

RESOLUTION NO. CR-80-06

A RESOLUTION DECLARING IT NECESSARY TO MAKE A PUBLIC IMPROVEMENT TO BE PAID IN PART FROM SPECIAL ASSESSMENTS FOR THE PURPOSE OF WIDENING, RECONSTRUCTING, AND IMPROVING STATE ROUTE 665 BETWEEN NORTH MEADOWS DRIVE AND HOOVER ROAD, INCLUDING THE INTERSECTIONS THEREWITH, WITH RELATED SIGNAGE AND STRIPPING, LEISURE PATH, DRAINAGE, UTILITY RELOCATION, AND SITE IMPROVEMENTS, PAYING ENGINEERING, DESIGN, AND LEGAL EXPENSES RELATED THERETO

WHEREAS, the City of Grove City (the "City") has experienced significant increases in vehicular traffic associated with the growth of the Grove City area and generated by the expanded access to the I-71/SR-665 interchange affecting certain portions of SR-665, Meadows Drive, and Hoover Road within the City;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO, three-fourths of all members elected thereto concurring, that:

SECTION 1. It is hereby determined to be necessary to improve the City by widening, reconstructing, and improving State Route 665 between North Meadows Drive and Hoover Road, including the intersections therewith, with related signage and stripping, leisure path, drainage, utility relocation, and site improvements and paying engineering, design, and legal expenses related thereto, (the "Project"), in accordance with plans, specifications and estimates of cost (the "Plans") prepared by the City's consulting engineer, which plans are on file in the office of the Clerk of Council.

SECTION 2. It is hereby determined and declared by this Council that the Project is conducive to the public health, convenience and welfare of the City and the inhabitants thereof.

SECTION 3. The grade of the Project shall be such grade as shall be shown by the Plans, which shall be incorporated herein by reference and made a part hereof.

SECTION 4. A portion of the cost of the Project shall be assessed against the properties described in Attachment A, attached hereto and made a part hereof, which properties are hereby determined to be specially benefited by the Project, in proportion to the benefits which may result from the Project, determined as follows: 90% of the cost to be assessed shall be apportioned among the benefited properties in proportion to the estimated amount of vehicular traffic generated by such properties and 10% of the cost to be assessed shall be apportioned among the benefited properties in proportion to the frontage of such properties on the Project.

It is hereby found and determined that the portion of the cost of the Project to be paid by the City is not less than two percent (2%) of the total cost plus the cost of intersections.

SECTION 5. The cost of the Project shall include the cost of preparing the Plans in preliminary and final form, printing, serving and publishing notices, resolutions and ordinances, paying the amount of damages resulting from the Project assessed in favor of any owner of land affected by the Project and the interest thereon, paying the costs incurred in connection with the preparation, levy and collection of the special assessments, the cost of purchasing, appropriating, and otherwise acquiring therefore any required real estate or interests therein, the expenses of legal services including obtaining an approving legal opinion, the cost of labor and material and interest on bonds and notes issued in anticipation of the levy and collection of the special assessments together with all other necessary expenditures.

SECTION 6. The Consulting Engineer of the City is hereby authorized and directed to cause to be prepared and filed in the office of the Clerk the estimated assessments of the cost of the Project. Such estimated assessments shall be based upon the estimate of cost of the Project now on file in the office of the Clerk and shall be prepared pursuant to the provisions of this resolution. When such estimated assessments have been so filed, the Clerk shall cause notice of the adoption of this ordinance and the filing of the estimated assessments to be served on the owners of all lots and lands to be assessed as provided in Revised Code Section 727.13.

SECTION 7. The assessments to be levied shall be paid in twenty-seven (27) annual installments, provided, however, that the owner of any property assessed may, at his or her option, pay such assessment in cash within thirty days after passage of the assessing ordinance.

SECTION 8. Any property owner may apply to Council for a deferral of assessment provided herein, prior to the adoption of the ordinance of assessment following completion of the Project. Council may defer part or all of the assessment against any property, and the City shall pay such assessment on behalf of the property owner, where the Council deems such deferral to be in the best interest of the City. Grounds for such deferral include, but shall not be limited to, financial hardship.

SECTION 9. Bonds of the City may be issued in anticipation of the collection of assessments by installments and in an amount equal thereto and notes of the City may be issued in anticipation of the issuance of such bonds and the levy and collection of such assessments.

SECTION 10. The remainder of the entire cost of the Project, after application of the assessments herein provided, shall be paid by the issuance of bonds in the manner provided by law or from other funds available for this purpose.

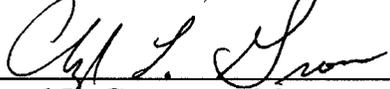
SECTION 11. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Revised Code Section 121.22.

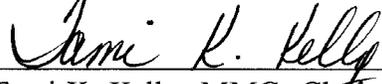
SECTION 12. This resolution shall take effect at the earliest opportunity allowed by law.

Passed: 11-20-06
Effective: 11-20-06

Attest:


Richard D. Lester, President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, MMC, Clerk of Council


Thomas R. Clark, Director of Law

I Certify that this ordinance
is correct as to form.



**TABLE 3
SUMMARY OF ASSESSMENT**

**SR665 ROADWAY WIDENING AND RECONSTRUCTION PROJECT
City of Grove City, Ohio**

Total Assessment Value = \$2,417,600

November 20, 2006

Lot ID #	Owner	Address	Parcel ID	Assesment Based on Frontage (L.F.)		Assessment Based on Usage in Average Daily Vehicle Trips (ADT ¹)		TOTAL ASSESSMENT FOR PROPERTY
				10% = \$241,760		90% = \$2,175,840		
1	Our S Ltd.	2986 London-Groveport Road	040-010336	138.11	\$ 5,041.05	1,756	\$ 91,689.07	\$96,730.12
2	Ironwood Properties II	0 London-Groveport Road	040-009554	132.08	\$ 4,820.96	1,785	\$ 93,255.51	\$98,076.46
3	Donald W. and Beverly J. Trapp	2950 London-Groveport Road	040-004969	100.48	\$ 3,667.55	10	\$ 522.15	\$4,189.70
4	Linda L. Hamilton	2938 London-Groveport Road	040-004968	100.48	\$ 3,667.55	10	\$ 522.15	\$4,189.70
5	Jon M. And Lois A Legg	2928 London-Groveport Road	040-008053	100.48	\$ 3,667.55	10	\$ 522.15	\$4,189.70
6	Richard A. and Ellen E. Barber, Trs.	2920 London-Groveport Road	040-008052	100.48	\$ 3,667.55	10	\$ 522.15	\$4,189.70
7	James O. and Patrice A. Rauck	2908 London-Groveport Road	040-008051	100.48	\$ 3,667.55	10	\$ 522.15	\$4,189.70
8	James O. and Patrice A. Rauck	0 London-Groveport Road	040-008050	100.48	\$ 3,667.55	10	\$ 522.15	\$4,189.70
9	Groves Apartments Ltd.	6049 Rings Road	040-010037	273.09	\$ 9,967.86	1,196	\$ 62,448.82	\$72,416.68
10	Neuendorf Company LLC	2800 London-Groveport Road	040-008054	655.22	\$ 23,915.72	1,450	\$ 75,711.36	\$99,627.07
11	Buckeye Boys Ranch Inc.	0 London-Groveport Road	040-008057	133.27	\$ 4,864.39	705	\$ 36,811.38	\$41,675.78
12	Buckeye Boys Ranch Inc.	0 London-Groveport Road	040-008049	157.02	\$ 5,731.27	705	\$ 36,811.38	\$42,542.66
13	Buckeye Boys Ranch Inc.	0 London-Groveport Road	040-005048	155.84	\$ 5,688.20	705	\$ 36,811.38	\$42,499.59
14	Township of Jackson	2623 London-Groveport Road	040-008044	330.68	\$ 12,069.91	100	\$ 5,221.47	\$17,291.39
15	Buckeye Grove Shopping Center	2596 London-Groveport Road	040-013860	155.08	\$ 5,660.46	1,440	\$ 75,189.21	\$80,849.67
16	Buckeye Grove Shopping Center	0 London-Groveport Road	040-010040	96.78	\$ 3,532.50	116	\$ 6,056.91	\$9,589.41
17	Buckeye Grove Shopping Center	5965 London-Groveport Road	040-010041	176.55	\$ 6,444.13	978	\$ 51,066.01	\$57,510.13
18	Buckeye Grove Shopping Center	6007 Hoover Road	040-010042	155.60	\$ 5,679.44	3,422	\$ 178,678.80	\$184,358.25
19	CVS 5458 Ohio LLC	2565 London-Groveport Road	040-011798	476.09	\$ 17,377.42 *	988	\$ 51,588.15	\$68,965.57
20	GS Grove City Ohio LLC	0 London-Groveport Road	040-012463	112.50	\$ 4,106.28	584	\$ 30,493.40	\$34,599.68
21	4 PDL 665 LLC	2585 London-Groveport Road	040-009919	329.42	\$ 12,023.92	1,812	\$ 94,613.09	\$106,637.01
22	Jack D. and Ruth E. Strader	2650 London Groveport Road	040-008058	425.00	\$ 15,512.62	604	\$ 31,537.70	\$47,050.32
23	Mouth of Wilson LLC	2811 London Groveport Road	040-008045	335.00	\$ 12,227.60	2,566	\$ 133,983.00	\$146,210.59
24	Meijer Stores Limited Partnership	0 London-Groveport Road	040-013658	944.00	\$ 34,456.27	12,566	\$ 656,130.29	\$690,586.56
25	Fed Ex Ground Package	London-Groveport Road	040-004962	50.19	\$ 1,831.95	487	\$ 25,428.57	\$27,260.52
26	Services Development Corp.	3061 London-Groveport Road	040-004963	789.11	\$ 28,802.74	7,645	\$ 399,181.61	\$427,984.35
Notes								Total Assessment Value =
								\$2,417,600.00

¹ Refer to Table 2 for Average Daily Trips (ADT) Calculations

* Frontage along Hoover Road was include at 50% of the total length.