



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY JULY 24, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE COMMUNITY
DEVELOPMENT COMMITTEE MEETING**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Clemens
Safety: Chmn Long, Cicak, Clemens, Spalding
Service: Chmn Luzader, Clemens, Spalding, Cicak
Finance: Chmn Cotner, Long, Luzader, Skinner

* * * * *

Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Service Committee – Committee Meeting – July 10, 2017
4. Discussion
 - a. MOTION THAT THE REYNOLDSBURG DEPARTMENT OF PUBLIC SERVICE BE AND IS HEREBY AUTHORIZED AND DIRECTED TO ADVERTISE FOR STATEMENTS OF QUALIFICATIONS FOR CONSTRUCTION MANAGEMENT SERVICES.
 - b. ORDINANCE ACCEPTING AN UNRECORDED DEED OF EASEMENT (0.008 Acre Storm Water Easement) FROM JENNIFER R. PAUGH AND CHAD W. DAVIDSON AND DECLARING AN EMERGENCY.
 - c. ORDINANCE ACCEPTING AN UNRECORDED DEED OF EASEMENT (0.010 Acre Storm Water Easement) FROM WILLIAM WILLIS AND MAGDALENA KUSAKOVA AND DECLARING AN EMERGENCY.

**SERVICE COMMITTEE - BRETT LUZADER
MONDAY JULY 10, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

1. Call to Order

PRESENT: Cicak, Luzader, Spalding, Joseph
ABSENT: Clemens

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – June 12, 2017

Minutes stand approved.

4. Discussion

a. Liquor Permit Request 6785 E Main Street, GP Main Street Inc. Dba Metro Beer & Wine Drive Thru

Chief O'Neill: This application is for a liquor permit transfer, the business is going to maintain the same building and model going into this beer and wine for consumption off premises. They've had no issues there as far as criminal activity that we've had to deal with. The applicant doesn't have anything on their record that would preclude us from moving forward so we recommend that we do not appeal this transfer.

Mr. Luzader: Any questions from Committee? Council? If not, then I recommend the clerk send this back with no action.

b. Liquor Permit Request 7619 E. Main Street- Buckeye Cheddar & Chili LLC

Chief O'Neill: We have no issues at the location to this point, no issues with the owner. Though it is a new permit, liquor permits are not foreign to this area. There is one across the street, one next to it and across the intersection. This would be for consumption on premises for beer wine and spirituous liquor and take out for beer, wine and low alcohol mixed drinks. We didn't come up with anything to contest and we do not recommend we appeal this application.

Minutes Acceptance: Minutes of Jul 10, 2017 7:33 PM (Approval of Minutes)

Mr. Luzader: Any questions from Committee? Council? If not, then I recommend the clerk send this back with no action.

- c. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1187.07 Residential Appearance Standards of Chapter 1187 Special Provisions for Residential Uses. (Second Reading 6/26/2017; Planning Commission 6/1/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 7/10/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Cicak, Luzader, Spalding	
ABSENT:	Clemens	

- d. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District. (Second Reading 6/26/2017; Planning Commission 6/1/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 7/10/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Cicak, Luzader, Spalding	
ABSENT:	Clemens	

Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

DATE: July 24, 2017**TO: Service Committee****RE: MOTION THAT THE REYNOLDSBURG DEPARTMENT OF
PUBLIC SERVICE BE AND IS HEREBY AUTHORIZED AND
DIRECTED TO ADVERTISE FOR STATEMENTS OF
QUALIFICATIONS FOR CONSTRUCTION MANAGEMENT
SERVICES**

Emergency/Suspension: Emergency

Reason For Emergency: Immediate preservation of the public peace, health, or safety

Statement of necessity: To have the firm under contract by November 1, 2017.

The Construction Manager will be chosen based on qualifications, and the entire operation will be centralized under a single contract. The Architect and the Construction Manager will work together in order to cultivate and assay the design. Then the Construction Manager will give the City of Reynoldsburg a Guaranteed Maximum price, and will coordinate all subcontract work. The advertisement is attached.

**Request for Qualifications (RFQ)
For
Construction Management Services
For The
City of Reynoldsburg Community Center Project**

The **City of Reynoldsburg (City)** is requesting qualification statements from professional contracting firms for the purpose of providing Construction Management Services for the

City of Reynoldsburg Community Center Project

The City intends to construct a new Community Center, which will be owned by the City and operated by the YMCA, on the north end of Huber Park in Reynoldsburg, Ohio. This new facility will be located on approximately ten (10) acres of property and consist of an approximately 52,000 square-foot, two-story facility to include administrative offices, community rooms, a fitness center, a full gymnasium, an indoor and outdoor aquatic center (outdoor center approximately 22,000 square feet), a large parking area (approximately 300 parking spaces); as well as an additional space for potential tenant partners (8,000 square feet).

The Construction Manager will be chosen based on qualifications, and the entire operation will be centralized under a single contract. The Architect and the Construction Manager will work together in order to cultivate and assay the design. Then the Construction Manager will give the City of Reynoldsburg a Guaranteed Maximum price, and will coordinate all subcontract work.

The delivery method for the project is "Construction Manager at Risk" (CMAR). The estimated construction budget for this Project is \$20,000,000 - \$25,000,000.

A site visit is scheduled for Thursday, August 3, 2017 at 9:30am. We will meet at the Reynoldsburg Senior Citizens Center, 1520 Davidson Drive, Reynoldsburg, Ohio 43068.

The Request for Qualifications (RFQ) package can be obtained on the City of Reynoldsburg Service Department website:

www.ci.reynoldsburg.oh.us/departments/service-department

Eight (8) individual copies of the proposal should be submitted no later than **Tuesday, August 15, 2017, at 4:00 PM, Local Time**, to the attention of:

William J. Sampson, LEED Green Assoc.
Director of Public Service
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068

The outside of the envelope or box should be clearly marked: **"Proposal for Construction Management Services for the City of Reynoldsburg Community Center Project"**

Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

DATE: July 24, 2017**TO: Service Department****RE: ORDINANCE ACCEPTING AN UNRECORDED DEED OF
EASEMENT (0.008 ACRE STORM WATER EASEMENT) FROM
JENNIFER R. PAUGH AND CHAD W. DAVIDSON AND
DECLARING AN EMERGENCY**

Emergency/Suspension: Emergency

Reason For Emergency: Immediate preservation of the public peace, health, or safety

Statement of necessity: Construction slated to begin in July/August

Includes the right, at all times, of ingress to and egress from Lot 67, and the reasonable right to use the premises parallel to and adjoining the boundaries of Lot 67 for the operation and maintenance of the storm sewer line.

DEED OF EASEMENT – STORM SEWER

KNOW ALL MEN BY THESE PRESENTS that Jennifer R. Paugh and Chad W. Davidson (hereinafter referred to as “Grantors”), for One Dollar (\$1.00) and other good and valuable consideration paid by the City of Reynoldsburg, a municipal corporation in the Counties of Franklin, Fairfield and Licking, State of Ohio, (hereinafter referred to as “Grantee”), the receipt of which is hereby acknowledged, do hereby grant to Grantee, a right of way and easement to construct, reconstruct, replace, operate, maintain and repair at any time or times hereafter, a Storm Sewer Culvert over, across, through and upon a parcel of land, situated in the City of Reynoldsburg, County of Licking, State of Ohio, more fully described in the attached Exhibit “A”.

See Legal Description Attached Hereto as Exhibit “A” and Made a Part Hereof

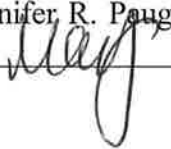
Prior Instrument Reference: I.N. 200306300029480

Said grant includes the right, at all times, of ingress to and egress from said parcel, and the reasonable right to use the premises parallel to and adjoining the boundaries of said parcel for the operation and maintenance of the storm sewer line.

All provisions hereof shall inure to the benefit of and be enforceable by and against the respective successors and assigns of Grantors and Grantee.

IN ACKNOWLEDGEMENT WHEREOF:

Jennifer R. Paugh and Chad W. Davidson, represent that their signatures on this 23 day of May, 2017 are their free act and deed.




Jennifer R. Paugh

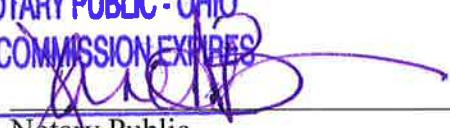

 Chad W. Davidson

STATE OF OHIO
 COUNTY OF Franklin ss:

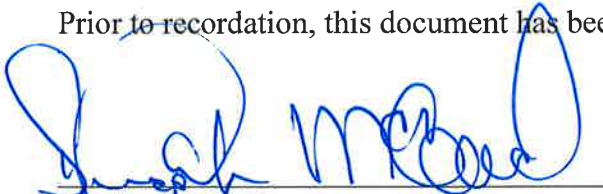
Before me, a Notary Public in and for the County and State, personally appeared Jennifer R. Paugh and Chad W. Davidson, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed. In testimony whereof, I have hereunto set my hand and official seal at Reynoldsburg, Ohio on this 30th day of May 2017.

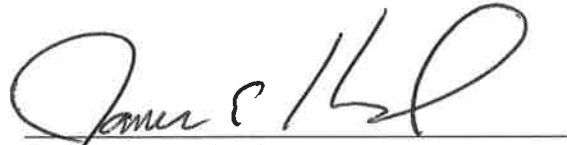


JANE A. BLUVOL
 NOTARY PUBLIC - OHIO
 MY COMMISSION EXPIRES


 Notary Public
 My Commission Expires May 24, 2021

Prior to recordation, this document has been approved by:


 Bradley A. McCloud, Mayor


 James E. Hood, City Attorney

Instrument prepared by: Matthew R. Roth, Reynoldsburg Assistant City Attorney, 7232 E. Main Street, Reynoldsburg, OH 43068

Attachment: Signed Easement - 1339 Creekside (Paugh) (1825 : Deed of Easement - Storm Sewer - Lot 67)

**PERMANENT EASEMENT
0.008 ACRE**

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, Section 17, Township 16, Range 20, Refugee Lands, being on, over and across Lot 67 of that subdivision entitled "Cobblestone Run Section 2", of record in Plat Book 11, Page 64 as conveyed to Jennifer R. Paugh and Chad W. Davidson by deed of record in Instrument Number 200306300029480 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning at the westerly common corner of said Lot 67 and Lot 68 of said "Cobblestone Run Section 2", in the easterly right-of-way line of Creekside Place;

thence North 55° 24' 38" East, with the line common to said Lots 67 and 68, a distance of 25.00 feet to a point;

thence South 34° 55' 52" East, across said Lot 67, a distance of 13.04 feet to a point;

thence South 55° 04' 08" West, continuing across said Lot 67, a distance of 25.56 feet to said easterly right-of-way line, the westerly line of said Lot 67;

thence with said easterly right-of-way line, said westerly line, with the arc of a curve to the left, having a central angle of 04° 12' 06", a radius of 180.00 feet, an arc length of 13.20 feet, a chord bearing of North 32° 29' 18" West and chord distance of 13.20 feet to the *Point of Beginning*, containing 0.008 acre of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Date

John C. Dodgion 04/11/2017



JCD:mm
0_008 ac 20161321-VS-ESMT-PERM-02.doc

Attachment: Signed Easement - 1339 Creekside (Paugh) (1825 : Deed of Easement - Storm Sewer - Lot 67)

EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

PERMANENT EASEMENT

SECTION 17, TOWNSHIP 16, RANGE 20

REFUGEE LANDS

CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

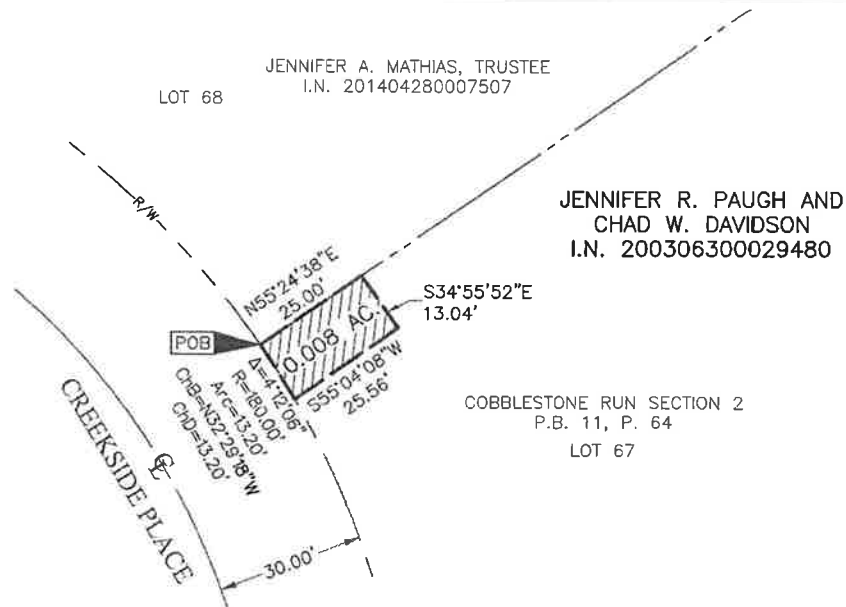
Date: March 29, 2017

Scale: 1" = 30'

Job No: 2016-1321



GRAPHIC SCALE (in feet)



By John C. Dodgion
 John C. Dodgion
 Professional Surveyor No. 8069

04/11/2017
 Date

J:\20161321\DWG\04SHEETS\EASEMENTS\20161321-VS-ESMT-PERM-02.DWG plotted by MAGERS, MARCUS on 3/29/2017 11:07:14 AM last saved by MMAGERS on 3/29/2017 11:06:55 AM
 Xrefs:

Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

DATE: July 24, 2017**TO: Service Department****RE: ORDINANCE ACCEPTING AN UNRECORDED DEED OF
EASEMENT (0.010 ACRE STORM WATER EASEMENT) FROM
WILLIAM WILLIS AND MAGDALENA KUSAKOVA AND
DECLARING AN EMERGENCY**

Emergency/Suspension: Emergency

Reason For Emergency: Immediate preservation of the public peace, health, or safety

Statement of necessity: Construction slated to begin in August

Includes the right, at all times, of ingress to and egress from Lot 68, and the reasonable right to use the premises parallel to and adjoining the boundaries of Lot 68 for the operation and maintenance of the storm sewer line.

DEED OF EASEMENT – STORM SEWER

KNOW ALL MEN BY THESE PRESENTS that William Willis and Magdalena Kusakova (hereinafter referred to as “Grantors”), for One Dollar (\$1.00) and other good and valuable consideration paid by the City of Reynoldsburg, a municipal corporation in the Counties of Franklin, Fairfield and Licking, State of Ohio, (hereinafter referred to as “Grantee”), the receipt of which is hereby acknowledged, do hereby grant to Grantee, a right of way and easement to construct, reconstruct, replace, operate, maintain and repair at any time or times hereafter, a Storm Sewer Culvert over, across, through and upon a parcel of land, situated in the City of Reynoldsburg, County of Licking, State of Ohio, more fully described in the attached Exhibit “A”.

See Legal Description Attached Hereto as Exhibit “A” and Made a Part Hereof

Prior Instrument Reference: 201706150012555

Said grant includes the right, at all times, of ingress to and egress from said parcel, and the reasonable right to use the premises parallel to and adjoining the boundaries of said parcel for the operation and maintenance of the storm sewer line.

All provisions hereof shall inure to the benefit of and be enforceable by and against the respective successors and assigns of Grantors and Grantee.

Any yard areas or landscaping that is damaged or disturbed during the course of construction will be repaired to your satisfaction.

IN ACKNOWLEDGEMENT WHEREOF:

William Willis and Magdalena Kusakova, represent that their signatures on this 8th day of July, 2017 is their authorized free act and deed.

William Willis
William Willis

Magdalena Kusakova
Magdalena Kusakova

STATE OF OHIO
COUNTY OF Licking ss:

Before me, a Notary Public in and for the County and State, personally appeared William Willis and Magdalena Kusakova, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed. In testimony whereof, I have hereunto set my hand and official seal at Reynoldsburg, Ohio on this 8th day of July, 2017.



Rachel Ottavi
Notary Public, State of Ohio
My Commission Expires 03-07-22

Rachel Ottavi
Notary Public
My Commission Expires 3-7-22

Prior to recordation, this document has been approved by:

Bradley L. McCloud
Bradley L. McCloud, Mayor

James E. Hood
James E. Hood, City Attorney

Instrument prepared by: Matthew R. Roth, Reynoldsburg Assistant City Attorney, 7232 E. Main Street, Reynoldsburg, OH 43068