



City of Pataskala *Legislative Report to Council*

Legislative Report

April 1, 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

B. Resolutions

New Business

A. Ordinances

- **ORDINANCE 2024-4468 – FIRST READING - AN ORDINANCE APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY OF PATASKALA AND RRIFI COLUMBUS 44 LAND, LLC (BUILDING ONE)**

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➤ **ORDINANCE 2024-4469 – FIRST READING - AN ORDINANCE APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY OF PATASKALA AND RRIFI COLUMBUS 44 LAND, LLC (BUILDING TWO)**

These two “sister” Ordinances are for two buildings at the intersections of Etna Parkway and Refugee Rd. A CRA application was received by the Administration on February 20,2024. This begins a dual track of planning approval (building) and legislation (abatement). After Red Rock 1 and 2, which were a combined application Montrose and the Administration decided to have each building have their own granted abatement. The application states that each building (Approx. 225,000 sq. ft.) would have 90 employees and would each generate 4,000,000 in payroll. Both properties are in the JEDD so along with the city income tax the JEDD tax would be collected. Resulting in a net to Pataskala of roughly \$36,000/yr. for each building.

As I mentioned with the dual track system that we use, if there were delays with either the Planning Commission or the School Districts (Southwest Licking and C-tec) Council would want to table the legislation until all facets of the tracks are complete. This would ensure that no abatement is given before plan or school approval. However having the first reading at the April 1, 2024 is in line with the dual track plan.

Consent Agenda

3. Motions

4. Resolution

➤ **RESOLUTION 2024-037 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH DUBLIN TECHNICAL SERVICES INC. TO REPLACE THE CONTROL PANELS AS PART OF THE 2024 SCADA RADIO AND ANTENNA REPLACEMENT PROJECT**

The City of Pataskala Utility Department utilizes a SCADA system to control aspects of the water and wastewater systems remotely. This system currently uses an outdated radio frequency format to communicate. The Utility Department has identified the need to update this system to a more reliable cell-based communications system. This project was included in the 2024 Utility CIP Budget (SWR-24-001) in the amount of \$600,000. This project will have multiple phases to it that must be done by separate specialized contractors.

As a part of this project, the SCADA system control panels will need to be removed and replaced at both the Beechwood Trails Tower site and the Water Treatment Plant 1 site. The Utility Department uses Dublin Technical Services Inc. to maintain its SCADA system. Dublin Technical Services Inc. has provided a quote to complete this portion of the project in the amount of \$18,600.

This work will be done in April to be ready for the Beechwood Trails Tower painting project scheduled to occur in the middle of May.

➤ **RESOLUTION 2024-038 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH J&K COMMUNICATIONS INC. TO REPLACE THE ANTENNAE AS PART OF THE 2024 SCADA RADIO AND ANTENNA REPLACEMENT PROJECT**

The City of Pataskala Utility Department utilizes a SCADA system to control aspects of the water and wastewater systems remotely. This system currently uses an outdated radio frequency format to communicate. The Utility Department has identified the need to update this system to a more reliable cell-based communications system. This project was included in the 2024 Utility CIP Budget (SWR-24-001) in the amount of \$600,000. This project will have multiple phases to it that must be done by separate specialized contractors.

As a part of this project, the SCADA system antennae will need to be removed and replaced at both the Beechwood Trails Tower site and the Water Treatment Plant 1 site. The Utility Department uses J&K Communications Inc. to maintain the SCADA system antennae. J&K Communications Inc. has provided a quote to complete this portion of the project in the amount of \$42,283.24.

This work will be done in April to be ready for the Beechwood Trails Tower painting project scheduled to occur in the middle of May.

➤ **RESOLUTION 2024-039 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH GANNETT FLEMING ENGINEERS AND ARCHITECTS, P.C., TO PERFORM ENGINEERING DESIGN AND BIDDING SERVICES FOR THE MINK STREET BRIDGE REPLACEMENT PROJECT**

In 2023, the City was awarded \$863,000 in funding through ODOT's municipal bridge grant for construction of the Mink St. bridge replacement project. Shortly thereafter, ODOT submitted a grant application on the City's behalf for another \$200,000 for design efforts for this project; this was also awarded. Legislation has been completed in 2023 to accept these grants and participate in the grant program.

The first option for design was for ODOT to select a design firm from their pre-approved list of task order consultants. This would not have required the RFQ process specifically, as ODOT had already performed a quality-based selection for the firms selected. Using this option, the first consultant provided a fee proposal, but after negotiation, both ODOT and the City believed that the value was too high, so we moved forward with an RFQ instead.

An RFQ was required as the anticipated value was above the direct select threshold, and so ODOT put out an RFQ on the City's behalf to solicit qualifications from interested firms. The quals packages were reviewed by the City Administrator, Public Service Director, and Assistant City Engineer. The combined results were that Gannett Fleming scored the highest, and they subsequently submitted a fee proposal for review. After 3 iterations of negotiations and revised proposals, we finally ended up with a proposal that both ODOT and the City believe to be fair and reasonable.

The total value of all phases of engineering is \$350,208, but since the ODOT grant covers the first \$200,000, the City's direct responsibility will be up to \$150,208. The full value of \$150,208 will need to be encumbered, and certified to ODOT as such, but note that \$65,245 of this is if authorized tasks, and may not be needed. Note that if authorized tasks are included just in case these items are needed, and are included up front such that these prices are known.

Note that at the time of the grant award, this project was not included in the budget. In the budget prepared in 2023, numbers were included, but the numbers were early estimates, as costs were not yet known. It was recognized between budgeting and the end of the year however, that the budget put in for the project in 2024 was not going to be enough to cover the local share of design. To account for this, the PSD evaluated the 2023 budget late in the year and found that there would be money in the budget that would not be spent in 2023, due to not being able to get to all projects/projects costing less than budgeted. Accordingly, the PSD moved forward with encumbering funds from the 2023 budget to cover the design costs for this project. Moving forward, funds will be associated with PSD CIP SVC-23-009, but the design value related to this Resolution will come from unused 2023 funds. Note that the year end budgeting accounted for this money being spent, as it was encumbered, and all carryover balance information as reported is correct.

Approval for bidding, then construction will be sought after the design is complete, with construction anticipated to occur in 2026.

Approval of Resolution 2024-039 is recommended.