938,300	977,709	1,018,772	1,061,561	1,106,146	1,152,604	1,201,014	1,251,456	1,304,018	1,358,786	1,415,855
Law	598,453	623,588	649,779	677,070	705,507	735,138	766,014	798,186	831,710	866,642	903,041
Police	10,268,944	10,700,240	11,149,650	11,617,935	12,105,889	12,614,336	13,144,138	13,696,192	14,271,432	14,870,832	15,495,407
Dispatchers	1,633,111	1,701,702	1,773,173	1,847,646	1,925,247	2,006,108	2,090,364	2,178,160	2,269,642	2,364,967	2,464,296
Clerk of Courts	397,128	413,807	431,187	449,297	468,168	487,831	508,320	529,669	551,915	575,096	599,250
Building	1,215,438	1,266,486	1,319,679	1,375,105	1,432,859	1,493,040	1,555,747	1,621,089	1,689,174	1,760,120	1,834,045
Lands and Buildings	3,837,655	3,998,836	4,166,787	4,341,792	4,524,148	4,714,162	4,912,157	5,118,467	5,333,443	5,557,447	5,790,860
Parks and Recreation	1,132,255	1,179,810	1,229,362	1,280,995	1,334,797	1,390,858	1,449,274	1,510,144	1,573,570	1,639,660	1,708,526
Garage	306,327	319,193	332,599	346,568	361,124	376,291	392,095	408,563	425,723	443,603	462,235
General Miscellaneous	2,172,229	2,263,462	2,358,528	2,457,586	2,560,805	2,668,358	2,780,429	2,897,208	3,018,890	3,145,684	3,277,802
Engineering Mt Carmel	0	0	0	0	0	0	0	0	0	0	0
Health	455,915	475,064	495,016	515,807	537,471	560,045	583,566	608,076	633,615	660,227	687,957
Information Systems	2,304,814	2,401,616	2,502,484	2,607,588	2,717,107	2,831,225	2,950,137	3,074,042	3,203,152	3,337,685	3,477,867
Public Information	309,111	322,093	335,621	349,718	364,406	379,711	395,659	412,276	429,592	447,635	466,435
Human Resources	148,694	154,939	161,447	168,228	175,293	182,655	190,327	198,321	206,650	215,329	224,373
Development	1,075,978	1,121,169	1,168,258	1,217,325	1,268,452	1,321,727	1,377,240	1,435,084	1,495,358	1,558,163	1,623,606
Capital Outlay, Other Tra	6,670,107	**6,535,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**
Total Expenditure	**$34,250,246**	**$35,273,504**	**$34,945,521**	**$36,203,233**	**$37,513,769**	**$38,879,347**	**$40,302,280**	**$41,784,976**	**$43,329,945**	**$44,939,802**	**$46,617,274**
Ending Balance	**$14,781,728**	**$14,994,922**	**$15,096,729**	**$14,561,243**	**$12,772,131**	**$9,778,218**	**$5,630,870**	**$783,888**	**($6,170,982)**	**($14,554,112)**	**($24,273,858)**

Bond Retirement Fund forecast

Mills levied	1.0	1.0	1.0	1.0	1.2	1.2	1.2	0.9	1.3	1.3	1.2
	2020	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Beginning Balance	**$1,808,041**	**$1,980,789**	**$2,033,795**	**$2,074,556**	**$1,524,646**	**$1,217,875**	**$872,046**	**$561,609**	**$23,797**	**$56,737**	**$120,225**
Real Property Taxes	1,008,820	1,226,198	1,238,460	1,280,845	1,552,384	1,567,907	1,583,587	1,199,567	1,750,035	1,767,535	1,647,887
Other Sources - SA	103,247	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000
Debt Proceeds	6,050,019	6,050,019									
Payment from Library an	842,153	821,700	821,700	830,869	830,869	830,869	830,869	830,869	830,869	830,869	830,869
TOTAL RECEIPTS	**$8,004,239**	**$8,207,917**	**$2,170,160**	**$2,221,714**	**$2,493,253**	**$2,508,776**	**$2,524,456**	**$2,140,436**	**$2,690,904**	**$2,708,404**	**$2,588,756**
Professional Services	45,189	37,405	45,500	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
New G.O. Debt	0.00	1.00	109.21	548,309.97	548,419.28	548,528.65	548,638.07	548,747.55	548,857.08	548,966.66	549,076.30
New OPWC Debt	0.00	1.00	0.00	115,000.00	140,000.00	215,000.00	215,101.25	215,202.55	215,303.90	215,405.30	215,506.75
Current G.O. Debt	1,953,305.27	2,386,343.00	2,374,268.00	2,385,793.00	2,390,083.00	2,382,450.00	2,402,397.00	2,276,625.00	2,273,038.00	2,272,930.00	2,265,580.00
SR665 TIF Proceeds	-574,567.50	-573,318.00	-576,318.00	-578,318.00	-579,318.00	-574,318.00	-582,718.00	-580,118.00	-576,918.00	-573,118.00	-573,418.00
Current OPWC/FCIB	407,564.15	304,479.00	285,839.00	285,839.00	285,839.00	267,945.00	236,474.00	202,791.00	182,683.00	165,732.00	148,782.00
Notes	6,000,000.00	6,000,000.00									
Total Expenditure	**$7,831,491**	**$8,154,911**	**$2,129,398**	**$2,771,624**	**$2,800,023**	**$2,854,606**	**$2,834,892**	**$2,678,248**	**$2,657,964**	**$2,644,916**	**$2,620,527**
Ending Balance	**$1,980,789**	**$2,033,795**	**$2,074,556**	**$1,524,646**	**$1,217,875**	**$872,046**	**$561,609**	**$23,797**	**$56,737**	**$120,225**	**$88,453**

Police Pension Fund forecast

Mills levied	1.2	1.2	1.2	1.2	1.2	1.3	1.3	1.2	1.4	1.4	1.5
	2020	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Beginning Balance	**$828,863**	**$676,098**	**$631,863**	**$548,015**	**$468,678**	**$356,971**	**$342,274**	**$293,915**	**$77,259**	**$92,101**	**$70,445**
Real Property Taxes	1,210,594	1,471,438	1,486,152	1,537,013	1,552,384	1,698,566	1,715,552	1,599,422	1,884,653	1,903,499	2,059,858
TOTAL RECEIPTS	**$1,210,594**	**$1,471,438**	**$1,486,152**	**$1,537,013**	**$1,552,384**	**$1,698,566**	**$1,715,552**	**$1,599,422**	**$1,884,653**	**$1,903,499**	**$2,059,858**
Collection Costs	14,177	15,673	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Pension Costs	1,349,182	1,500,000	1,545,000	1,591,350	1,639,091	1,688,263	1,738,911	1,791,078	1,844,811	1,900,155	1,957,160
Total Expenditure	**$1,363,359**	**$1,515,673**	**$1,570,000**	**$1,616,350**	**$1,664,091**	**$1,713,263**	**$1,763,911**	**$1,816,078**	**$1,869,811**	**$1,925,155**	**$1,982,160**
3.0%											
Ending Balance	**$676,098**	**$631,863**	**$548,015**	**$468,678**	**$356,971**	**$342,274**	**$293,915**	**$77,259**	**$92,101**	**$70,445**	**$148,144**
1.01											
Valuation	1,016,904	1,226,198	1,238,460	1,280,845	1,293,653	1,306,590	1,319,655	1,332,852	1,346,181	1,359,642	1,373,239
Total Mills levied	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**

* Call for New Business

Viewing Public: If you have any questions or comments for Council Members, please submit them now.

* Dept. Reports and Closing Comments from Admin. and Council

* Adjourn