



City of Pataskala

Legislative Report to Council

Legislative Report

January 6, 2025 Council Meeting

Unfinished Business

A. Ordinances

- **ORDINANCE 2024-4483 – SECOND READING - AN ORDINANCE TO REZONE PROPERTIES LOCATED ON COLUMBIA ROAD, PARCEL NUMBERS 064-152844-00.001 AND 064-152844-00.000, TOTALING 63.59 +/- 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 two (2) properties, totaling 63.59 +/- 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 7330 Columbia Road and 0 Columbia Road. The Comprehensive Plan Future Land Use Map recommends this area for Flex Industrial. The requested rezoning is in line with the recommendations of the Future Land Use Map. On October 2, 2024 the Planning and Zoning Commission unanimously recommended to approve the rezoning request. The Council public hearing on the rezoning request was held on November 18, 2024.

B. Resolutions

New Business

A. Ordinances

- **ORDINANCE 2024-4486 – FIRST READING - AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF PATASKALA, LICKING COUNTY, OHIO TO BE A PUBLIC PURPOSE; DECLARING SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; DESIGNATING SPECIFIC PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT, ONCE MADE, WILL DIRECTLY BENEFIT THE PARCELS FOR WHICH IMPROVEMENT IS DECLARED TO BE A PUBLIC PURPOSE; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND; AND**

PROVIDING RELATED AUTHORIZATIONS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40(B), 5709.42, 5709.43, 5709.832 AND 5709.85.

This ordinance will establish a Tax Increment Financing (TIF) district for the “Fair Lady” properties in the northwest portion of the City. The TIF is a 75 percent, 10-year, school TIF. Staff worked with the Development Committee in creating the terms of the TIF. There is no development proposed on the properties at this time.

➤ **ORDINANCE 2025-4489 – FIRST READING - SUPPLEMENTAL APPROPRIATION**

We have identified a significant adjustment to the 2025 budget which requires additional appropriations. **We are respectfully requesting that Council hold the 1st reading of the ordinance at the January 6th meeting. We would request that Council waive the third reading and approve after the 2nd reading at the January 21st meeting.**

- *Section 1: OPWC Refugee Road* – The city entered into an agreement with the Licking County Transportation Improvements District (TID) to improve Refugee Road. As a part of that agreement, the city applied for, and received, up to \$400.0 thousand in OPWC grant/loan funds. These funds were to be paid directly to the TID by OPWC. A pay application was submitted by the TID in December for \$378,579.90. Proper accounting requires that we book the revenues and the expenditure on our general ledger. As there was no appropriation prepared for 2025, we are requesting that Council increase the appropriations in the State Issue II Capital Improvements (OPWC) fund by the \$378,579.90. It will have a net \$0 impact on the fund balance as we’ll also be recording revenue in the same amount.

Consent Agenda

3. Motions

4. Resolution

➤ **RESOLUTION 2025-001 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH LANGUAGELINE SERVICES, INC. TO PROVIDE INTERPRETER SERVICES IN MAYOR’S COURT**

The Language Line will help the Court and individuals that do not speak English or do not understand enough English to continue. The language line will help the Court to communicate smoothly, fairly and take the frustration out for everyone involved. This will also stop cases from being transferred to the Licking County Municipal Court for interpreters.

This is a on demand service that will provide trained and qualified interpreters for 240 languages. The court is going to use telephonic interpretation but there are many services that the Language Line provides. The cost is very doable, Spanish \$0.65 per minute and all other languages \$0.69 per minute. Most cases should not take more than 5 -10 minutes unless it is an OVI case or is set for Trial. This service is a on demand service. We only pay for what we use. Service can be canceled at any time with a 30-day notice, no cancellation fee.

In 2024 Mayor’s Court has had 17 cases transferred to Licking County Municipal Court for Interpreters, which is over half of the transferred cases. Having this service

will help the Court move cases faster, more efficient, and make sure justice is being served fairly and properly.

➤ **RESOLUTION 2025-002- A RESOLUTION ACCEPTING AND CONFIRMING INFRASTRUCTURE IMPROVEMENTS FOR MINK STREET AS PART OF THE RED ROCK, PHASE B DEVELOPMENT FOR PUBLIC MAINTENANCE AND OPERATION BY THE CITY OF PATASKALA**

Approval of this resolution will indicate formal acceptance of infrastructure improvements on Mink Street associated with the Red Rock, Phase B Development project by The City of Pataskala. These improvements include a left-turn lane, with associated grading, drainage, signage and striping on Mink Street.

Full-time third-party inspection was present throughout construction of this project to verify materials and installation on behalf of the City. All testing was verified to be completed successfully in accordance with all applicable construction and material specifications.

Once all items were complete and verified, a site walk-through was conducted by the Public Service Director to review the project and generate a punch-list of outstanding items. Accordingly, a Certificate of Substantial Completion has been executed, and indicates a date of December 10, 2024 as the beginning of the 2-year maintenance period.

In accordance with City requirements for acceptance, as-built plans, a 2-year maintenance bond in the amount of 10% of the value of the public improvements, and an executed stormwater maintenance agreement have all been submitted to the City by the Developer.

Note additionally that the Developer has provided a performance bond for the following, outstanding items: Permanent pavement striping, permanent grading and seeding, and corrections that need made to the pavement surface course. These items will be completed in the spring when weather conditions allow.

As the work has been certified to be substantially complete, and all the necessary steps have been completed, it is recommended that Resolution 2025-002 be approved.

➤ **RESOLUTION 2025-003- A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH AMERICAN STRUCTUREPOINT, INC. TO COMPLETE A CITY-WIDE ACTIVE TRANSPORTATION PLAN**

An Active Transportation Plan captures existing pedestrian facility conditions, compares those with future land-use planning and community visioning, and develops a pedestrian facility network plan that accommodates future pedestrian traffic and advances community priorities. Some of these priorities have been outlined in the Comprehensive Plan, but this effort will provide in-depth evaluation and analysis as well as update that vision based on current trends or changes.

The study effort will include collecting data to identify the current gaps in the pedestrian facility network and study growth trends to identify and prioritize improvement projects. Having an Active Transportation Plan completed will allow the City to make applications for state and federal funding that would not likely be awarded without an Active Transportation Plan in place.

Approval of Resolution 2025-003 is recommended.

➤ **RESOLUTION 2025-004- A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH GANNETT FLEMING, INC. TO PERFORM DESIGN SERVICES AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE MILL STREET BRIDGE WING WALL REHABILITATION PROJECT**

The wing walls on the Mill Street bridge have experienced some amount of subsidence over the past few years. This movement has been monitored and recorded over these years, and while the movement seems to have stabilized, the extent of deficiencies are already significant enough that action needs to be taken sooner than later. Similarly, while critical, catastrophic movement does not seem likely, the movement that has already occurred does indicate an atypical condition that should be addressed to prevent further, or potentially critical, movement.

The proposal from Gannett Fleming, Inc. will provide for full construction plans to rehabilitate the wing walls and provide additional armoring as necessary to prevent future scour or movement of the wing walls. The proposal also includes construction administration services through construction of the project.

Approval of Resolution 2025-004 is recommended.

➤ **RESOLUTION 2025-005 – A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH GOETECHNICAL CONSULTANTS INC. TO COMPLETE SOIL BORING AND ANALYSIS FOR THE WATER RECLAMATION FACILITY EXPANSION PROJECT**

The City of Pataskala Water Reclamation Facility (WRF) expansion project is currently in design. As a part of that design, the city will need to have soil borings done to understand the quality of the soil in the area. These soil borings will help the design team as they configure the locations of the new tanks and buildings to be included in the WRF Expansion.

Geotechnical Consultants Inc. (GCI) has provided an estimate not to exceed \$32,000 to perform the necessary inspections and analysis. GCI has provided these services to the City of Pataskala before during the 2010 and 2020 WRF upgrade projects and are familiar with both the site and the services required.

The funds for this service have already been encumbered using leftover money from the 2024 Sewer Operations Budget.

➤ **RESOLUTION 2025-006 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH THE MONTROSE GROUP, LLC TO PROVIDE ECONOMIC DEVELOPMENT ADVISORY CONSULTING SERVICES TO THE CITY OF PATASKALA**

This resolution extends the service contract with the Montrose Group LLC for the 2025 calendar year. To date, the Administration is happy with the service and work that the Montrose Group has provided in the area of economic development as well as lobbying for funds from the State of Ohio. As they did in 2024, Montrose advises the administration on a wide variety of economic development questions, produces work products for the city, participate in bi-weekly zoom meetings with Pataskala Administrative staff, attends meetings of council and assists with efforts to secure funds from various state funding initiatives for the Utility and Parks departments. In 2024 Montrose also connected the Administration with a tax professional who provided a legal opinion of taxation in the corporate park. Montrose has agreed to

provide these services in 2025 for the exact same amount as the previous contract (\$5500/month).

➤ **RESOLUTION 2025-007 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO APPLY FOR, ACCEPT, AND ENTER INTO A WATER POLLUTION CONTROL LOAN FUND (WPCLF) AGREEMENT ON BEHALF OF THE CITY OF PATASKALA FOR PLANNING, DESIGN AND/OR CONSTRUCTION OF WASTEWATER FACILITIES AND DESIGNATING A DEDICATED REPAYMENT SOURCE FOR THE LOAN**

The City of Pataskala is currently planning a Water Reclamation Facility (WRF) Expansion project to accommodate current and future wastewater treatment needs. The first step of this project was to complete a planning design phase. We are now entering into step two, the actual design phase of the project

As you may recall, the concept for funding this project was to take out a zero percent interest planning loan through the EPA. Following the planning effort, we will take out a zero percent interest design loan through the EPA for the final design portion, rolling the planning loan into the design loan. Finally, we plan to take out a low interest construction loan through the EPA and roll the design loan into it. This concept will defer payments until the project is completed, probably late in 2028. This resolution is for the final design portion of that concept.

One of the design loan requirements is this legislation authorizing the application and acceptance of the loan from council. The rest of the loan requirements will be handled at the administrative level.