



City of Pataskala *Legislative Report to Council*

Legislative Report

February 3, 2020 Council Meeting

Unfinished Business

A. Ordinances

➤ **ORDINANCE 2019-4354 – 2nd READING**

The applicant is seeking approval of a Preliminary Development Plan proposed Planned Development District, “Sage Point”, a 183 lot residential subdivision to be located on the unimproved 84 +/- acre property located a 6031 Summit Road. This property was previously proposed for development into a residential subdivision in 2001, 2005 and 2007; however, the proposal was denied by Council. The Comprehensive Plan recommends the property as High Density Residential, which would be approximately 2.17 units per acre in this instance. The proposed rezoning would have approximately 2.17 units per acre. The Planning and Zoning Commission recommended disapproval of the rezoning on November 6, 2019.

➤ **ORDINANCE 2019-4355 – 2nd READING**

The applicant is requesting to add Chapter 1296 (Residential Appearance Standards) to the Pataskala Code which would create architectural and design regulations for new homes constructed in Major Subdivisions. Major Subdivisions is the creation of six (6) or more lots and/or the creation or extension of any roads or easements of access. The Development Committee recommended the proposed amendment proceed through the code amendment process on September 30, 2019. The Planning and Zoning Commission recommended approval of the amendment on November 6, 2019.

➤ **ORDINANCE 2019-4356 – 2nd READING**

The applicant is requesting to rezone the property located at 10560 Mill Street Road from AG – Agricultural to R-87 – Medium Low Density Residential for the purpose of splitting the property into six (6) separate residential lots. The lots would range in size from 2.2 to 2.8 acres with one larger 6.65 acre parcel (21.42 acres total). The Comprehensive Plan recommends the property as Medium Density Residential, which would be approximately 46 units per acre in this instance. The proposed rezoning would have approximately 0.28 units per acre. The Planning and Zoning Commission recommended disapproval of the rezoning on November 6, 2019.

New Business

A. Ordinances

➤ **ORDINANCE 2020-4358 – 1ST READING**

The purpose of the Distressed Properties amendment is to protect the health, safety and welfare of the citizens of Pataskala, reduce the potential for economic decline as a result of public nuisances, protect aesthetic standards, and preserve and protect property values.

The Distressed Properties regulations would apply to the following:

- A. All parcels located within a platted subdivision
- B. All commercially zoned parcels
- C. All R-M – Multi-Family Residential zoned parcels
- D. All industrially zoned parcels
- E. All R-MH – Manufactured Home Residential zoned parcels
- F. All parcels one and one-half (1.5) acres or less

These regulations would not apply to a qualifying parcel that is actively undergoing construction or repair as evidenced by a valid building and/or zoning permit and actively progressing to complete the construction or repair.

The Distressed Properties regulations addresses maintenance standards including, but not limited to, keeping yards free of litter, maintaining pools so as to not harbor mosquitos, maintaining the exterior of a structure in good repair, and maintaining exterior walking surfaces so as to not pose a danger. The regulations also address security standards such as securing vacant buildings so as to be inaccessible to wildlife and unauthorized persons.

If a violation of these regulations is found to exist, the enforcing official would proceed through the standard zoning violation process unless the person in charge of the property applies for an abatement plan. An abatement plan allows the person in charge of the property and the enforcement official to agree to a time frame to correct the issues if the repairs are extensive or costly. If the abatement plan is not adhered to and/or if an extension is not granted, the enforcement official may proceed through the standard zoning violation process.

B. Resolutions

➤ **RESOLUTION 2020-012 - PROPERTY, CASUALTY & LIABILITY INSURANCE**

The 2020 insurance renewal process has been completed, and we met with the agent on January 21st to review the proposal. The current policy expires on February 19th, with the new policy running from February 19, 2020 through February 19, 2021. The proposed renewal premium is \$108,217 and reflects a \$772 (0.71%) decrease over our 2019 premiums. This is the third consecutive year that we have experienced a decrease in our insurance premium. And while the decrease is not material, the 2020 amount includes premium for coverage of the Police facility for the first time. The Scheduled Property premium (where the Police station coverage is included) increased by \$4,749 (15.92%) over 2019. We completed the allocation calculations and analysis and found

that all funds have sufficient budget appropriations to cover the charges. There are three (3) primary drivers of the decrease: (1) the automobile policy premium decreased by \$1,627 (7.03%) and is primarily the result of improved recent claims history; (2) the Ohio Plan Advantage credit increased by \$1,779 (18.23%); and (3) the combined General Liability/Public Officials policy premium decreased by \$4,069 (13.50%). These reductions are partially offset, however, by an increased Scheduled Property premium which is up by \$4,749 (15.92%). An analysis of the proposal accompanies this report.

➤ **RESOLUTION 2020-013 – A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH HULL INC. FOR THE 2020 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 2020 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 2020-013.

➤ **RESOLUTION 2020-014 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH HULL & ASSOCIATES, INC. FOR CONSTRUCTION PLAN REVIEW SERVICES IN 2020**

The City reviews all construction plans that are submitted to ensure that they are both constructible as well as ensuring that they comply with all applicable regulations and policies. This review is done by a third party engineer.

In previous years, this review has been done by the engineering firm on retainer with the City for general engineering services. The City requires any party who submits construction plans to provide the funds for the review of those plans via deposit with the City in an amount equal to the estimated cost of the plan review. Should additional funding be required, the City will require those funds be deposited with the City before the plan review will continue.

The total cost for construction plan review services in 2020 is expected to exceed the \$10,000 threshold requiring approval from Council. It should be noted, however, that all of these costs will be funded by the submitting party, ultimately resulting in no City funds being spent on the process.

I recommend approval of Resolution 2020-014.