



City of Pataskala

Legislative Report to Council

Legislative Report

May 20, 2024 Council Meeting

Unfinished Business

A. Ordinances

- **ORDINANCE 2024-4468 – THIRD 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) (TABLED 5-6-24)**

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- **ORDINANCE 2024-4469 – THIRD 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) (TABLED 5-6-24)**

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.

- **ORDINANCE 2024-4470 – THIRD READING - SUPPLEMENTAL APPROPRIATION**

We have identified several adjustments to the 2024 budget which require additional appropriations. **We are respectfully requesting that Council hold the 3rd and final reading of the ordinance and approve the legislation at the May 20th**

meeting. There have been no changes to the ordinance since the 2nd reading.

- *Section 1: Vine Street Drainage Improvements* – The city recently received a reimbursement from the OPWC in the amount of \$224,593 for costs paid to construct drainage improvements on Vine Street. Proper accounting requires us to post both the revenue and the OPWC expenditure in the State Issue II (OPWC) fund. Unfortunately, we did not include this appropriation during the budget process. As a result, we need to increase the appropriations in that fund by the \$224,593. It is important to note that we will also be increasing the fund revenue by the same amount so that it has a \$0 net impact to the fund balance.
- *Sections 2-3: Sesquicentennial Fund* – The city’s Sesquicentennial fund was established back in 2000 to accept donations and pay expenses related to the city’s celebration of its’ 150th anniversary in 2001. At present the fund balance is \$366.91 and we wish to close the fund. ORC §5705.14(D) requires that the unexpended balance in any special fund is to be transferred to the General fund after the termination of the activity, service, or other undertaking for which such special fund existed. Once the transfer has been made, the fund will be closed on the accounting system.
- *Sections 4-5 Community Events* – The Summit Station Lion’s Club has informed the city of their intention to discontinue their involvement in the annual Independence Day celebration fireworks. As part of that process, they will be donating all the funds they’ve generated and received in support of the fireworks to the city. To better account for these funds and other individual/corporate donations, a new Community Events fund is being requested. Since this fund didn’t exist when the 2024 budget was created, a supplemental appropriation is required to spend the funds. We anticipate receiving approximately \$25,000 in donations, etc. in 2024, but are currently planning to spend approximately \$13,500 in 2024.
- *Sections 5-6: Pataskala Mobile Home Park Fund* – The city’s Pataskala Mobile Home Park fund was established to account for revenues received to make improvements to the city’s mobile home parks. There has been no activity in the fund since we converted to VIP back in 2014. As the mobile home parks’ infrastructure is privately-owned, there is very little opportunity for the city to use these funds. At present the fund balance is \$4,491.72 and we wish to close the fund. ORC §5705.14(D) requires that the unexpended balance in any special fund is to be transferred to the General fund after the termination of the activity, service, or other undertaking for which such special fund existed. Once the transfer has been made, the fund will be closed on the accounting system.
- *Section 7: Revenue Sharing* – We are calculating the Pataskala Business Park 2023 revenue sharing with the school districts. This expense is shared amongst the 4 funds that receive the income tax revenue. Due to an oversight during the development of the 2024 budget, however, the

appropriation in the Capital Improvements (301) for this expense was not included in the final budget. We are requesting an appropriation of \$1,000 to cover this fund's share of the revenue sharing.

➤ **ORDINANCE 2024-4466 – SECOND READING – AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 7482 COLUMBIA ROAD AND 0 COLUMBIA ROAD, PARCEL NUMBERS 064-152922-00.001, 064-152922-00.000, AND 064-152910-00.000, TOTALING 136.75 +/- ACRES IN THE CITY OF PATASKALA, FROM THE AGRICULTURAL (AG) ZONING CLASSIFICATION TO THE PLANNED MANUFACTURING (PM) ZONING CLASSIFICATION WITH A PLAN DISTRICT OVERLAY.**

Connie K. Klema is requesting to rezone three (3) properties, totaling 136.75 +/- acres, from AG – Agricultural to PM – Planned Manufacturing with a Planned District Overlay pursuant to Sections 1217.13 and 1261.06 of the Pataskala Code for the properties located at 7482 Columbia Road and 0 Columbia Road. The Comprehensive Plan Future Land Use Map recommends this area for Flex Industrial. The requested rezoning s in line with the recommendations of the Future Land Use Map. On March 6, 2024 the Planning and Zoning Commission unanimously recommended to approve the rezoning request. The Council public hearing on the rezoning request was held on May 6, 2024.

➤ **ORDINANCE 2024-4467 – SECOND READING – AN ORDINANCE TO AMEND CHAPTER 1257 (FLOOD DAMAGE PREVENTION AND FLOOD PLAIN OVERLAY DISTRICT) OF THE CODIFIED ORDINANCES OF THE CITY OF PATASKALA, OHIO.**

The City of Pataskala is requesting to amend Chapter 1257 – Flood Damage Prevention and Flood Plain Overlay District (FP) pursuant to Section 1217.10 of the Pataskala Code. Pataskala's current floodplain regulations were adopted in 2007 in conformance with the minimum NFIP requirements at the time; however, the minimum requirements have since changed. As a result, the City needs to update their floodplain regulations to comply with the updated regulations and continue to participate in the NFIP. It is imperative that the City adopt the amendment and have it on the books by July 31, 2024 to avoid the loss of flood insurance in Pataskala. On April 3, 2024 the Planning and Zoning Commission unanimously recommended approval of the amendment. The Council public hearing on the rezoning request was held on May 6, 2024.

➤ **ORDINANCE 2024-4471 – SECOND READING – AN ORDINANCE AUTHORIZING THE CREATION OF A NEW FUND TO PROVIDE FOR THE PROPER ACCOUNTING AND SEGREGATION OF FUNDS RECEIVED AND DESIGNATED FOR THE ANNUAL INDEPENDENCE DAY CELEBRATION FIREWORKS AND OTHER COMMUNITY EVENTS HELD IN THE CITY OF PATASKALA.**

The city was recently notified that it can expect to receive approximately \$25,000 in funds from the Summit Station Lion's Club and Illuminate USA for the purpose of supporting the city's annual Independence Day celebration fireworks and other community events. To better manage the funds and ensure compliance with this restriction, we are requesting that the funds be placed in a separate fund and

restricted as to purpose. To create the new fund, Council authorization is required and is the purpose of this ordinance. **We anticipate that this legislation will go through the required 3 readings. We are requesting that Council hold the 2nd reading of this legislation at the May 20th Council meeting.**

B. Resolutions

New Business

A. Ordinances

- **ORDINANCE 2024-4464 – FIRST READING - AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 8855 EAST BROAD STREET AND 18 SOUTH BELMAR DRIVE, PARCEL NUMBERS 063-151194-00.000, 063-151194-01.000, AND 063-145992-00.000, TOTALING 1.242 +/- ACRES IN THE CITY OF PATASKALA, FROM THE MEDIUM DENSITY RESIDENTIAL (R-20) ZONING CLASSIFICATION TO THE GENERAL BUSINESS (GB) ZONING CLASSIFICATION.**

Ryan Badger, Badger Land Concepts, is requesting to rezone three (3) properties, totaling 1.242 +/- acres, from R-20 – Medium Density Residential to GB – General Business pursuant to Section 1217.13 of the Pataskala Code for the properties located at 8855 East Broad Street and 18 South Belmar Drive. The Comprehensive Plan Future Land Use Map recommends this area for Medium Density Mixed Use. The requested rezoning is in line with the recommendations of the Future Land Use Map. On March 6, 2024 the Planning and Zoning Commission recommended to approve the rezoning request. The Council public hearing on the rezoning request was on May 20, 2024.

- **ORDINANCE 2024-4465 – FIRST READING - AN ORDINANCE TO REZONE PROPERTY LOCATED AT 43 SOUTH BELMAR DRIVE, PARCEL NUMBER 063-142734-00.000, TOTALING 0.41 +/- ACRES IN THE CITY OF PATASKALA, FROM THE MEDIUM DENSITY RESIDENTIAL (R-20) ZONING CLASSIFICATION TO THE GENERAL BUSINESS (GB) ZONING CLASSIFICATION.**

Ryan Badger, Badger Land Concepts, is requesting to rezone property, totaling 0.41 +/- acres, from R-20 – Medium Density Residential to GB – General Business Section 1217.13 of the Pataskala Code for the property located at 43 South Belmar Drive. The Comprehensive Plan Future Land Use Map recommends this area for Medium Density Mixed Use. The requested rezoning is in line with the recommendations of the Future Land Use Map. On March 6, 2024 the Planning and Zoning Commission recommended to approve the rezoning request. The Council public hearing on the rezoning request was on May 20, 2024.

- **ORDINANCE 2024-4472 – FIRST READING - AN ORDINANCE TO CREATE TWO NEW PATROL SERGEANT POSITIONS WITHIN THE CITY OF PATASKALA DIVISION OF POLICE PATROL DIVISION.**

Approval of this ordinance would provide for the Police Department to maximize its supervisor coverage on all shifts. The Department currently has four Sergeants on Patrol which handle the supervision for three shifts. Adding the additional positions would allow full coverage on all the shifts. The positions will be filled from current staffing as part of a re-structuring and will not require additional positions to be added.

Consent Agenda

3. Motions

➤ **MOTION TO APPROVE THE 2025 BUDGET SCHEDULE.**

This budget schedule can be found in the Finance Directors Council Report

4. Resolution

➤ **RESOLUTION 2024-045 – A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH MIDSTATES RECREATION FOR THE PURCHASE AND INSTALLATION OF THE FREEDOM PARK BASKETBALL COURT HOOPS.**

The City of Pataskala recently installed a basketball court pad at Freedom Park. That project did not include the cost of the basketball hoops. Utilizing savings from other projects, we have found the money necessary to purchase the six basketball hoops and have them installed. The savings come from the Municipal Park parking lot repaving project (\$10,000), and the Freedom Park walking path project (\$6,000). The remaining \$2,000 will come from the Parks Department operational budget. This concept was discussed at the May 6th Council meeting.

Even though the cost of these hoops does not exceed the bid threshold, the Parks Department did gather multiple quotes. Midstates Recreation provided the best and lowest quote for this project in the amount of \$17,709.02. We are asking for authorization to spend an amount not to exceed \$18,000 to cover any small issues that may come up during installation.