



City of Pataskala
Legislative Report to Council

Legislative Report

March 4, 2019 Council Meeting

Unfinished Business

A. Ordinances

➤ **ORDINANCE 2018-4331 – 2nd 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 – 2nd 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

New Business

A. Ordinances

B. Resolutions

➤ **RESOLUTION 2019-018 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO ADVERTISE, RECEIVE, AND REVIEW BIDS FOR CONSTRUCTION OF THE 2019 ROADWAY IMPROVEMENTS PROGRAM (RAMP)**

Approval of this resolution would provide for Glaus, Pyle, Schomer, Burns & DeHaven, Inc. (GPD Group) to complete bidding services for the 2019 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 2019 budget as Public Service Department project number SVC-16-022.

The proposed cost for bidding services is included in the total value of \$30,700 that was approved as part of Resolution 2018-060 for Engineering Services of the 2019 Roadway Improvements project. Approval of Resolution 2019-018 is recommended.

➤ **RESOLUTION 2019-019 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO ADVERTISE, RECEIVE, AND REVIEW BIDS FOR CONSTRUCTION OF PHASES 1 AND 2 OF THE PATASKALA SAFE TRAVEL PLAN**

Approval of this resolution would provide for Hull & Associates, Inc. to complete bidding services for Phases 1 and 2 of the Pataskala Safe Travel Plan. Bidding is part of Phase 1 and 2 of the Pataskala Safe Travel Plan Design Engineering Services, which is identified in the approved 2019 budget as Public Service Department project number SVC-14-064.

The proposed cost for bidding services is \$5,250, which is consistent with expected values for these services for Phases 1 and 2 of the Pataskala Safe Travel Plan. Approval of Resolution 2019-019 is recommended.

➤ **RESOLUTION 2019-020 - A RESOLUTION TO ACCEPT AND CONFIRM INFRASTRUCTURE IMPROVEMENTS FOR THE HAZELWOOD, SECTION 5, PART 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 5, Part 1 Development by The City of Pataskala. These improvements include utilities and roadway per plan and as platted for Corylus Drive, Keela Drive, and Keela Court.

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 May 8, 2018 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 to the City by the Developer.

As the work has been certified to be substantially complete, and all the necessary steps have been completed, it is recommended that Resolution 2019-020 be approved.

➤ **RESOLUTION 2019-021 – A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH HULL INC. FOR THE 2019 PATASKALA GIS PROGRAM**

The City utilizes a GIS database to track its assets. This database is used by the Utility, Public Service and Planning and Zoning departments. The City uses Hull Inc. to update and maintain this database.

Approval of this resolution would authorize the City Administrator to execute a contract with Hull Inc to continue to update and maintain the GIS program as requested by the City. Each Department would fund their own portion of the program.

The cost of the 2019 GIS program is not to exceed \$37,000. An amount not to exceed \$20,000 would come from the Utility Department. An amount not to exceed \$8,500 would come from the Public Service Department. An amount not to exceed \$8,500 would come from the Planning and Zoning Department.

I recommend approval of Resolution 2019-021.

➤ **RESOLUTION 2019-022- A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH AGRI-SLUDGE INC. FOR THE BIOSOLIDS PROGRAM**

The Utility Department generates biosolids (product) during the wastewater treatment process. These biosolids have to be land applied on approved fields or disposed of in approved landfills. The Utility Department prefers to utilize the biosolids through land application. This process involves acquiring EPA approval of fields to apply to, hauling the product to these fields, applying the product to the fields in accordance with EPA requirements, and tracking and reporting aspects of the process to the EPA. In the past, this process was done with Utility Department personnel, however we no longer have an employee with the CDL license for hauling or the equipment knowledge to track the loading rate applied to the fields.

Approval of this resolution would authorize the City Administrator to execute a contract with Agri-sludge for the biosolids program. Agri-sludge was used in the past to get local fields approved for our Biosolids. They would provide the hauling, the land application and the tracking and paperwork necessary for reporting. Agri-sludge comes highly recommended for this type of work from the EPA rep in charge of biosolids compliance.

The contract with Agri-sludge for land application would cost \$27.50 per wet ton. Should product need to be taken to the landfill, the cost goes up to \$56.00 per wet ton. This contract is in an amount not to exceed \$24,000/ year and has a term of 2 years. It should be noted that the Utility Department expects a savings of \$23,000/ year from reduced polymer consumption due to the new press.

I recommend approval of Resolution 2019-022.