



## City of Pataskala *Legislative Report to Council*

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### Legislative Report

#### August 16, 2021 Council Meeting

#### Unfinished Business

##### A. Ordinances

➤ **ORDINANCE 2021-4396 – 3<sup>rd</sup> READING**

The proposed ordinance would establish Chapter 1294 to create uniform procedures for the imposition, collection, expenditure, and administration of impact fees imposed on new development and to assure new development contributes its fair share towards the costs of public facilities reasonably necessitated by such new development. The Planning and Zoning Commission recommended approval of the proposed amendment on June 2, 2021.

➤ **ORDINANCE 2021-4400 - SUPPLEMENTAL APPROPRIATION – 2<sup>ND</sup> READING**

We have identified two adjustments to the 2021 budget which require additional appropriations. **We are respectfully requesting that Council hold the 2<sup>nd</sup> reading of the ordinance at the August 16<sup>th</sup> meeting, waive the 3<sup>rd</sup> reading and approve the ordinance at the 2<sup>nd</sup> reading.**

- *Section 1: Refugee Road/Etna Parkway Intersection Improvements* – The intergovernmental agreement between the City of Pataskala, Etna Township, the Licking County Commissioners and the Licking County Transportation Improvement District (TID) calls for RED Rock to provide \$940,000 in funding to the city for infrastructure improvements to the Refugee Road/Etna Parkway intersection. Please know that the City is acting simply as a conduit for the funds, sending the proceeds directly to the TID. In order to process payments to the TID, however, we require additional appropriations of \$940,000. **We are requesting an increase in approved appropriations of \$940,000 from the Capital Improvements Fund (301) in order to disburse the provided funds to the Licking County TID.**
- *Section 2: Municipal Pool Replacement Pump Motor* – The pump motor at the City's municipal swimming pool has begun to make noises which could indicate that it is beginning to fail. The City has had Buckeye Aquatics visit the pool and inspect the pump motor. It is their belief that it is beginning to fail. While it is our hope, however, that we can maintain it and keep it running through the end

of the season, there are no guarantees. In order to prevent the need for the City to shut down the pool, this pump will need to be replaced in short order. Although we don't yet have a formal quote yet from Buckeye Aquatics, they believe that it will be in the \$8-9 thousand range. **In order to cover the cost of purchasing and installing the pump, as well as any unanticipated costs, we are requesting an increase in approved appropriations of \$10,000 from the Capital Improvements (301) fund. Any unspent appropriations will lapse as of 12/31/21 and revert to the fund's carryover balance.**

B. Resolutions

**New Business**

A. Ordinances

➤ **ORDINANCE 2021-4401 – 1<sup>st</sup> READING - AN ORDINANCE AUTHORIZING, DIRECTING, AND APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY OF PATASKALA AND GEIS DEVELOPMENT, LLC**

This ordinance initiates a CRA abatement between the City of Pataskala and Geis Development LLC for a parcel in the corporate park, immediately north and east of Meyer Shank Racing (L-shaped) Geis, is a development company based in Cleveland and was hired by Thayer to develop and construct a new home office and warehouse for their operations in and around Licking County. Thayer, which is currently based in Jersey Twp., is an installer of wire, fiber optic and other forms of cable. The abatement of property taxes is for 100% for 15 years (as is statute). According to the City of Pataskala's MOU with the School District, before a 100% abatement is awarded the school district where the business resides must agree to the abatement. Southwest Licking approved the abatement in July. Since that time, the city has been meeting with Geis to discuss plan review and timelines for Planning and Zoning and the abatement. The Geis application cites a workforce addition of 320 FTEs and a payroll of 27-32 million dollars. However, the new tax laws in effect may allow workers that spend significant time working "in the field" to reclaim income taxes paid to Pataskala by the company. As of August 11, 2021, new numbers for the permanent workforce located in the office building are estimated at just over 7.6 million (80 employees). The administration requested that Geis place this parcel in the JEDD. Geis declined citing the fact that Thayer currently resides in a 0% income tax township and the move to a 2.75% JEDD would be a hardship on their workforce. The necessary approvals from The Board of Zoning Appeals and The Planning and Zoning Commission still have to be granted. Geis plans to submit their construction plans to Licking County in a "dual track" while they are still on the agenda for Planning and Zoning Commission (September 1, 2021.)

B. Resolutions

➤ **RESOLUTION 2021-037 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A USE AGREEMENT WITH LICKING COUNTY ALCAHOL PREVENTION PROGRAM (LAPP)**

This resolution to extend LAPPS lease by another year August 1, 2021, to July 31, 2022. Beginning in the summer of 2020 the administration began reviewing current leases, tracking when the lease expired and whether our rental fee structure was competitive. We checked typical square footage rental costs vs. availability in the area and also considered years of renting to include some “loyalty” credit. Once a base was set, we instituted a sliding scale increase in cost, by year, based on the number of years committed to by the tenant. 3-year leases receive a 1% increase, 2-year leases receive a 2% increase, and 1-year leases receive a 3% increase. LAPPS is the final one for all the current tenants at 621 W. Broad St. They have chosen the 1-year option although the use agreement does contain an extension clause.

➤ **RESOLUTION 2021-038 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A DONATION AGREEMENT WITH TECHR2 REGARDING THE DONATION OF COMPUTER EQUIPMENT FOR USE IN THE CITY OF PATASKALA'S UPCOMING E-SPORTS PROGRAM.**

This resolution directs the City Administrator to sign the donation agreement developed by staff of both offices (including legal counsel). TechR2 is a computer and computer software company that resides in Pataskala. They specialize in secure onsite data eradication but have an extensive in-house lab where computers are built. From the early days of the Amazon tech donation the city struggled with how we might be able to budget some computers for the e-sports program. TechR2 stepped up with a generous donation of 12 computers and 3 laptops. Usually, acceptance of donations of real property and/or goods are simply done by motion. The special nature of computers however raises some more complex issues like software and operating system upgrades and continuing maintenance. The city and the company met several times to set forth that TechR2 would be responsible for those upgrades. Considering the donation, TechR2 also wanted to be sure that the city would agree to keep them safe in the lab. The agreement also speaks to a time dedication by TechR2 to help train interns in the future.

➤ **RESOLUTION 2021-039 – A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A EXECUTE AN INTERGOVERNMENTAL COOPERATION AGREEMENT WITH THE LICKING HEIGHTS SCHOOL DISTRICT BOARD OF EDUCATION FOR THE CABLE ROAD IMPROVEMENTS PROJECT**

As part of the Licking Heights campus improvements project, a left-turn lane extension was required on Cable Road at the existing High School/new Middle School. To make this turn-lane extension, an extension of the existing bridge (3-sided corrugated metal arch culvert) is needed. That same bridge is in need of maintenance to address scour along the eastern footer. It was recognized during planning efforts that both the School and the City were getting ready to put substantial money into a maintenance and a retrofit project on the same bridge that, while not at the end of its useful life, is approaching this point and has already been posted with a weight limit.

Therefore, instead of both entities spending money on an old bridge with less than perfect solutions, it was proposed that the City and the School pool their dollars and

replace the bridge; thus, addressing both concerns and putting money into new infrastructure that will have a significantly longer lifespan than the existing bridge has left. This is a win for the City, as the school has committed to up to \$150,000 towards the project, reducing the City's replacement and maintenance cost. It is viewed by the School as a win also, as they can simply pass the money on to the City and no longer need to concern themselves with design and construction.

The Public Service Department has verified, along with the Street Committee and Council, that the existing budget, along with Supplemental Ordinance 2021-4383, and the funding from the School, that the project can be adequately funded. This project is a benefit to the PSD, is in line with the PSD CIP, and the cooperative effort is a great partnering effort for both the School and the City.

The passing of the IGA will allow the PSD to seek proposals for engineering design, with design efforts to follow immediately. It is likely that the project could still be bid in 2021 and would be planned to be constructed in the summer of 2022.

Approval of Resolution 2021-039 is recommended.