



City of Pataskala *Legislative Report to Council*

Legislative Report

March 4, 2024 Council Meeting

Unfinished Business

A. Ordinances

ORDINANCE 2023-4458 – FIRST READING – (TABLED 1-22-24) - AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 0 CLARK STATE ROAD, 0 SUMMIT ROAD AND 14530 GRAHAM ROAD, PARCEL NUMBERS 063-140550-00.000, 063-141840-00.000, 063-151764-00.000, AND 063-145944-00.001, TOTALING 192.666 +/- ACRES IN THE CITY OF PATASKALA, FROM THE RURAL RESIDENTIAL (RR) AND MEDIUM-LOW DENSITY RESIDENTIAL (R-87) ZONING CLASSIFICATIONS TO THE PLANNED MANUFACTURING (PM) ZONING CLASSIFICATION.

Fair Lady Development Holdings, LLC is requesting to rezone four (4) properties from RR - Rural Residential and R-87 - Medium-Low Density Residential to PM - Planned Manufacturing for the properties located at 0 Clark State Road, 0 Summit Road, 14530 Graham Road (PID: 63-140550- 00.000, 063-141840-00.000, 063-151764-00.000, 063-145944-00.001)

The Comprehensive Plan Future Land Use Map recommends this area for Innovation. The requested rezoning is in line with the recommendation of the Future Land Use Map.

On October 4, 2023 the Planning and Zoning Commission unanimously recommended to disapprove the rezoning request.

The Council public hearing on the rezoning request was held on January 16, 2024

ORDINANCE 2024-4463 – SECOND READING - SUPPLEMENTAL APPROPRIATION

We have identified several adjustments to the 2024 budget which require additional appropriations. **We are respectfully requesting that Council hold the 2nd reading of the ordinance at the March 4th meeting and amend the legislation by substitution at the reading. We anticipate that this legislation will go through all three required readings. Any changes to the legislation are highlighted in bold below.**

- *Section 1: City Council* – During the development of the 2024 operating budget, the City Council budget appears to have been overlooked and not included in the formal presentation. As a result, there are no non-wage appropriations available to be used. We are requesting that Council appropriate \$27,500 so that expenses incurred by the City Council department be paid. Expenses include office supplies, legal notices, dues/memberships and legal notices. This list of expenses typically incurred

is not exhaustive however.

- *Sections 2-5: Utility Truck Replacements* – In the 2024 budget, the Utility department proposed replacing the crane truck (SWR-22-002) and the Transit van (WTR-24-003). At the time the equipment was proposed, a 2023 value was used in the CIP document. Unfortunately, the 2024 state term schedule costs have increased and the approved appropriations are now insufficient. The crane truck appropriation is approximately \$6 thousand short, and the Transit van appropriation is approximately \$14 short. Combined, the department is requesting an increase of \$20 thousand in total appropriations.
- *Section 6: Headley’s Mill Bridge Replacement* – Based upon the engineer’s evaluation, it has been determined that the bridge is in poor condition and needs to be replaced. The estimated cost to replace the superstructure and deck surface is estimated to be approximately \$300,000. The cost of this project was not included in the 2024 budget. The Public Service Director has identified \$200,000 of 2024 appropriations that can be reclassified from Engineering Services – Outside Scope (Contractual Services) line to the Other Capital Projects (Capital Outlay) line. That will provide funding for most of the project, and the additional \$100,000 in required funding will come from the fund’s carryover balance.
- ***Section 7: WRF Expansion Project*** – It is estimated that planning and design services for the WRF expansion project will cost approximately \$500,000. The Utility Director is proposing to arrange Division of Environmental and Financial Assistance (DEFA) loan financing through the Ohio EPA for \$450,000 and use current funds in the Sewer Capital Improvements (652) fund to pay for the initial \$50,000 in costs.

B. Resolutions

New Business

A. Ordinances

Consent Agenda

3. Motions

4. Resolution

RESOLUTION 2024-024 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH HIGH-TECH PRESSURE WASHING TO CLEAN, REPAIR, AND REPAINT THE WATER RECLAMATION FACILITY OUTBUILDINGS

The Utility Department owns and maintains six outbuildings at the Water Reclamation Facility (WRF) of various sizes and materials. Those outbuildings are in need of repair and repainting to keep them in good working order. The repairs include replacing

deteriorated boards, replacing doors and door jams, and replacing some sections of metal siding.

High-Tech Pressure Washing provided a quote of \$23,000 to power wash the outbuildings, make the necessary repairs, and then paint the outbuildings. The budget for this project is \$30,000. The Utility Department is requesting authorization for the full **\$30,000** budget. This will allow us to make any necessary repairs that may be discovered during this project.

RESOLUTION 2024-025 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH D&D CONCRETE FOR THE SLUDGE BUILDING APRON PROJECT AT THE WATER RECLAMATION FACILITY

The Utility Department owns and maintains a sludge storage facility at the Water Reclamation Facility (WRF). In front of the storage facility is a small concrete apron where the hauling vehicles sit while being loaded. The Utility Department has identified the need to expand this apron to provide an area for loading that is large enough to fit the 53-foot trailers onto. Expanding the size of the apron will help to limit the amount of biosolids that are tracked through the WRF and onto the streets exiting the facility.

D&D Concrete provided a quote of \$22,350 to expand the concrete apron. The budget for this project is \$30,000. The Utility Department is requesting authorization for the full **\$30,000** budget. This will allow us to make any repairs to the storm water lines that are in the area should damage occur as a result of the project.

RESOLUTION 2024-026 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH MOUNT WATER WELL DRILLING LLC. FOR WELL CLEANING AND INSPECTION SERVICES AT WATER PLANT 2

The Utility Department operates and maintains two ground water wells at Water Treatment Plant 2 (WTP2) to supply raw water to the treatment plant. Every four years, those wells are cleaned and inspected to ensure optimum performance, and that four-year cycle is up in 2024. The project will include a camera inspection, pump draw down test, chemical cleaning treatment, air scrubbing of the well, disinfection, and bacteria sampling.

Even though this project does not exceed the bidding threshold, the Utility Department gathered three quotes for comparison. Mount Water Well Drilling LLC. provided the best and lowest quote in the amount of **\$19,956**. Mount has done this project for the Utility Department for many years and provides an excellent level of service to the city.

RESOLUTION 2024-027 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT TO PURCHASE A 2024 F-450, 4WD, REGULAR CAB, PICKUP TRUCK FROM COUGHLIN AUTOMOTIVE LLC AND THEN EQUIP THIS TRUCK THRU ACE TRUCK EQUIPMENT CO. AND TRAILS WEST

The Utility Department uses a crane truck on an F-450 frame to pull pumps from the wet wells at our wastewater lift stations and at the Water Reclamation Facility (WRF). The current crane truck is a 2002 model and has exceeded its useful lifespan.

Coughlin Automotive LLC. has agreed to match the state pricing from the State of Ohio Procurement Program for a 2024 F-450, 4WD, Regular Cab, Pickup Truck that the crane will be installed on. The price for the truck is \$56,871. Once the truck is purchased, the crane and bed will be installed by Ace Truck Equipment at a cost of \$39,795. Finally, the bed liner and strobe lights for the truck will be installed by Trails West for an amount

not to exceed \$9,334. The total cost for this truck and its equipment will be an amount not to exceed **\$106,000**.

RESOLUTION 2024-028 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT TO PURCHASE A 2024 CHEVROLET SILVERADO 2500HD, 4WD, REGULAR CAB, PICKUP TRUCK FROM COUGHLIN AUTOMOTIVE LLC AND THEN EQUIP THIS TRUCK THRU ACE TRUCK EQUIPMENT CO. AND TRAILS WEST

The Utility Department uses a transit vehicle for customer service calls and meter reading operations. This truck is not adequate for the more “field related” operations that the Utility Service Technician participates in as a part of their daily responsibilities. The transit vehicle is from 2012 and is nearing the end of its useful lifespan.

Coughlin Automotive LLC. has agreed to match the state pricing from the State of Ohio Procurement Program for a 2024 Chevy Silverado, 4WD, Regular Cab, Pickup Truck that will be adequate for all of the daily responsibilities that the Utility Service Tech participates in. The price for the truck is \$48,040. Once the truck is purchased, a utility bed will be installed by Ace Truck Equipment at a cost of \$11,860. Finally, the bed liner and strobe lights for the truck will be installed by Trails West for an amount not to exceed \$4,100. The total cost for this truck and its equipment will be an amount not to exceed **\$64,000**.

RESOLUTION 2024-029 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH VERDANTAS LLC FOR CONSTRUCTION ADMINISTRATION AND CONSTRUCTION INSPECTION SERVICES FOR THE INSTALLATION OF BLOWERS AT THE WATER RECLAMATION FACILITY (WRF)

The Utility Department completed an upgrade project at the Water Reclamation Facility (WRF) in 2020. However, because of a design error, the system has not operated properly. Working with the engineers and the equipment manufacturer, it was determined that a blower system must be added to the oxidation ditch for it to operate properly. The blower system is scheduled to be installed by Kirk Brothers this spring.

The upgrade project required construction administration (CA) and construction inspection (CI) services. Verdantas has provided those services to date. Verdantas has provided a quote to continue those services for the blower installation in an amount not to exceed **\$18,000**. It should be noted that Verdantas is offering the City of Pataskala a reduced rate for these services as acknowledgment for the hardships that the design error has caused the Utility Department.

RESOLUTION 2024-030 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH STRAND ASSOCIATES INC. FOR PLANNING DESIGN SERVICES FOR THE WATER RECLAMATION FACILITY (WRF) EXPANSION PROJECT

The Utility department has identified the need to expand the Water Reclamation Facility (WRF) to accommodate current and future wastewater treatment needs. To select a firm for the design of that expansion, the Utility Department utilized the RFQ process. We received three submittals for the design project. Following a scoring process, reference checks, and interviews, Strand Associates Inc. was selected as the number one preferred firm.

In discussions with Strand and Associates Inc., the Utility Department identified the desire to break the design of the WRF expansion into two phases: the planning design phase and the final design phase. The total cost for the planning phase is **\$500,000**. The funds for the planning design phase will be made up of a combination of the 2024 Utility Budget (\$50,000) and a 0% interest DEFA Planning Loan (\$450,000). Once the planning design phase is completed, the Utility Department will come back to council with a proposal for the final design phase.

It should be noted that the intent of the Utility Department is to roll the 0% interest DEFA Planning Loan into a 0% interest DEFA Design Loan for the final design phase. Following the final design, the 0% interest DEFA Design Loan will be rolled into a low interest DEFA Construction Loan for the construction of the WRF expansion. This approach will defer payments on the loans until the construction process is complete, which is expected to be late 2028 or early 2029.

RESOLUTION 2024-031- A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, TO MAKE CERTAIN IMPROVEMENTS TO BROAD STREET

In September of 2022, the City passed Resolution 2022-080 to participate in the ODOT project to make improvements to Broad St. That legislation detailed that the City is responsible for 20% of the total cost of improvements within the City of Pataskala. Those improvements include: repaving Broad St. and bridge deck sealing.

When this project was originally scoped, the City's share of the cost was anticipated to be approximately \$350,000. As detailed in this Resolution, the new estimated total is \$693,242. When inquiring to ODOT about the significant increase, the response was given that material costs have increased with inflation, and that this is an estimate, as the contract has not been bid yet. While the full value does have to be provided to ODOT up front, project bids and savings could result in savings to the City.

While the estimating error is disappointing, the money is available, and the resurfacing of Broad St. is needed, so moving forward is recommended. The money is available through funds captured in 2 locations within the PSD budget. The first is the CIP project set up for this, which is project SVC-23-001, which budgeted the original estimated value of \$350,000. The second is through CIP project SVC-21-007.

CIP project SVC-21-007 is the project that was set up for the improvements to the Summit Road and Broad Street intersection improvements project. The City received a grant from ODOT for this project in 2020, and has been working with ODOT on design of those improvements since that time. This project is specifically to replace, and upgrade, the traffic signal at the Summit and Broad intersection. Note that while this is 2 separate projects for the City, ODOT has rolled them into 1 project on their end.

The grant received for SVC-21-007 was a 100% grant valued at \$412,000. In government accounting, we have to book both the revenue and the expense for grant dollars, as it is pass through money that has to show a net zero. In this case, the expense was booked, but the revenue was not. This is not uncommon, especially when the grant dollars are not guaranteed. Since these grant dollars are guaranteed, the result is that the budget reflects that all of the money shown in the CIP project for the grant, will be borne by the City, as if the grant was not received. Furthermore, the PSD anticipated that there may be some additional expense to the City, and budgeted a total value of \$500,000, versus \$412,000, so from the perspective of the current budget, it will appear

that the City has savings on the project, and the carry over balance will be higher than calculated once the grant revenue is booked.

Also note that the PSD inquired if ODOT could provide any additional assistance, since the estimated value was so significantly off. While they were not able to provide us with much, they did increase the value of the grant by \$63,000, for a new, total grant value of \$475,000.

Approval of this Resolution is recommended.

RESOLUTION 2024-032 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH LAW GENERAL CONTRACTING FOR CONSTRUCTION SERVICES OF THE FREEDOM PARK BASKETBALL COURT PROJECT

The Parks Department owns and operates Freedom Park on Taylor Road. The Parks Department recognizes the benefit that adding a basketball court to Freedom Park will provide the residents of the City of Pataskala. As such, this item was included in the 2024 Budget Cycle in the amount of \$50,000.

Even though this project does not exceed the bidding threshold, the Parks Department gathered multiple quotes for this work. Law General Contracting provided the lowest and best quote in an amount of \$43,715. The Parks Department is seeking authorization for the full **\$50,000** budget. This will allow for contingency funds. Any money not spent on the construction of the basketball court will be used to install basketball hoops.