ORDINANCE C-25-26

AN ORDINANCE TO AMEND ORDINANCE C-32-20 FOR THE WET BASEMENT PROGRAM

WHEREAS, the City of Grove City has studied and recognized that there are certain homes that have been built within the floodplain; and

WHEREAS, when large rain events occur, historically these areas have been prone to flooding; and

WHEREAS, in recognition of these issues, in 2020 the City enacted Ordinance C-32-20 to create the Wet Basement Program ("Program") to assist residents in preventing future flooding issues; and

WHEREAS, initially, the Program was limited to small portion of the City consisting of 92 single family residential properties; and

WHEREAS, the Program has been underutilized and the City has funds appropriated, thus, the City is expanding the Program to the entire City.

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

SECTION 1. Exhibit A of Ordinance C-32-20 is hereby amended as follows:

Eligible Properties:
~~Phase 1: Subject to appropriations by City Council, Phase I will be limited to the 92 single family properties that have reported WIB's during the March 2020 and May 2020 rain events that are on record with the City resulting from floor drain/sewer backups.~~
Subject to appropriations by City Council, ~~Subsequent Phases~~ the Program will be limited to single family properties located in the ~~area highlighted in Exhibit A~~ City constructed before 1975. The property owner will fill out an online questionnaire to determine eligibility.

Eligible Improvements:
~~Sanitary service lateral repair~~

SECTION 2. The remainder of the terms, conditions and restrictions in Exhibit A shall remain in effect.

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

Ted A. Berry, President of Council

Passed: 07-06-2026
Effective: 08-06-2026

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

ORDINANCE C-32-20

AN ORDINANCE TO ENACT THE WET BASEMENT GRANT PROGRAM AND APPROPRIATE $200,000.00 FROM THE SIDEWALK PROGRAM TO THE WET BASEMENT PROGRAM

WHEREAS, the City of Grove City has studied and recognized that there are certain homes and businesses that have been built within the floodplain; and

WHEREAS, when large rain events occur, historically these areas have been prone to flooding; and

WHEREAS, after the latest rain event on March 20, 2020, the Service Department completed an evaluation of the areas affected to determine the best course of action to assist residents in preventing future flooding issues; and

WHEREAS, the attached Wet Basement Grant Program has been developed to assist residents with certain flooding issues, as outlined in the Program; and

WHEREAS, the 2020 Sidewalk Program has an available balance of $200,000.00 to be used to fund the Wet Basement Program.

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

SECTION 1. This Council hereby enacts the Wet Basement Grant Program, as attached hereto and made a part hereof in Exhibit "A".

SECTION 2. There is hereby appropriated $200,000.00 from the unappropriated monies of the Capital Improvement Fund to be transferred to the General Fund and appropriated to account number 100120.551300 for the current expense of the Wet Basement Program.

SECTION 3. There is hereby a $200,000.00 appropriation reduction to account number 305000.603195.

SECTION 4. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine Houk, President of Council

Passed: 08-03-2020

Richard L. Stage, Mayor

Effective: 09-03-2020

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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

Michael Turner, Director of Finance

C-32-20 Exhibit "A"

Wet Basement Program
SEWER BACKUP PROTECTION

What is the Sewer Backup Protection Program?

The Sewer Backup Protection Program ("Program") is designed to assist property owners with water in basements ("WIB"). This Program is targeted to bring older properties into code compliance (current standards) and/or provide additional protection from WIB occurrences.

Eligible Properties:

- Phase 1: Subject to appropriations by City Council, Phase I will be limited to the 92 single family properties that have reported WIB's during the March 2020 and May 2020 rain events that are on record with the City resulting from floor drain/sewer backups.

- Subject to appropriations by City Council, Subsequent Phases will be limited to single family properties located in the area highlighted in Exhibit A.

Eligible Improvements:

- Backwater prevention device

- New sump pump[1]

- Sanitary service lateral repair

- Other improvements necessary, in sole the opinion of the City, to facilitate the installation of a backwater prevention device and/or new sump pump (to be reviewed and approved by City on a case by case situation)

Program Description:

- During Phase 1, the City will contact each of the Eligible Properties to ask for voluntary participation in the Program. During subsequent phases, the City will solicit applications from other eligible properties.

- For all the participating/eligible properties, the City[2] will inspect each property to determine if additional work is required in order to protect the basement from other sources of stormwater.

- Following the inspection, the City[3] will install the Eligible Improvements.

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[1] Limited to properties without an existing sump pit/pump.
[2] Including staff, contractors or other experts hired by the City.
[3] Including staff, contractors or other experts hired by the City.

Program Costs:

The City shall be responsible for all costs associated with the initial inspection and all Eligible Improvements.

Program Eligibility:

- Is limited to single family homes in Grove City.
- Submittal of application and execution of an agreement.
- Applicants must be current in their real estate property taxes and must be in good standing with all local, regional, state, and federal taxing authorities. All properties participating in the program shall comply with all applicable zoning, building and property maintenance standards.
- If the inspection determines that improvements beyond the Eligible Improvements are required, the homeowner is solely responsible for all additional improvements. The City will not install the Eligible Improvements until any additional improvement are completed if the additional improvements are required to ensure that the Eligible Improvements will function properly.

NOTE: Properties within the floodplain may be ineligible for this program due to the inherent risk of surface flooding on these structures. These applications will be evaluated based on the recommendation and direction of the City's staff.

Conflict of Interest: No official, employee or agent of the City shall have any personal interest, either direct or indirect, in the Program, nor shall any such official, employee or agent participate in any decision relating to the Program which affects his personal interests or the interests of any corporation, partnership or association in which he is, either directly or indirectly, interested.

Project Monitoring: Program participants must agree to allow any duly authorized representatives of the City of Grove City, at reasonable times and with twenty-four (24) hours prior notice, to have access to any portion of the project in which the City is involved and the period of such right to this access shall be until the City closes out the project.

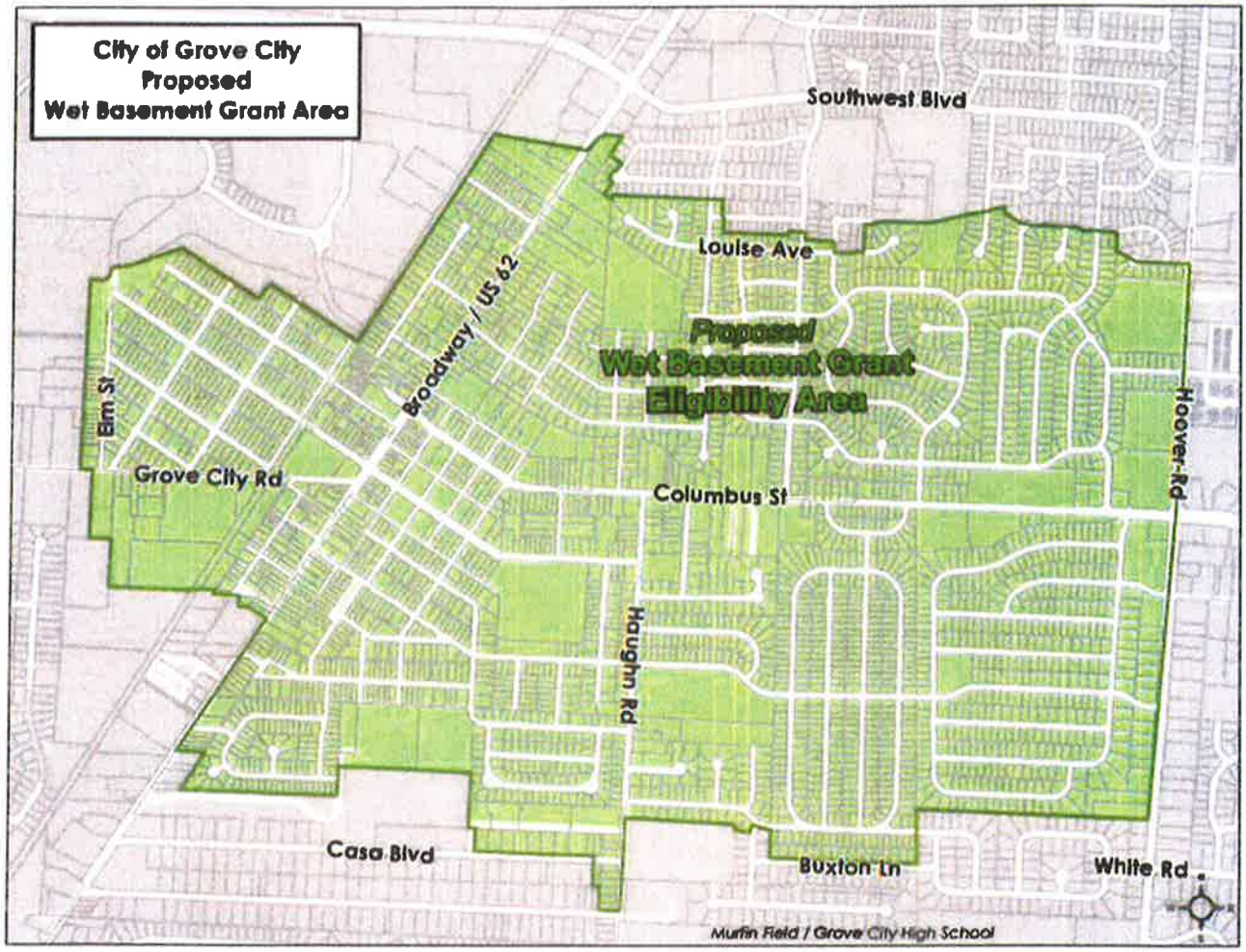
Maintenance of Improvements: Eligible Improvements will become part of the properties home, which property owners are responsible for maintaining. Like any mechanical device, routine maintenance is necessary for reliable operation. The manufacturer's operating instructions will be provided to you at the time of installation.

Warranty: The City is not providing any warranty or guarantee regarding the functioning of the Eligible Improvements. Homeowner agrees to properly maintain and operate the Eligible Improvements. Homeowner understands and acknowledges that the responsibility to maintain the Eligible Improvements, including the cost of all future operation and maintenance, is entirely the responsibility of the Homeowner, and is not the responsibility of the City.

Liability: Homeowner agrees, as part of the consideration to the City for participation in this Program, to release and forever discharge the City, its officers and employees, from any and all claims, demands, damages, losses, and expenses of all kinds associated with the inspection, installation of Eligible Improvements, past and future flooded basement into Homeowner's residence. This waiver is made on behalf of Homeowner, Homeowner's heirs, successors, executors, administrators, and assigns. The Homeowner further understands and acknowledges that the City has undertaken this Program voluntarily and is not an admission of liability or wrongdoing.

Tax: This Program may be treated as income subject to Federal Income Tax. The City of Grove City is not liable for any tax implications resulting from this Program. See your tax advisor for clarification.

EXHIBIT A


City of Grove City
Proposed
Wet Basement Grant Area
Southwest Blvd
Louise Ave
Broadway / US 62
Proposed
Wet Basement Grant
Eligibility Area
Elm St
Grove City Rd
Columbus St
Hoover Rd
Haughn Rd
Casa Blvd
Buxton Ln
White Rd
Mutin Field / Grove City High School