



City of Pataskala *Legislative Report to Council*

Legislative Report

September 5, 2017 Council Meeting

Unfinished Business

A. Ordinances

➤ ORDINANCE 2017-4294- 2ND READING

This piece of legislation has not been changed since the first reading, and is being respectfully submitted to Council for a 2nd reading at the September 5th Council meeting. The primary purpose of the legislation is to remove/modify all of the budget items related to the construction and financing of a Police station in 2017. As the project clearly won't take place until 2018 at the earliest, we're recommending the items listed below.

- *Section 1: Police Station Debt Service* – The 2017 budget in the Debt Service (401) fund for the Police station project included approximately \$331,000 in planned cost, including: underwriter's discount, bond counsel, and interest/principal payment on the bonds. This section would eliminate all of the expenses associated with issuance of the debt for the project.
- *Section 2: Bond Improvements* – The 2017 budget in the Bond Improvements (302) fund included \$4.5 million for the construction of the Police station, and an interfund transfer of \$600 thousand to the Debt Service (401) fund to pay off the architectural design note (with interest) and roll the balance into the permanent funding. We have already paid off the note with cash on-hand, and no longer need to include it in the bond issuance. In addition to eliminating the proposed spending, all budgeted revenues associated with the issuance of debt and interfund transfers will be eliminated concurrent with the changes to the expense budget.
- *Section 3: Interest Expense* – Due to the elimination of the expenses in Section 1 above and the extension of the architectural design note (which resulted in higher than planned interest expense), an interfund transfer from the Capital Facilities (308) fund to the Debt Service (401) fund is required to ensure adequate funding to cover budgeted debt service spending in 2017.
- *Section 4: Police Station Project Rebid* – As Council decided to reject all of the bids proffered for the Police station construction project, the Administration will

need to rebid the project. However, the original contract with the project architect, Horne & King, did not contemplate plan reworking and an additional bidding process to be managed. They have indicated that they estimate the additional cost to be approximately \$16,000 for these additional efforts. This section provides for the additional appropriation from the Capital Improvements (301) fund to cover the increased costs.

New Business

A. Ordinances

➤ ORDINANCE 2017-4293 – 1ST READING

In 2015 the regulations for accessory structures were amended to address the large number of variances that were being requested. The major changes to the regulations were the removal of conflicting regulations, the reduction of setbacks and basing the permitted size of accessory buildings on the individual lot rather than a scale. Although the number of variances requested from the setback requirements have decreased, the number of variances requested from the size requirements has not. Due to the large number of variances being requested from the Accessory Building regulations for size and the approval rate of the Board of Zoning Appeals, staff feels that this section of the Code is not functioning properly.

Following discussions with the Development Committee, the following was decided upon to address the variance issue for accessory building size:

1. The maximum permitted size of accessory buildings on lots less than two (2) acres in size shall be doubled.
2. For lots two (2) acres or greater in size there shall be no maximum size for accessory buildings.

B. Resolutions

➤ RESOLUTION 2017-058

A resolution authorizing and directing the City Administrator to execute a contract with Strand Associates for the Creek Road Waterline Replacement Project. This project was identified in the recent Water Distribution System Study as an area of attention. Creek Road currently has 6 and 8 inch water main with flow provided from WTP2 via a 12 inch main that has created a restriction point in the system. The pipe size increase will provide a more efficient flow of water through the distribution system. The project consists of design work on 1,800 feet of new main line at a cost of \$33,000. It is our intention to design this project with the available 2017 engineering funds in anticipation of project commencement in 2018.