



## City of Pataskala *Legislative Report to Council*

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### 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 2024-4464 – THRID 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 – THIRD 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 – THIRD 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.

➤ **ORDINANCE 2024-4473 – SECOND 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 – SECOND 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

**Consent Agenda**

3. Motions

4. Resolution

➤ **RESOLUTION 2024-048 – A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH CTL ENGINEERING, INC. TO PROVIDE CONSTRUCTION ADMINISTRATION AND INSPECTION SERVICES FOR THE 2024 ROADWAY IMPROVEMENTS PROGRAM**

Approval of this resolution will authorize the City Administrator to execute a contract with CTL Engineering, Inc. to provide Construction Administration and Inspection services for the 2024 Roadway Improvements Program. Construction administration services include review of shop drawings, pay application and change order review and preparation, and daily administration of the contract including coordination with the inspector. Construction Inspection services will include an inspector being on-site full-time during project operations, who will observe,

document, and report construction activities. Both services are needed to ensure successful implementation of the plans in accordance with the specifications. Funding for Construction Administration and Inspection Services for the 2024 Streets Program is included in the Public Service Department CIP project SVC-20-002.

Approval of this resolution is recommended.

➤ **RESOLUTION 2024-049 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH FRED ROBINSON & ASSOCIATES, LLC TO INSTALL SIDEWALK AND CURB RAMPS ALONG KEY BOULEVARD**

This Resolution is to allow a contract with Fred Robinson & Associates to install sidewalk and curb ramps along Key Boulevard as Part 3 of the Pataskala Safe Travel Plan, Phase IV.

Phase IV of the Pataskala Safe Travel Plan is a miscellaneous sidewalk infill project. Accordingly, the PSD has been working to identify areas within the City where sidewalks do not exist, and install them to create connectivity within the City. Part 1 of Phase IV included pedestrian facilities along John Reese Parkway at Foundation Park and was completed early in 2024. Part 2 of this project specifically noted that there is a gap in sidewalk along Vine St. and these facilities were added to provide better connectivity not only to the Library, but through the City. For Part 3, it was found that there are no pedestrian facilities connecting the existing infrastructure on Key Boulevard with facilities on Township Road. This effort will make that connection.

Finally, note that Phase IV funding was actually part of the 2023 budget, and \$75,000 of this money was encumbered in late 2023 in anticipation of completing these items in early 2024. This is all part of PSD CIP project SVC-14-064 and Part 3 will exceed the previously encumbered value by \$7,200; however, there is \$40,000 budgeted for 2024, that was originally planned for the Summit & Broad Intersection. Since pedestrian facilities at Summit & Broad are now part of the ODOT grant and Coughlin TIF and development projects, the plan is to cover the additional expense using these funds, since they are part of the same project and for the same purpose, just at a different location.

Approval of this Resolution is recommended.

➤ **RESOLUTION 2024-050 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH FRED ROBINSON & ASSOCIATES, LLC TO MAKE ROADWAY DRAINAGE IMPROVEMENTS ALONG BROAD ST.**

As part of the ODOT, 2024 project to repave Broad St., the ODOT project manager asked the City to inspect and clean out all City catch basins along Broad St. prior to paving, such that any debris or damage could be discreetly identified in case of issues. The PSD quickly complied with this request, but in so doing, found several discrepancies with our existing facilities; specifically, catch basins that are in need of refurbishment, repair, or replacement, as well as sections of curb and gutter that need to be replaced.

The City has not received the proposal from Fred Robinson & Associates, LLC at the time of this legislation, but based on the extent of the work, believes that the value will not exceed \$40,000, and wants to move quickly to ensure that this work will be completed prior to paving. Paving is scheduled to begin in July.

This project was not specifically identified in the 2024 budget, but money is available in the appropriate fund lines.

Approval of this Resolution is recommended.

➤ **RESOLUTION 2024-051- A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A DESIGN MODIFICATION CONTRACT WITH KIMLEY-HORN AND ASSOCIATES, INC. TO PERFORM ADDITIONAL ENGINEERING SERVICES FOR THE CITY-WIDE THOROUGHFARE PLAN**

As the Thoroughfare Plan has progressed, staff has recognized the need to include some additional exhibits in the Thoroughfare Plan that were not originally identified. Specifically, typical sections that will identify roadway characteristics that will be expected with each type of roadway classification and characterization. This will give visual references within the Plan that will make it easy to identify what roadway items are expected with each classification and characterization.

It will specifically show items like sidewalks, bike paths, tree lawns, street trees, lanes, medians, curb and gutter, ditches and/or any other pertinent information to provide a quick, visual reference of what is expected for each roadway type. Staff believes that this will provide great value to the plan, as it will make the expectations easily understandable for all.

Funding for this modification was not included in the 2024 budget, but funds are available in the appropriate lines within the 2024 budget to cover the cost of this additional effort.

Approval of Resolution 2024-051 is recommended.