



City of Pataskala

Legislative Report to Council

Legislative Report

April 15, 2024 Council Meeting

Unfinished Business

A. Ordinances

- **ORDINANCE 2023-4458 – FIRST READING – (TABLED 1-22-24) - AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 0 CLARK STATE ROAD, 0 SUMMIT ROAD AND 14530 GRAHAM ROAD, PARCEL NUMBERS 063-140550-00.000, 063-141840-00.000, 063-151764-00.000, AND 063-145944-00.001, TOTALING 192.666 +/- ACRES IN THE CITY OF PATASKALA, FROM THE RURAL RESIDENTIAL (RR) AND MEDIUM-LOW DENSITY RESIDENTIAL (R-87) ZONING CLASSIFICATIONS TO THE PLANNED MANUFACTURING (PM) ZONING CLASSIFICATION.**

Fair Lady Development Holdings, LLC is requesting to rezone four (4) properties from RR - Rural Residential and R-87 - Medium-Low Density Residential to PM - Planned Manufacturing for the properties located at 0 Clark State Road, 0 Summit Road, 14530 Graham Road (PID: 63-140550- 00.000, 063-141840-00.000, 063-151764-00.000, 063-145944-00.001)

The Comprehensive Plan Future Land Use Map recommends this area for Innovation. The requested rezoning is in line with the recommendation of the Future Land Use Map.

On October 4, 2023 the Planning and Zoning Commission unanimously recommended to disapprove the rezoning request.

The Council public hearing on the rezoning request was held on January 16, 2024

- **ORDINANCE 2024-4468 – SECOND READING - AN ORDINANCE APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY OF PATASKALA AND RRIFI COLUMBUS 44 LAND, LLC (BUILDING ONE)**

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- **ORDINANCE 2024-4469 – SECOND READING - AN ORDINANCE APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY OF PATASKALA AND RRIFI COLUMBUS 44 LAND, LLC (BUILDING TWO)**

These two “sister” Ordinances are for two buildings at the intersections of Etna Parkway and Refugee Rd. A CRA application was received by the Administration on February 20,2024. This begins a dual track of planning approval (building) and legislation (abatement). After Red Rock 1 and 2, which were a combined application

Montrose and the Administration decided to have each building have their own granted abatement. The application states that each building (Approx. 225,000 sq. ft.) would have 90 employees and would each generate 4,000,000 in payroll. Both properties are in the JEDD so along with the city income tax the JEDD tax would be collected. Resulting in a net to Pataskala of roughly \$36,000/yr. for each building.

As I mentioned with the dual track system that we use, if there were delays with either the Planning Commission or the School Districts (Southwest Licking and C-tec) Council would want to table the legislation until all facets of the tracks are complete. This would ensure that no abatement is given before plan or school approval. However having the first reading at the April 1, 2024 is in line with the dual track plan.

B. Resolutions

New Business

A. Ordinances

➤ **ORDINANCE 2024-4470 – FIRST READING - SUPPLEMENTAL APPROPRIATION**

We have a single budget adjustment that we are requesting which is housekeeping in nature. **We are respectfully requesting that Council hold the 1st reading of the ordinance at the April 15th meeting. We are requesting that Council waive the 3rd reading and adopt the ordinance at the 2nd reading at the May 6th Council meeting.**

- *Section 1: Vine Street Drainage Improvements* – The city recently received a reimbursement from the OPWC in the amount of \$224,593 for costs paid to construct drainage improvements on Vine Street. Proper accounting requires us to post both the revenue and the OPWC expenditure in the State Issue II (OPWC) fund. Unfortunately, we did not include this appropriation during the budget process. As a result, we need to increase the appropriations in that fund by the \$224,593. It is important to note that we will also be increasing the fund revenue by the same amount so that it has a \$0 net impact to the fund balance.

Consent Agenda

3. Motions

4. Resolution

➤ **RESOLUTION 2024-036: A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A LEASE AGREEMENT WITH THE T.J. EVANS FOUNDATION FOR FOUNDATION PARK**

The City of Pataskala currently leases the property at 10255 McIntosh Road, known as Foundation Park, from the T. J. Evans foundation. This lease previously had a term of ten years, followed by annual one-year renewals.

The City of Pataskala has identified the need to replace this lease with one that has a term of twenty years, followed by annual one-year renewals. The remainder of the lease terms will remain the same. This longer-term lease will not only lock in the partnership between the city and the T. J. Evans Foundation, but will also assist in our attempt to make an attractive grant proposal for improvements to Foundation Park.

The rental fees associated with this lease agreement are none.

➤ **RESOLUTION 2024-040- A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR, OR HIS DESIGNEE, TO ADVERTISE, RECEIVE, AND REVIEW BIDS FOR CONSTRUCTION OF THE 2024 ROADWAY IMPROVEMENTS PROGRAM**

Approval of this resolution would provide for GPD Group to complete bidding services for the 2024 Roadway Improvements Project. Bidding services include advertisement for, receipt, and review of bids, and is part of the Annual Roadway Improvements Design Engineering Services, which is identified in the approved 2024 budget as Public Service Department project number SVC-16-022

The proposed cost for bidding services is included in the total value of \$39,800 that was approved as part of Resolution 2023-090 for Engineering Services of the 2024 Roadway Improvements project.

Approval of Resolution 2024-040 is recommended.

➤ **RESOLUTION 2024-041- A RESOLUTION AUTHORIZING AN INCREASE IN THE CONTRACT VALUE WITH THE OHIO DEPARTMENT OF TRANSPORTATION, FOR CERTAIN IMPROVEMENTS TO BROAD STREET**

In September of 2022, the City passed Resolution 2022-080 to participate in the ODOT project to make improvements to Broad St. That legislation detailed that the City is responsible for 20% of the total cost of improvements within the City of Pataskala. Those improvements include: repaving Broad St. and bridge deck sealing.

In March of 2024, the City passed Resolution 2024-031 to enter into contract with ODOT, and to pay our share of the project cost, which was estimated at \$693,242. As was detailed in the legislation and accompanying report, that was an increase over what was anticipated, but due to not booking the revenue of the grant, the 2024 PSD budget actually reflected a \$500,000 local expenditure, on top of the \$350,000 that was originally budgeted for the project.

This oversight was fortunate, in that instead of searching for an extra \$350,000, we actually had a surplus in terms of what the budget reflected. After paying the estimated cost listed above, using the original \$350,000, and \$343,242 of the funds that were booked for the expenditure, the budget reflects an additional \$156,758 currently available for the project.

With all this in place, ODOT moved forward with bidding, and had an opening in early April. Two bids were received, and both, while close to each other, were even more costly than the estimate. This has led to an increase in the City's share of the project. ODOT originally presented an additional cost for the City of \$139,414, but the PSD made a request for ODOT to honor the intended 100% coverage of the signal grant portion of the project. ODOT has honored that, which reduced the additional City share to a new total of \$95,944.

While this is still significantly more than what was anticipated, there aren't any items that can easily be non-performed, and this is a job that needs to be completed to avoid increased costs as the roadway begins to deteriorate. Similarly, and

fortunately, the budget did reflect an additional \$500,000 of cost beyond the original \$350,000. With this cost increase, the budget will still show “savings” of roughly \$60,000.

Approval of this Resolution is recommended.