



City of Pataskala *Legislative Report to Council*

Legislative Report

February 19, 2019 Council Meeting

Unfinished Business

A. Ordinances

➤ ORDINANCE 2019-4333 - SUPPLEMENTAL APPROPRIATION – 3rd READING

Although we are still in the early days of 2019, several modifications to the budget have been requested to since Council approved the budget in November 2018. Currently, three specific areas have been identified and are covered below. **We are respectfully requesting that Council hold the 3rd and final reading of the ordinance at the February 19th meeting and approve the legislation. No changes have been made to the ordinance since its' second reading.**

- *Section 1: Police Fitness Equipment* – The Administration is recommending that the city purchase exercise/fitness equipment for the new Police station. The estimated total cost of the purchase is not expected to exceed \$20,000. The city is planning to solicit donations from the Chamber of Commerce to help defray the overall cost of the equipment. We are requesting an increase in approved appropriations of \$20,000 in order to cover the estimated costs for the equipment.
- *Section 2: Water Plant Maintenance* – It appears that the 2019 budget for water plant maintenance was significantly understated when submitted. The new Utility Director is requesting that we reclassify approximately \$22 thousand in the Water Utility fund (601) from the General Operating category to the Contractual Services category. There is no net impact to the budget from the requested changes. In total, we are requesting no net increase to the budget to cover the required maintenance services.
- *Section 3: Park Bench Concrete Pad Construction* – The city received a \$2,000 donation from the Pataskala Mason's club for the construction of six (6) concrete pads to support the player benches in the baseball field dugouts. Although we have the cash needed for the project, Council is required to appropriate the funds for us to expend the funds. This supplemental appropriation request will satisfy that requirement. In total, we are requesting an increase of \$2,000 in the budget to cover the cost of materials, etc. need for the construction of the pads.

New Business

A. Ordinances

➤ **ORDINANCE 2018-4331 – 1st READING**

The applicant is requesting to rezone the unimproved property located on Refugee Road (PID: 063-141384-00.000) from the R-87 – Medium-Low Density Residential District to the PDD – Planned Development District pursuant to Section 1255.13(b)(11) of the Pataskala Code for a 223 lot subdivision consisting of 79 single-family homes and 144 “Lifestyle” ranch homes. A summary of the proposed development is as follows:

Overall Preliminary Development Plan

- The subdivision would have a total of 223 lots. (231 lots maximum per code)
- Total gross density of 2.10 units per acre (2.178 units per acre maximum per code)
- Two access points into the subdivision would come off of Refugee Road.
- Two stub streets, one labeled as “Street C” would be located at the rear (north) of the property, and one labeled “Street I” would be at the east property line.
- Comprehensive Plan recommends R-20 zoning. Proposed density in line with Comprehensive Plan

	Subarea A	Subarea B
	Single Family Homes	Lifestyle Ranch Homes
Number of Lots	79	144
Lot Width	60 feet minimum	52 feet minimum
Lot Depth	130 feet minimum	30 feet minimum
Minimum Front Setback	25 feet	25 feet
Minimum Side Setback	5 feet	5 feet
Minimum Rear Setback	25 feet	25 feet
Maximum Height	35 feet	24 feet
Minimum Dwelling Size	Single story – 1,300 square feet Two story – 1,440 square feet	1,300 square feet
Parking	Two car garage and two driveway spaces	Two car garage and two driveway spaces

➤ **ORDINANCE 2018-4332 – 1st READING**

Section 521.11 prohibits grass and weeds from exceeding eight inches in height on commercially zoned properties and lots that are 1.5 acres or less. The proposed amendment would expand the properties subject to the regulations of Section 521.11 and adjust the notification process to further the Planning and Zoning Departments efforts to create a more uniform process. A summary of the revisions is as follows:

Existing

1. All commercially zoned properties
2. All lots that are 1.5 acres or less

Proposed Additions

1. All properties zoned R-M – Multi-Family Residential
2. All properties zoned R-MH – Manufactured Home Residential
3. All properties located within a platted subdivision

Proposed Exclusions

1. Woodland areas
2. Subdivision reserves designated to remain in a natural state or for agricultural use.

Other Revisions

1. Removed the requirement that the notice of violation be physically posted on the property.
2. Changed the time-period to correct the violation from seven (7) days to 10 days.
3. Changed the notification method for property owners whose address is unknown from publishing in a newspaper of general circulation or electronic means.

This amendment was presented to the Development Committee on September 17, 2018 who recommended that the Planning and Zoning Department proceed with the code amendment process.

B. Resolutions

➤ **RESOLUTION 2019-016 - A Resolution to accept and confirm infrastructure improvements for the Hazelwood, Section 4.1 Development for public maintenance and operation by the City of Pataskala**

Approval of this resolution will indicate formal acceptance of infrastructure improvements for the Hazelwood, Section 4.1 Development by The City of Pataskala. These improvements include utilities and roadway per plan and as to be platted for Kelci Jayne Drive and Burtwood Drive

Full-time third-party inspection was present throughout construction of this project to verify materials and installation on behalf of the City, and all testing was verified to be completed successfully in accordance with all applicable construction and material specifications.

Once all items were complete and verified, a site walk-through was conducted by the Public Service Director to review the project and generate a punch-list of outstanding items. Accordingly, a Certificate of Substantial Completion has been executed, and indicates a date of February 8, 2019 as the beginning of the 1-year maintenance period. In accordance with City requirements for acceptance, as-built plans, a 1-year maintenance bond in the amount of 10% of the value of the public improvements, and an executed stormwater maintenance agreement have all been submitted by the Developer and accepted by the City. The only requirement that was not met by the developer is the placement of the intermediate course of asphalt. Due to weather conditions not being acceptable for placement of asphalt, the developer was required to submit a performance bond for the full amount of the asphalt. That bond has been received by the City, and asphalt will be placed as weather permits.

As the work has been certified to be substantially complete, and all the necessary steps have been completed, it is recommended that Resolution 2019-016 be approved.

➤ **RESOLUTION 2019-017 - A resolution amending Resolution 2018-013 and thereby increasing the budget for the Water Reclamation Facility Phosphorous Reduction Improvement Project**

On February 20, 2018 Pataskala City Council approved a contract with Jobes Henderson & Associates for the water reclamation facility (WRF) phosphorous reduction improvement project. As part of that approval, a budget for \$43,500 for this work was approved. Jobes Henderson was requested to complete additional work, beyond the limits of the original scope. This additional work included:

I. Influent pumping

- Review the existing eastside pump station and Creekside pump station hydraulics including the force main configurations
- Review an alternative for an additional 12" force main from the eastside pump station to the WRF influent
- Review an alternative to upsize the approximate 700' of combined force main from 12" to 16"

II. Biosolids issues/Dewatering

- Review an alternative for a centrifuge to dewater sludge
- Review an alternative for lime pasteurization of sludge for Class A biosolids
- Review an alternative for autothermal thermophilic aerobic digestion of sludge for Class A biosolids

Unfortunately, this additional work was completed for an amount of \$9,000. I am sure that the thinking at the time was the amount is less than the \$10,000 spending threshold that is required for Council approval. However, with this additional work being related to the WRF upgrades approved by Council on February 20, 2018, it is necessary to amend the budget that was approved from \$43,500 to \$52,500 to account for this additional \$9,000.

I recommend approval of Resolution 2019-017.