



City of Pataskala *Legislative Report to Council*

Legislative Report

June 17, 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 2024-4473 – THIRD READING - AN ORDINANCE TO CREATE, AND ESTABLISH COMPENSATION FOR, A NEW FULL-TIME POSITION OF EMPLOYMENT (SENIOR PLANNER) WITHIN THE CITY OF PATASKALA.**

This ordinance creates the full-time position of Senior Planner which was included as part of the 2024 budget. The position description was approved by the Personnel Board of Review on May 14, 2024.

➤ **ORDINANCE 2024-4474 – THIRD READING - AN ORDINANCE AMENDING SECTIONS 929.03 OF THE CODIFIED ORDINANCES OF THE CITY OF PATASKALA, THEREBY INCREASING THE WATER AND SANITARY CAPACITY FEES**

The City of Pataskala charges a capacity fee for both water and sewer services. This fee is based upon the size of the water meter, and the location of the connection. The City has a capacity fee structure for its in town, out of town, and Beechwood Trails locations. The fee structure covers meters of ¾", 1", 1 ½", 2", 3", 4", 6", and 8" sizes. These fees have not been increased since 2012. The Administration recognizes the need to increase these fees in order to keep up with the costs associated with operating and maintaining a water and wastewater treatment system.

The existing capacity fee structure has a higher cost for water than it does for sewer. As sewer treatment is a more expensive process than water treatment, this structure is not ideal. In addition to the need to increase the capacity fees to keep up with rising costs, the Administration has also identified the need to significantly raise the sewer capacity fees to more accurately reflect the costs associated with the sewer treatment process.

Working with the Utility Committee, the Administration analyzed 7 different possible increases. The goal was to decide on an increase that would accommodate the needs of the Utility Department while maintaining affordability. After analyzing the 7 possibilities, version 6 was selected to present to council. Version 6 equates to a 10% increase in the water capacity fees and a 75% increase to the sewer capacity fees. The complete table of the proposed capacity fees can be found in Exhibit A for Ordinance 2024-4474.

B. Resolutions

New Business

A. Ordinances

➤ **ORDINANCE 2024-4475 – FIRST READING - AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF COMMUNITY REINVESTMENT AREA IN THE CITY OF PATASKALA, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL.**

This ordinance would create the Northwest Innovation District CRA in the northwest corner of the City in line with the recommendations of the Comprehensive Plan. The Northwest Innovation District CRA is bounded by Clark State Road/City

Limits to the north, Summit Road to the east, Graham Road to the south and Dixon Road/City Limits to the west. At their June 25, 2024 meeting, the Development Committee recommended the Northwest Innovation District CRA proceed to Council for adoption.

Consent Agenda

3. Motions

4. Resolution

➤ **RESOLUTION 2024-052 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT FOR ECONOMIC DEVELOPMENT WITH GROW LICKING COUNTY IMPROVEMENT CORPORATION**

This resolution approves a 1-year agreement for Grow Licking County to assist the city with economic development. Grow acts as the point of contact for One Columbus when companies are searching for possible sites in Ohio for economic development. They routinely forward possible leads to the administration and if the lead looks promising, handles the work of putting our name in the ring for possible development. From that point forward they act as a point of contact for the site answering questions and connecting the company with the city. The dollar amount \$12,500 is the same as last year. The contract would run from July 1, 2024, to July 1, 2025. Attachment A is the actual agreement and was reviewed by the Law Director.

➤ **RESOLUTION 2024-053 – A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH MS CONSULTANTS, INC. TO PROVIDE CRITERIA ARCHITECT SERVICES FOR THE MINK STREET GARAGE IMPROVEMENTS PROJECT**

With the Mink St. garage improvements scheduled for this year, the PSD evaluated delivery methods by which to get the best product for the best value for this project. It was determined that using a design-build process, that put the contractor and designer on the same team, would help to control unexpected costs on the project, versus a traditional design-bid-build project. Accordingly, the PSD has moved forward with this style of delivery method for the project.

The biggest challenge for the PSD with this delivery method however, is the lack of familiarity with it. To that end, one of the items that was not realized, is that there is a requirement for the owner (the City) to hire a criteria architect for the project. While it is a requirement, it is also recognized as a good idea. The criteria architect will help guide the design, review the design, review shop drawings, make site visits during construction, and generally act as the City's representative on the project. While the PSD would handle this role on a typical roadway or drainage project, the expertise required for a building is outside of our experience.

Upon understanding the need for a criteria architect, the PSD reached out to MS Consultants for a proposal. The first proposal was beyond the scope of what is anticipated to be needed, but with a quick meeting, MS and the City were able to home in on the City's need for the project, and the provided proposal is believed to be fair, reasonable, and the level of service needed for the project.

This effort is all part of PSD CIP SVC-18-005. The budget for the project included \$100,000 for inspection services, and that is where this effort is being pulled from. Inspection is still anticipated to be needed, but this effort will assume some of the duties that are typically handled by the CA/CI team, and the remaining budget value for inspection is believed to be enough to cover the inspection services needed.

Approval of Resolution 2024-053 is recommended.