



**SERVICE COMMITTEE- CHAIRMAN MEL CLEMENS
MONDAY APRIL 4, 2016**

COMMITTEE MEETING: IMMEDIATELY FOLLOWING COM DEV COMMITTEE

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDBURG, 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, Luzader
Safety: Chmn Long, Cicak, Luzader, Spalding
Service: Chmn Clemens, Luzader, Spalding, Cicak
Finance: Chmn Cotner, Long, Clemens, 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 – March 21, 2016
4. Discussion
 - a. 6549 E. Livingston Ave.; Application #172916; Applicant: Mark Jones, Sr.; Business Name: the Jones School; Special Exception Use
 - b. 1909 Baltimore-Reynoldsburg Rd.; Application #172905; Applicant: Jeanne Cabral; Business Name: MI Fonda Cristo Rey; Special Exception Use
 - c. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (1731 Brice Road; Proposed Use – Church); Applicant, Paul Powell. (First Reading 3/28/2016).
 - d. ORDINANCE AUTHORIZING ENGINEERING SERVICES FOR THE 2016 STREET PROGRAM; APPROPRIATING FUNDS THEREFORE; AND DECLARING AN EMERGENCY. (First Reading 3/28/2016).

SERVICE COMMITTEE MONDAY MARCH 21, 2016

COMMITTEE MEETING:

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDBURG, 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 – March 7, 2016

Minutes stand approved.

4. Discussion

a. Liquor Permit Request- Rib Market Inc, DbA Hickory House

Chief O'Neill: This is a Liquor Permit transfer to the new person running Hickory House. The business has been here a long time, it's not going to change the way they do business, it shouldn't change the environment at all. There is no reason we could find to oppose this application to transfer.

Mr. Luzader: Any questions? Then we'll send this back to the Clerk with no action.

b. Liquor Permit Request- We Made it Restaurant Group LLC, DbA Prost Beer & Wine Cafe

Chief O'Neill: Thanks Chairman Luzader, this is just an expansion of the existing permit that they have. Currently they are serving beer and wine for consumption on the premises, they want to expand that to also include spirituous liquors. Shouldn't really change the business or the atmosphere around the business so we don't really have any reason to oppose this application.

Mr. Luzader: Any questions on this one? Then we'll send this back to the Clerk with no action.

Minutes Acceptance: Minutes of Mar 21, 2016 7:30 PM (Approval of Minutes)

c. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (1792 Brice Road; Proposed Use – Auto Sales); Applicant, Samir Rahim, AND DECLARING AN EMERGENCY.

Mr. Snowden: Thank you Chairman Luzader and members of Council. This is an application that was heard at the February 18th meeting of the BZBA, it was application number 172745 at 1792 Brice Road. Existing zoning was CC and it is within our Community Commercial overlay and the request was for the board and now for City Council to review and approve a Special Exception Use Permit for a new Auto Sales use in that district. To cut directly to the chase, under staff review of my report from that meeting, basically, there's 120 foot buffer between an outdoor use such as this and the neighboring multi family property which is to the north, that basically required the applicant to maintain that setback. The applicant originally proposed to have 4 Uhaul vehicles on site, BZBA thought that in order to make sure that the applicant had a little bit of breathing room, they would allow 5, if the applicant was going to keep 4, the reason is these vehicles are sometimes dropped off over night and they didn't want the applicant to be in situation where they were constantly getting zoning violations for being 1 vehicle over their requirement. It was approved by the board with that stipulation, that the applicant be restricted to storing vehicles no further to the north than the row of parking directly in front of the entrance to his tenant space. If your familiar with the site, you'll know its an L shaped building directly in front of this applicant's 99 cent store tenant space there's a line of parking and BZBA stipulated that because of the regulation and the multi family use to the north that the vehicles needed to be no further to the north than that parking space. With that I'll be happy to answer any questions and I believe a representative from Uhaul's regional office is with us this evening.

Mr. Luzader: Ok, if I understand correctly, the application says Auto Sales, but this will be just for rental vehicles.

Mr. Snowden: Yes Mr. Luzader and other members of Council, in the definitions in the Zoning Code section 1131 of our Zoning Code the definition for Auto sales says the sale, lease or rental of any vehicle. So although the use is auto sales, it's specifically allowing them to have these 4 vehicles, or 5 in this case.

Mr. Luzader: Any other questions from the Committee? Council?

Mr. Long: Mr. Snowden, the parking spaces that they're going to have these vehicles back, how far are they off of Brice Road.

Mr. Snowden: The minimum set back per the commercial overlay was 25 feet, the applicant proposed to limit themselves to 35feet and these parking spaces, the first 4 parking spaces in front of their tenant space where these vehicles would be parked are approximately 75-80 feet from the public street.

Mr. Long: Ok, so not only is this going to be the opportunity to rent the vehicles there, they're also going to have them out front where they're displayed on Brice Road for people in the local area to rent them.

Mr. Snowden: Yes sir but no more than 5 vehicles at any one time. There was some discussion to follow with your question, there was some discussion about moving the vehicles to behind the subject property which has been done at this type of thing, there's just not enough room back there, there's a fire lane and it just doesn't work at this site.

Mr. Luzader: Any other questions? Is the applicant here this evening?

Uhual Regional Rep: We appreciate you folks letting us do business in Reynoldsburg. We've noticed going out of business signs at the Ace Hardware, that's where we originally had them. We don't believe he is going to continue there. Uhauls are a need based, not a want base, we think it's a valuable service to the people in Reynoldsburg, we think when done right with distribution and on a limited basis, that's how it works best. We appreciate you considering this if you would. Like I said this is a service we feel that we're providing to the community.

Mr. Luzader: are there any questions for the applicant? This was approved by BZBA unanimously. This will be under a 6 month review like almost all of our Special Exception Use Permits are, so other than that I don't have any more questions.

Motion to send this on to Council for a first reading.
Second by Mr. Cicak.

Mr. Long: Mr. Chairman, I do have a question. As we're sitting here with the applicant who is attempting to get business moving, as you mentioned this was approved unanimously by the Board of Zoning and Building appeals, is there are reason to make them sit six weeks through 3 readings? We've had limited discussion here, I believe the applicant is doing what they need to do, President Joseph is it possible for us to send this directly onto council for recommendation for adoption?

Mr. Joseph: Yes we can do that next week, people still have an opportunity to come speak next week if they have an issue.

Mr. Luzader: I don't have an issue with that, I'll change my Motion...

Mrs. Beggerow: Do you want to send this forward as an emergency or suspend the rule?

Mr. Luzader: Let's ask the City Attorney.

Mr. Hood: It will create revenue, financial needs of the City, any time we can create jobs and additional revenue. But you are the final arbitor of the decision Council. If you amend your motion to an emergency motion and get a second and the required votes you can move it forward to city council at next week's meeting where the full council can take it up, pass it as an emergency and the Mayor signs it, it's an emergency measure.

Mr. Luzader: Therefore I would like to amend my motion to send this forward to Council as an emergency.

Second by Mr. Cicak.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/28/2016 7:30 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Cicak, Luzader, Spalding	
ABSENT:	Clemens	

d. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (1731 Brice Road; Proposed Use – Church); Applicant, Paul Powell.

Mr. Snowden: Mr. Chairman and other members of Council, I'm just going to go through the report quickly, it was application number 172727 for Special Exception Use, existing zoning is CC community commerce and the request is for the Board and City Council to review and approve a Special Exception Use Permit for a semi-public use in the CC community commerce district. Basically, this is an existing church used within a shopping center commonly known as the Brice Center or Astor Center on Brice Road between Astor and Radekin Road. This was referred to us by the Truro Township Fire Prevention Officer following his inspection he determined that the required zoning permit and occupancy permit was not in place and so we began the process to get the use approved as a Special Exception. You can see in my review that there's over 90 parking spots on this site, that's our main concern when we're dealing with assembly use such as this. There is one other church use on this site, both of these places of worship are relatively small and they're not overpowering the 90 parking places on this site which would cause some negative effect. With that, it was approved as submitted by the board and I would recommend approval in this case and I don't see the applicant here but if they're available, I'm sure they'd be happy to make a few comments.

Mr. Long: One of the concerns each time these come before us is that there may be some type of child care going on, daycare or anything of that sort. Are you aware if that is being done at this place?

Mr. Snowden: Based on both this property and the neighboring church property, which is called Juddah Redeemer, when they made their applications, they submitted interior drawings, none of which show any child care uses on the site. We will monitor that and do the 6 month review that's required by the Planning & Zoning code anyway, if we were to notice that there was child care there, we could classify it as a different use. So just because they're approved for Church use or place of assembly for this, does not allow them to take up additional uses that would not be approved.

Mr. Luzader: Any other questions?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/28/2016 7:30 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Cicak, Luzader, Spalding	
ABSENT:	Clemens	

- e. Ordinance Authorizing Engineering Services for the 2016 Street Program; Appropriating Funds Therefore; and Declaring an Emergency.

Mr. Sampson: Good evening gentlemen. This is the 2016 Street Program, it also includes a small stormwater project that has been engineered to this point, the specific streets targeted for this year have been included in your packet. Do you have any questions?

Mr. Luzader: The only question I have is, this is will probably be the first phase of a street program for this year?

Mr. Root: Correct, yeah, this is kind of part of it, the second part will be the Taylor Road portion that we're responsible for for the Taylor Road, the last I heard Etna Township does have solid numbers for us, Rob is out of the country and will be back next week and we'll get back with him and get the solid numbers and bring that to Council as well and that will be the whole street program for 2016.

Mr. Sampson: I believe the span of that particular project takes us from Palmer to 256? Or how far do we go down?

Mr. Root: Just down to kind of like the Taylor road extension but a lot of that is Etna Township, so that's covered by their grant, our portion is a little bit on Palmer and I think a little bit on the Taylor Road extension.

Mr. Luzader: And this will all be paid for out of street funds and stormwater funds?

Mr. Root: Correct, yes the stormwater project will be paid out of stormwater funds and that's that little section on Ambrose Bend, that road ends at township property.

Mr. Luzader: Any questions?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/28/2016 7:30 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Cicak, Luzader, Spalding	
ABSENT:	Clemens	

- f. Ordinance Authorizing Engineering Services for the 2016 Street Program; Appropriating Funds Therefore; and Declaring an Emergency.

Mr. Sampson: This is Authorize EMH&T to conduct design engineering and bidding services for the resurfacing of the City Hall parking lot, again we thought it was logical to

include it in our street program to get the best possible pricing for asphalt. The intent is to have this completed in 2016.

Mr. Luzader: Where is the funding coming from for this one?

Mr. Sampson: This will come from the General Fund.

Mr. Harris: That will come out of the 410 Fund, Capital Improvements.

Mr. Luzader: And we've got plenty of money in there?

Mr. Harris: Oh yeah.

Mr. Luzader: Thank you very much.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/28/2016 7:30 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Cicak, Luzader, Spalding	
ABSENT:	Clemens	

- g. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions; Chapter 1143 Zoning Certificates; Site Plan; Plot-Grade-Utility Plan; Chapter 1155 Enforcement; Penalty; Chapter 1161 Zoning Districts; Chapter 1171 General Regulations for Lots and Yards; and Enacting Chapter 1159 Nonconforming Uses & Structures; and Repealing Chapter 1195 Nonconforming Uses. (Second Reading 3/07/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/28/2016 7:30 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Cicak, Luzader, Spalding	
ABSENT:	Clemens	

- h. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1103 Design Review Board; Chapter 1139 Board of Zoning and Building Appeals; Chapter 1147 Variances; Chapter 1193 "HD" Historic Overlay District and Repealing Chapter 163 Village Commission; and Chapter 1194 Historic Commercial Overlay. (Second Reading 3/07/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/28/2016 7:30 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Cicak, Luzader, Spalding	
ABSENT:	Clemens	

- i. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 909.02 SIDEWALK-MATERIAL; WIDTH AND LOCATION, Amending Chapter 1111 General Provisions; Chapter 1115 Preliminary Plat; Chapter 1119 Final Plat; Chapter 1127 Standards; Chapter 1355 House Numbering; Chapter 1180 Landscaping and Buffering Standards; and Enacting Chapter 919 Trees; Part 17 Nuisance and Property Maintenance Code: Title 1 Public Nuisance and Title 3 Property Maintenance Code; and Repealing Chapter 543 Trees and Noxious Vegetation; Chapter 1367 Abandoned or Inoperable Service Stations; and Chapter 1369 Nuisance Abatement; Chapter 1389 International Property Maintenance Plan. (Second Reading 3/07/2016).

Mr. Snowden: Chairman Luzader and other members of City Council. This item was reviewed and amended at the last meeting, it came with a recommendation for approval by the Planning Commission, the Planning Commission put in a lot of hard work on this item. On page 24, you should have received a revision this evening, I can provide copies if you have not, if you look on page 24 under international property maintenance code, in 2007, the city of Reynoldsburg adopted the 2003 International Property Maintenance Code. When this revision began, I proposed initially to update to 2012 property maintenance code which was the most current at the time that I wrote. Since then a 2015 property maintenance code has come out and Planning Commission's view was let's just go ahead and update to the most current version of these codes. The idea being, they're not that different from one another is the reality. In conversations with Mr. McBride, our new Chief Building Official who has started within the last couple of weeks, within the last several months, the Ohio Board of Building Standards, which he has to answer to as a certified building department, has begun the process of putting out what they're calling an amended, international property maintenance code for Ohio. What that is, is basically taking the 2012 international property maintenance code and amending it to comply with state law in Ohio and amending it to comply with the Ohio building code that the Board of Building Standards already put out. They have informed us even earlier today that that will probably be approved by the Board of Building Standards and be available for reference within the next several months. So it was his view that we should stick with the 2003 Property Maintenance Code that we're on now and then wait for the Building Standards to approve a new version, that way we don't have a property maintenance code that conflicts with the building codes that are adopted by the state that he is required to follow as a certified building department. That's what this revision is about and will have to be revised at the next.. did I confuse anyone? That's a lot of information.

Mr. Long: You can't adopt something that doesn't exist yet.

Mr. Snowden: Exactly, and it was his view that it would be easier to stick with what we have and address it as soon as we have the best version from the Board of Building Standards and he's been a tremendous assistance and that's one of the things that having a building official on staff that can catch these types of things makes a huge difference to our services. I would just as for your support of this ordinance, if anyone has any questions, let me know and we'll ask for the amendment on our next meeting.

Mr. Luzader: Any questions? So then if I'm not mistaken, Mr. Joseph, we go ahead and send this to Council to be approved as amended last week and then at a later date we just amend the ordinance then?

Mr. Joseph: Correct.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/28/2016 7:30 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Cicak, Luzader, Spalding	
ABSENT:	Clemens	

Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****Phone****ORDINANCE REQUEST**

DATE: April 4, 2016**TO: Eric Snowden, Planning Administrator Board of Zoning and Building Appeals****RE: 6549 E. Livingston Ave.; Application #172916; Applicant: Mark Jones, Sr.; Business Name: The Jones School; Special Exception use**

6549 E. Livingston Ave.; Application #172916; Applicant: Mark Jones, Sr.; Business Name:
The Jones School; Special Exception use

CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 172716
Permit #:
Date Submitted: 2/17/16
Fee Amount: \$350.00
☒ Paid: Visa

I. PROPERTY INFORMATION

Property Address:
6549 E LIVINGSTON AVE, REYNOLDSBURG, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
E. V. Bischoff Co

Contact Email:
JHEKMAN@EVBCO.COM

Contact Phone Number:
614-221-4736

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:
THE JONES SCHOOL

Contact Name:
MARK JONES SR

Contact Phone Number:
330-398-8737

Contact Email:
JONES-MARK@THEJONESCHOOL.COM

Description of Use:
CHILD CARE CENTER

IV. APPLICANT INFORMATION

Applicant Name:
MARK JONES SR

Applicant Address:
4011 DUNBY ST, WHEELING, OH 43613

Applicant Phone Number:
330-398-8737

Applicant Email:
JONES-MARK@THEJONESCHOOL.COM

☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____

☒ Special Exception Use (\$350): Childcare Center
☐ Major Site Plan Review (\$500): _____
☐ Other: _____

Applicant shall submit nine (9) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 02-16-2016

Additional Notes:

****OFFICE USE ONLY****

Zoning Information

Zoning District: CC

- ☐ Historic District
☒ CC Overlay

Other Board Approval

☐ DRB

BZBA Meeting

Date: 2/17/16

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

Date: _____

- ☐ No Action Taken
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Denied

Planner Initials: _____ Date: _____

Clerk of Council Initials: _____ Date: _____



THE JONES SCHOOL

The Jones School LLC,
6549 E. Livingston Ave
Reynoldsburg, OH 43068
330-398-8737

February 15, 2016

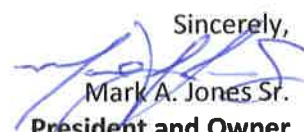
The City of Reynoldsburg Zoning Department
7232 E. Main St
Reynoldsburg, OH 43068
614-322-6802

Proposed Operations

The Jones School LLC. Is an company dedicated to providing Childcare Services to the local communities for which it's schools are located. The Jones School is proposing to operate within the Blacklick Plaza from 6:00am to 6:00pm. The Jones School will be providing these services to children from 6weeks to school age will be in the center for a majority of the day. There will also be before care from 6:00am to 7:00am and after care from 3:00pm to 6:00pm for the school age children between the ages of 5 to 11 years of age.

The Jones School is planning some seasonal proگرامing during spring break, summer break, and winter break for the school age children. Those programs are in the planning stages but we are working on them right now and they should be going into the finalization in the coming weeks. We want to ensure the families in the community have a place to bring their children when the schools are closed to keep their children engaged.

Thank you for your time on this matter.

Sincerely,

Mark A. Jones Sr.
President and Owner
The Jones School LLC.



THE JONES SCHOOL

The Jones School LLC,
6549 E. Livingston Ave
Reynoldsburg, OH 43068
330-398-8737

February 15, 2016

The City of Reynoldsburg Zoning Department
7232 E. Main St
Reynoldsburg, OH 43068
614-322-6802

To Whom it May Concern,

Herein are the details surrounding The Jones School's application for Special Exception Uses for the address of 6549 E. Livingston Ave, Reynoldsburg, OH 43068 located within the Blacklick Plaza. The Jones School is an Early Learning Center that will be providing Childcare/Daycare services to the Reynoldsburg community as well as the surrounding areas. Please see the below as it applies to prescribed information of Section 1145 and 1145.09.

Section 1145

1. **Description of the existing use of the lot and of adjacent lots;** *the existing use of the lot was previously Glorious Kids and Little Angles prior to that. The use of the space to be occupied by The Jones School has been in use as a Childcare Center in the Blacklick Plaza since at least 2003. The store rooms directly adjacent to 6549 are the Callos Staffing Company and a 1,200 s.f Vacant unit .*
2. **The application shall include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed uses and its potential impacts;** *The activities that will be performed on the site will be Childcare/ Early Education services. The Jones School will be providing services and care for children ranging from 6weeks old to 11 years old. The hours of operation will be 6am to 6pm Monday through Friday. The anticipated number of employees will be solely dependent upon enrollment into the center. However previously the center was rated for upwards to 98 children. This will allow for the hiring of 5 to 15 employees depending on ratios and enrollment. There will be deliveries to the location depending on structure of the food*



THE JONES SCHOOL

service operation there may be deliveries from vendors like Sysco, GFS, or Single Source however; initially deliveries may come from a local catering vendor as meals for the Childcare Center may be catered in. The Jones School also plans to host community events targeted at drawing Reynoldsburg residents to the Blacklick Plaza for family friendly activities in coordination with the other family friendly businesses now located in Blacklick Plaza and those targeted by Blacklick Plaza. The new food and beverage operations, the planned Amphitheater and the Community Garden all currently in place or planned by the Blacklick Plaza will be central to our becoming a part of the Reynoldsburg Community

3. **A plan for the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service area, utilities, signs, yards, landscaping, and other relevant features;** *The plan for this site is to be used for The Jones School. Since it has been a day care center for over a decade, there will not need to be any internal improvements initially however there will be some permits requested to make some improvements to the Food Prep Area to make the Childcare Center more self-sustaining. There is no dedicated parking area in the front of the Daycare as it is general parking available to the entire shopping plaza. Parking is thought to be extensive. The Loading area is located in the rear of the building directly off of the Kitchen. The Owner of Blacklick has made a substantial improvement to the rear of the shopping center to isolate any vehicular traffic away from any possible pedestrian traffic and has eliminated the circular traffic pattern that you find in most shopping center further discouraging any traffic to the south of the Center. The only exterior improvements that will be made will be to the display sign above the proposed location and on the sign that is located approximately 15ft. from E. Livingston Ave. There will be no signs other than a now enrolling signs that will be placed out for 3 to 4 weeks preceding the opening of the center and 3 to 4 weeks after the centers opening only if it is permissible by the City of Reynoldsburg and the EV Bishoff Company. There will be some improvements that will be done to the rear(south) of the building directly behind the daycare center to further improve the existing green space for the children to enjoy recreation within the parameters of the Department of Job and Family Services.*
4. **A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including and evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;** *If the special exception is granted The Jones School would be compatible with the existing uses of adjacent lots as it is occupying a space that was previously utilized for a childcare center over the last 13 years. It will add value to the area as it will provide a quality childcare center that will become a staple in the Reynoldsburg community. The center will not take away from the luster of the plaza. It will also draw more foot traffic in the plaza*



THE JONES SCHOOL

which will be beneficial to the economy as a whole. This will draw business for the existing restaurants and the stores located within the plaza. Families that choose the childcare center for their children will see that there are restaurants, a Laundromat, and convenience store as well as other businesses that may useful to them. So the compatibility factor is that by putting a quality business in the plaza will bring more business into the area. As it applies to traffic circulation and noise the busy times for the childcare center will between 6:00am and 8:00am for the morning hours and 4:00pm to 6:00pm for the evening hours because that is generally when parents drop-off and pick-up. The noise will be at a minimum except for the time when children are outside for recess and noise will still be at a minimum as it applies to the front of the building because the recess area will be in the green space that will be located in the rear of the building. There will be no effects to the other adjacent lots as it applies to glare, odor, fumes, and vibrations due to the fact that there will be not machining or any other such work being conducted in the space nor will there be any major renovations conducted in the space. If there are any major renovations done there will be plenty of notice as to those renovations and most of the renovations will be done during the evening hours or weekends where there are not children in the area and when traffic in the plaza is at its lowest. As for the effects on the storm water we will not be changing the landscape of the current parking lot or any other areas that affect running of the storm water.

5. **A narrative addressing each of the applicable criteria set forth in section 1145.09:**
- a. **The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;**
 - b. **The proposed use shall not adversely affect the use of adjacent property;**
 - c. **The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;**
 - d. **The proposed use shall be served adequately by public facilities and services such as, but not limited to roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;**
 - e. **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted use of the district;**
 - f. **The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;**
 - g. **The proposed uses complies with the applicable specific provisions and standards of this Code;**
 - h. **The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.**



THE JONES SCHOOL

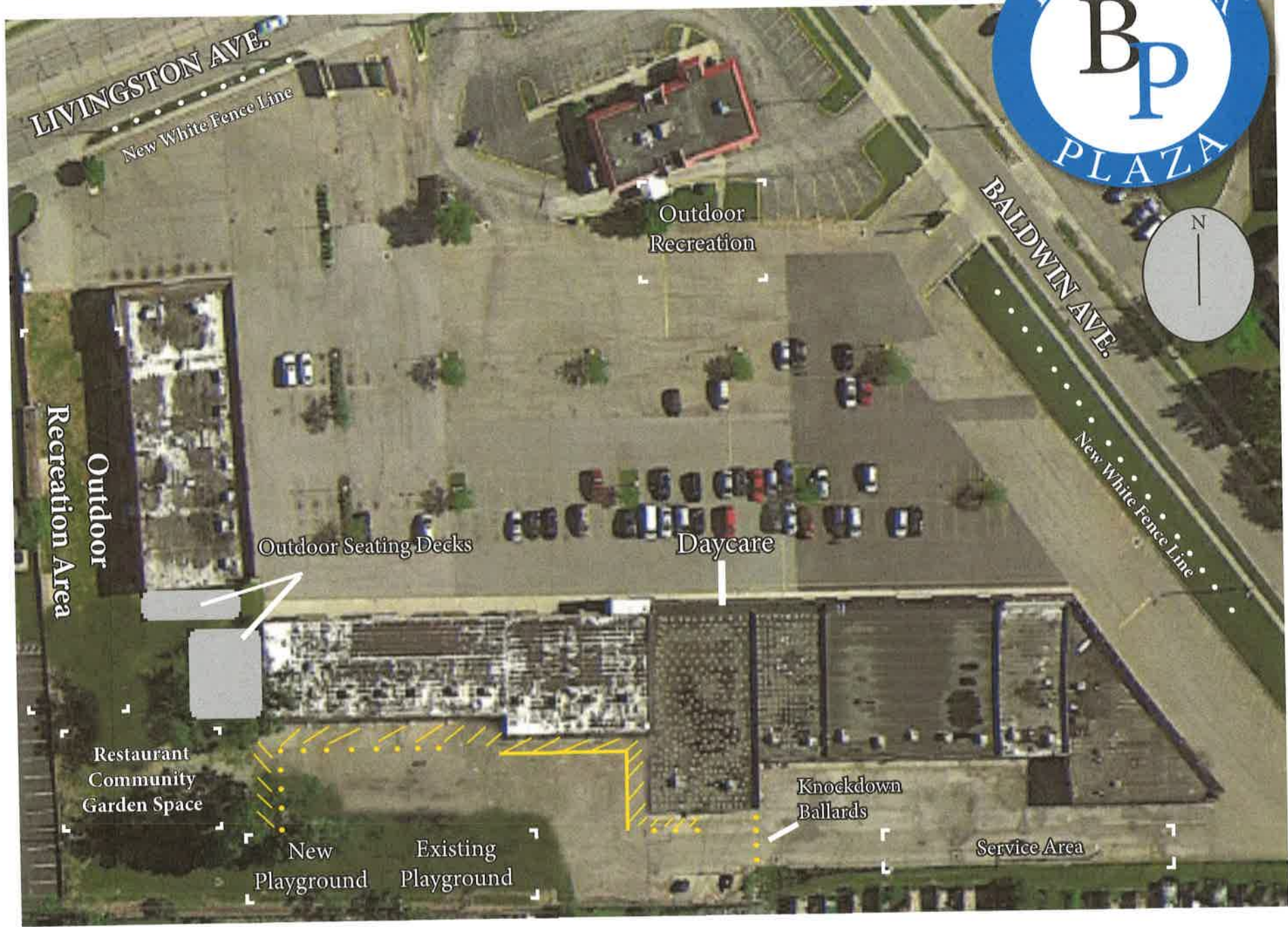
The Jones School would like to convey to the zoning department that the proposed use of the 6549 E. Livingston shall be in harmony with the existing character of the district and nearby affected districts and shall not change the essential character of the districts. The proposed use shall not adversely affect the use of adjacent property as The Jones School is an Early Learning Center that has minimal foot traffic, and is a business that does not promote loitering in the common spaces of the plaza. Due to the nature of the business its financial impact will be great but its presence in the plaza will be hardly noticed as it applies to noise etc. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The proposed use of the space will actually increase their pride in the community as The Jones School is a professional Early Learning Program what will be actively involved in the community by hosting community events that will foster an environment where the residents will find resources, and good wholesome fun. With the proposed improvements of the Blacklick plaza The Jones School plans to be a major supporter in the use of the Amphitheater and the outdoor recreations space to ensure that the Blacklick plaza is a premiere area for the City. The proposed use shall be served adequately by public facilities and services such as but not limited to roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted use of the district. The Jones School's presence in the proposed space will not in any way impact the public right-of-way in any way that will be negative or that will adversely affect the traffic patterns or uses in the area.

Thank you for your time on this matter and we hope that the results of this review are favorable as it applies to The Jones School LLC. being granted the special exception to do business within your community.

Sincerely,


 Mark A. Jones Sr.
President and Owner
 The Jones School LLC.

AERIAL VIEW OF BLACKCLICK PLAZA



Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****Phone****ORDINANCE REQUEST**

DATE: April 4, 2016**TO: Service Committee****RE: 1909 Baltimore-Reynoldsburg Rd.; Application #172905; Applicant:
Jeanne Cabral; Business Name: MI Fonda Cristo Rey; Special
Exception Use**

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

1909 Baltimore-Reynoldsburg Rd.; Application #172905; Applicant: Jeanne Cabral; Business
Name: MI Fonda Cristo Rey; Special Exception Use

CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172905
Permit #:
Date Submitted: 2/16/16
Fee Amount: \$350.00
☒ Paid: 1154

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION

Property Address:
1909 BALTIMORE-REYNOLDSBURG RD.

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
KENT C. Mc BRIDE TR
Contact Email: Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: MI FONDA CRISTO REY Contact Name: KARINA SOLIS
Contact Phone Number: 614-371-1216 Contact Email:

Description of Use:
CARRY-OUT RETAIL FOOD ESTABLISHMENT (FOOD PREPARED ON SITE)

IV. APPLICANT INFORMATION

Applicant Name: JEANNE CABRAL, ARCHITECT Applicant Address: COLS, OH 43209
Applicant Phone Number: 614-239-9484 Applicant Email: jeannecabral@aol.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____

☒ Special Exception Use (\$350): CARRY-OUT RETAIL FOOD ESTABLISHMENT

☐ Major Site Plan Review (\$500): _____

☐ Other: _____

Applicant shall submit **nine (9) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Jeanne M. Cabral Date: 2/12/16

Additional Notes:	**OFFICE USE ONLY**		
	<u>Zoning Information</u>		
	Zoning District: <u>CC</u>		
	☐ Historic District ☒ CC Overlay		
<u>Other Board Approval</u>		BZBA Meeting	City Council Meeting
☐ DRB		Date: <u>3/13/16</u>	Date: _____
		☐ Approved as Submitted	☐ No Action Taken
		☐ Approved w/ Conditions	☐ Approved as Submitted
		☐ Tabled	☐ Approved w/ Conditions
		☐ Denied	☐ Denied
		Planner Initials: _____ Date: _____	
		Clerk of Council Initials: _____ Date: _____	

Attachment: Application #172905 (1383 : 1909 Baltimore-Reynoldsburg Rd.; Application #172905; Applicant: Jeanne Cabral)

JEANNE CABRAL, ARCHITECT
 2939 Bexley Park Road
 Columbus, OH 43209-2236
 614-239-9484
 614-754-5113 Fax
jeannecabral@aol.com

SPECIAL EXCEPTION APPLICATION FOR
1909 BALTIMORE-REYNOLDSBURG RD.
MI FONDA CRISTO REY TAQUERIA
2-16-16

1. The previous use of the same space was a pizza prep and carry-out retail food establishment. The new tenant is a Mexican food prep and carryout retail food establishment without inside dining. Prepackaged snacks and soft drinks, coffees and teas will be sold. No liquor will be sold or served. Therefore, no change of use.
2. Cooking will be done on site. Customers will come in to pick up prepared food for carryout. Hours of operation are M-Th: 11:00 AM to 9:00 PM. Fri and Sat 11:00 AM to 11:00 PM. Sunday 11:00 AM to 8:00 PM. Number of employees will be a shift load of 3. No delivery service anticipated at this time but, if needed, could be implemented. If so, deliveries would go out the back door to not interfere with the parking in the front. The previous pizza place did do deliveries.
3. See attached site plan. No changes to exterior other than new sign.
4. This use is very compatible with adjacent spaces and adjacent lots as it is not a change of use from previous tenant and should be no greater an impact.
5. 1145.09
 - a. The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts; THIS IS A COMMERCIAL AREA WITH OTHER FOOD ESTABLISHMENTS AND THIS FOOD BUSINESS WILL NOT CHANGE THE ESSENTIAL CHARACTER OF THE DISTRICT
 - b. The proposed use shall not adversely affect the use of adjacent property; THIS IS NOT A CHANGE OF USE AND ADJACENT PROPERTIES WILL NOT BE AFFECTED.
 - c. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood; THIS IS A CARRY-OUT FOOD ESTABLISHMENT WITHOUT LIQUOR.
 - d. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools; THIS BUSINESS IS ADEQUATELY SERVED BY PUBLIC CONCERNS
 - e. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district; THIS BUSINESS IS THE SAME AS THE PREVIOUS TENANT AND WOULD NOT INCREASE TRAFFIC IN THE AREA
 - f. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other

- plans and ordinances of the City; THIS BUSINESS IS COMPATIBLE WITH AND COMMON TO THE LAND USE PLAN AS WELL AS THE ZONING CODE
- g. The proposed use complies with the applicable specific provisions and standards of this Code; THIS BUSINESS COMPLIES WITH THE ZONING CODE.
 - h. The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located: THE PROPOSED USE IS DEFINED AS A FOOD ESTABLISHMENT WHICH IS A SPECIAL EXCEPTION.



Google earth

feet
meters

EXISTING PARKING SPACES - 102
19,032 SQ. FT. TOTAL
1,148 SQ. FT. FOR SPACE C

060-004109
1909 BALTIMORE-REYNOLDSBURG RD.
REYNOLDSBURG, OH 43068

200

80



Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****Phone****ORDINANCE REQUEST**

DATE: **April 4, 2016****TO:** **Service Committee****RE:** ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT -
(1731 Brice Road; proposed use - Church); applicant, Paul Powell. (First
Reading 3/28/2016).

1731 Brice Rd.; Application #172727; Applicant: Paul Powell; Business Name: El-Shaddai
Praise Tabernacle; Special Exception Use Permit



Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172727
Permit #:
Date Submitted: 1/22/16
Fee Amount: \$350.00
☒ Paid: Cash

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

I. PROPERTY INFORMATION	
Property Address: <u>1131 Brice Rd</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Mason Property</u>	
Contact Email: <u>J</u>	Contact Phone Number: <u>614-781-1100</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>EL-SHAADAI Praise Tabernacle</u>	Contact Name: <u>Pastors Paul & Veronica Powell</u>
Contact Phone Number: <u>614-599-4953</u>	Contact Email: <u>Jususp@yahoo.com</u>
Description of Use: <u>Spiritual Community Educational Outreach</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Paul Powell</u>	Applicant Address: <u>2671 Rockhampton CRT Columbus OH 43229</u>
Applicant Phone Number: <u>614-599-4953</u>	Applicant Email: <u>Jususp@yahoo.com</u>
☐ Property Owner	☒ Business Owner
☐ Contractor	☐ Architect
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)):	
☒ Special Exception Use (\$350): <u>Non Profit Church Ministry</u>	
☐ Major Site Plan Review (\$500):	
☐ Other:	

Applicant shall submit **nine (9)** copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 1-21-16

Additional Notes:	**OFFICE USE ONLY**	
	Zoning Information	
	Zoning District: <u>CC</u>	
	☐ Historic District ☒ CC Overlay	
Other Board Approval		
☐ DRB		
BZBA Meeting		City Council Meeting
Date: <u>2/18/16</u>		Date:
☐ Approved as Submitted		☐ No Action Taken
☐ Approved w/ Conditions		☐ Approved as Submitted
☐ Tabled		☐ Approved w/ Conditions
☐ Denied		☐ Denied
Planner Initials: _____ Date: _____		
Clerk of Council Initials: _____ Date: _____		

Narrative of Building Space Exception (Section 1145.09)

Property Name: Mason Equity Properties

Business: El-Shaddai Praise Tabernacle

Address: 1731 Brice Road Reynoldsburg OH-43213

Standards and Requirements

- A) The proposed use will be in harmony with the existing or intended character of the district. A Methodist church was there before, with other surrounding and attached building block churches. The same applies to us, as we give to the community both spiritually and through community volunteer services. Our purpose will not change the character of the district.
- B) The ministry as mentioned above, will not affect the use of adjacent property, or properties, because we have a curtain which is always drawn, we keep all our activities inside, and we are good neighbors where ever we go. In-fact they are other ministries who are neighbors on the same block of-which we all do share the same concept and format of praise and worship/teachings.
- C)The use will not affect the health, safety, morals, or welfare of the persons residing or working in the neighborhood. The previous ministry gave out many things through salvation army and was a life source to the community. We have started doing that, as we are also an affiliate of the southern Baptist of churches, who invest heavily in community ground work.
- D) Indeed public facilitating is not prohibited. Our doors are always open to accommodate the law intervention, road operations and just about any public purpose as required.
- E) Our congregation is very small. We are not even 30 in numbers. Our members car pole with others, and because we are mainly there on a Sunday, parking is never an issue for other businesses, including to interrupt the flow of the public traffic lights.
- F) The building use will be to educate, spiritualized, grow and developed, young men and women, children and parents in the state of Ohio and the city of Reynoldsburg. We are a family oriented ministry, who believes in empowering our people, to be relevant in today’s society.
- G) We acknowledge that the use is in conjunction, of it’s contingency plan, in complying with original use.
- H) We intend to comply accordingly within these definitions, of proposed use, and understand it is specifically for the purpose as intended.

Thank You

Attachment: 1731 Brice Rd App #172727 (1356 : 1731 Brice Rd.; Application #172727; Applicant: Paul Powell)

El-Shaddai Praise Tabernacle

1731 Brice Road, Columbus OH-43231

Site Operation

The space at the said address as mentioned above is for community development, spiritual renewal and up liftmen and other educational purposes. The property is located off the main road, and is attached to several other buildings. Parking is mainly in the front area of the building, which is easily accessible. There is a back access, with parking area, and access to building from the back. The building as being previously used, for a church before, which all the guidelines and rules are still in place accordingly. Traffic is none are limited within the week, and is mainly occupied on a weekend. There is a sanctuary space, children room for recreation, a back room area, which sits a bathroom and wash room. Chairs are set up in a theatre style arrangement or class room approach without any desk. There is a sound both but no other offices. The space is an open space, with patricians, and single doors except the main entrance which is a double approach.

As said before, it is mainly for community development and Biblical Educational purposes. The group gathers on a Sunday from 11 :00pm-1:30 and from 3-6 or 7:00PM.

Divine Services: 11:00AM-1:30PM

Bible Studies& Community Outreach: 3:00PM-7:00PM

Weekdays: Random Meetings, Teachings, Lectures as Necessary.

Attachment: 1731 Brice Rd App #172727 (1356 : 1731 Brice Rd.; Application #172727; Applicant: Paul Powell)



Service Department**Mike Root****7232 E. Main Street****Reynoldsburg OH 43068****614-322-4500 Phone****ORDINANCE REQUEST**

DATE: **April 4, 2016****TO:** **Service Committee****CC:** **Council****RE:** ORDINANCE AUTHORIZING ENGINEERING SERVICES FOR THE
2016 STREET PROGRAM; APPROPRIATING FUNDS THEREFORE;
AND DECLARING AN EMERGENCY. (First Reading 3/28/2016).

Emergency/Suspension: Emergency**Reason For Emergency:** Financial needs of the City's government

Statement of necessity :Needs to be bid soon to secure a contractor and begin the work. This work needs to be started and completed in 2016.

This legislation authorizes EMH&T to conduct design engineering and building services for the 2016 Street Program and appropriates \$17,818.00 from the unappropriated CIP Fund to 410.000.0153.5651. There will be a small additional bid item for Storm Water. The attached memo outlines the streets identified for repair.

Mike Root
Acting Director of Public Service
 CITY OF REYNOLDSBURG
 7232 EAST MAIN STREET
 REYNOLDSBURG, OHIO 43068
 (614) 322-6884
mroot@ci.reynoldsburg.oh.us



MEMORANDUM

DATE: 3/15/2016

TO: Reynoldsburg City Council

RE: 2016 Street Program

This legislation would authorize EMH&T to begin engineering and bidding services for the 2016 Street Program. The appropriation needed for design engineering and bidding services totals \$17,818.00. After bids are received, we will return to Council with a contract. The anticipated total cost of the program including construction and all related engineering is likely to be \$750,000.

There are many roads throughout the city designated as poor or very poor. All but one of the roads we have identified for this year's program have a pavement condition rating (PCR) below 70, identifying them as in very poor condition. The roads included in this proposal are:

Walnut Street (PCR of 48.7)
 Helm Court (PCR of 62.3)
 Deer Trail Road (PCR of 64.5)
 Deer Trail Court (PCR of 64.5)
 Deer Park Way (PCR of 64.5)
 Pembroke Drive (PCR of 70.5)
 Graham Road (PCR of 87.7)

We would like to have this legislation approved as an emergency preferably no later than the second reading so we can move quickly to secure a contractor and get the work started as soon as possible this summer. I'll speak on this item during the March 21 Finance Committee agenda. Please let me know if you have any questions. Thank you.

Attachment: 2016 Street Program Memo (1340 : Authorization for 2016 Street Program)



March 4, 2015

Mr. Mike Root
 Director of Public Service
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, OH 43068

**Subject: 2016 Reynoldsburg Street Maintenance Program
 Proposal for Engineering and Bidding Services**

Dear Mr. Root:

EMH&T is pleased to submit our proposal for engineering and bidding services for the City's upcoming Street Maintenance Program. The 2016 Street Maintenance Program will include detailed evaluation, cost estimates, program exhibits and specification and bidding services for the street segments that have been identified by the Street Department.

Based on previous meetings, it is our understanding that the total budget for these improvements, inclusive of engineering and inspection services, is \$750,000.

SCOPE OF SERVICES

The Scope of Services for this improvement will be broken up into the following two parts:

1. Street Maintenance Program Design Services

- a. Conduct kick-off and progress meetings with the City throughout the design phase.
- b. Gather necessary field data and measurements to create an estimate of quantities and cost estimate for each street.
- c. Assess the curb ramps on candidate streets for ADA compliance and evaluate the costs associated with curb ramp replacement.
- d. Perform pavement cores on candidate streets to assess their current thickness and condition (subconsultant service, DHDC, Inc.)
- e. Prepare engineering quantity and cost estimates for the City's review and approval.
- f. Develop street program exhibits for bidding purposes
- g. Prepare detailed construction specifications

2. Bidding Services

- a. Prepare 15 sets of bidding documents and publish the notice to contractors
- b. Respond to any requests for information from bidders during the bidding process
- c. Attend bid opening
- d. Prepare bid tab, award recommendation and conformed copies of the contract documents

EXCLUSIONS:

1. Topographic survey and detailed construction plans. The street program will be characterized and bid using GIS exhibits with an aerial photo background.
2. Subsurface evaluations besides the pavement thickness cores.
3. Construction phase services. A follow-on proposal for construction administration and on-site representation will be prepared and submitted to the City following bidding.

A legacy of experience. A reputation for excellence.

5500 New Albany Road, Columbus, OH 43054 • Phone 614.775.4500 • Fax 614.775.4800

Columbus • Charlotte • Cincinnati • Indianapolis
 emht.com

Attachment: 2016 Street Maintenance Proposal (1340 : Authorization for 2016 Street Program)

SCHEDULE

We are prepared to begin work identified in this proposal immediately upon receipt of Authorization to Proceed from the City of Reynoldsburg. We anticipate that the project can be bid during the month of June assuming an authorization to proceed is issued by the City in the month of April.

FEE

These services will be provided as per the conditions of our Professional Services Agreement and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall not exceed Seventeen Thousand, Eight Hundred, Eighteen Dollars and no cents (\$17,818.00) without prior authorization from the City. Invoices will be submitted monthly and based on the progress of the work and are payable upon receipt.

EMH&T SERVICES FEE SUMMARY

Description of Service/Task	Fee
Part 1 (Engineering Services)	
1. Street Program Design Services	\$11,260.00
2. Bidding Services	\$4,808.00
3. Pavement Cores (Subconsultant)	1,750.00
PROJECT TOTAL FEE	\$17,818.00

If this description and estimated fee meet with your approval, please authorize with your signature below. If you should have any questions regarding this proposal, please do not hesitate to contact me at (614) 775-4555.

Respectfully submitted,



Ryan M. Andrews, PE

Enclosures: Fee Calculation Spreadsheet

Acceptance and Authorization to Proceed:

Authorized Signature/Date

PO Number/Date

Print Name

CITY OF REYNOLDSBURG - 2016 STREET PROGRAM DESIGN, BIDDING, AND INSPECTION

March 2, 2016

Detail	Labor Rates						Reimbursable Expenses				Total Reimbursable Expenses	Fee Per Task		
	Principal	Senior Engineer / Project Manager	Engineer I	Project Designer II	Construction Project Manager	Construction Inspector II	Administrative / Clerical	Total Task Hours	Task Labor Cost	Stocks, prints, postal, special deliver and miscellaneous items			Mileage	Filing fees, subconsultant services, permitting fees, etc.
TASK 1 – Street Program Design Services	0	24	40	40	0	0	0	124	\$ 10,860.00	\$ 300.00	\$ 100.00	\$ -	\$ 400.00	
Field Data Collection for Street Program		8	24						\$ 2,000.00		\$ 100.00			\$ 2,100.00
Detailed Estimate of Quantities and Costs		8	20						\$ 2,600.00					\$ 2,600.00
Street Program Exhibit		4	8	40					\$ 4,040.00	\$ 200.00				\$ 4,240.00
Street Program Specifications			8						\$ 1,160.00	\$ 100.00				\$ 1,260.00
TASK 2 – Bidding Services	0	6	28	4	0	0	0	38	\$ 3,388.00	\$ 1,000.00	\$ 20.00	\$ 400.00	\$ 1,420.00	\$ 11,260.00
Prepare Bid Documents		2	16	4					\$ 1,888.00	\$ 1,000.00		\$ 400.00		\$ 3,288.00
Respond to Bidder RFIs, Issue Addenda, and Amend Bid Opening		2	4						\$ 580.00					\$ 580.00
Evaluation of Bids and Award Recommendation		2	8						\$ 920.00		\$ 20.00			\$ 940.00
														\$ 4,808.00
Total Hours	0	30	88	44	0	0	0	162	14248	1300	120	400	1820	
Total Labor Cost = \$ 14,248.00 Reimbursable Expenses = \$ 1,820.00 Subconsultant (Pavement Carets) = \$ 1,750.00 Total Fee = \$ 17,818.00														
Principal Senior Engineer/Project Manager Engineer II Engineer I Engineer Aide Structural Engineer Senior Surveyor Surveyor II Surveyor I Senior Environmental Scientist Environmental Scientist II Environmental Scientist I Senior Planner Landscape Architect/Planner Project Designer II Project Designer I Construction Project Manager Senior Construction Representative Construction Inspector II Construction Inspector I Survey Field Crew Administrative/Clerical SUBTOTAL (ENG) \$ 150.00 0 30 88 44 0 0 0 162 14248 1300 120 400 1820 17,818.00														

Total Labor Cost = \$ 14,248.00
 Reimbursable Expenses = \$ 1,820.00
 Subconsultant (Pavement Cares) = \$ 1,750.00
 Total Fee = \$ 17,818.00

Principal	0	\$ 150.00
Senior Engineer/Project Manager	30	\$ 120.00
Engineer II	0	\$ 105.00
Engineer I	88	\$ 85.00
Engineer Aide	0	\$ 78.00
Structural Engineer	0	\$ 78.00
Senior Surveyor	0	\$ 105.00
Surveyor II	0	\$ 90.00
Surveyor I	0	\$ 80.00
Senior Environmental Scientist	0	\$ 98.00
Environmental Scientist II	0	\$ 86.00
Environmental Scientist I	0	\$ 70.00
Senior Planner	0	\$ 98.00
Landscape Architect/Planner	0	\$ 85.00
Project Designer II	44	\$ 72.00
Project Designer I	0	\$ 66.00
Construction Project Manager	0	\$ 110.00
Senior Construction Representative	0	\$ 80.00
Construction Inspector II	0	\$ 70.00
Construction Inspector I	0	\$ 60.00
Survey Field Crew	0	\$ 144.00
Administrative/Clerical	0	\$ 55.00
SUBTOTAL (BNC)	162	0

MEMO

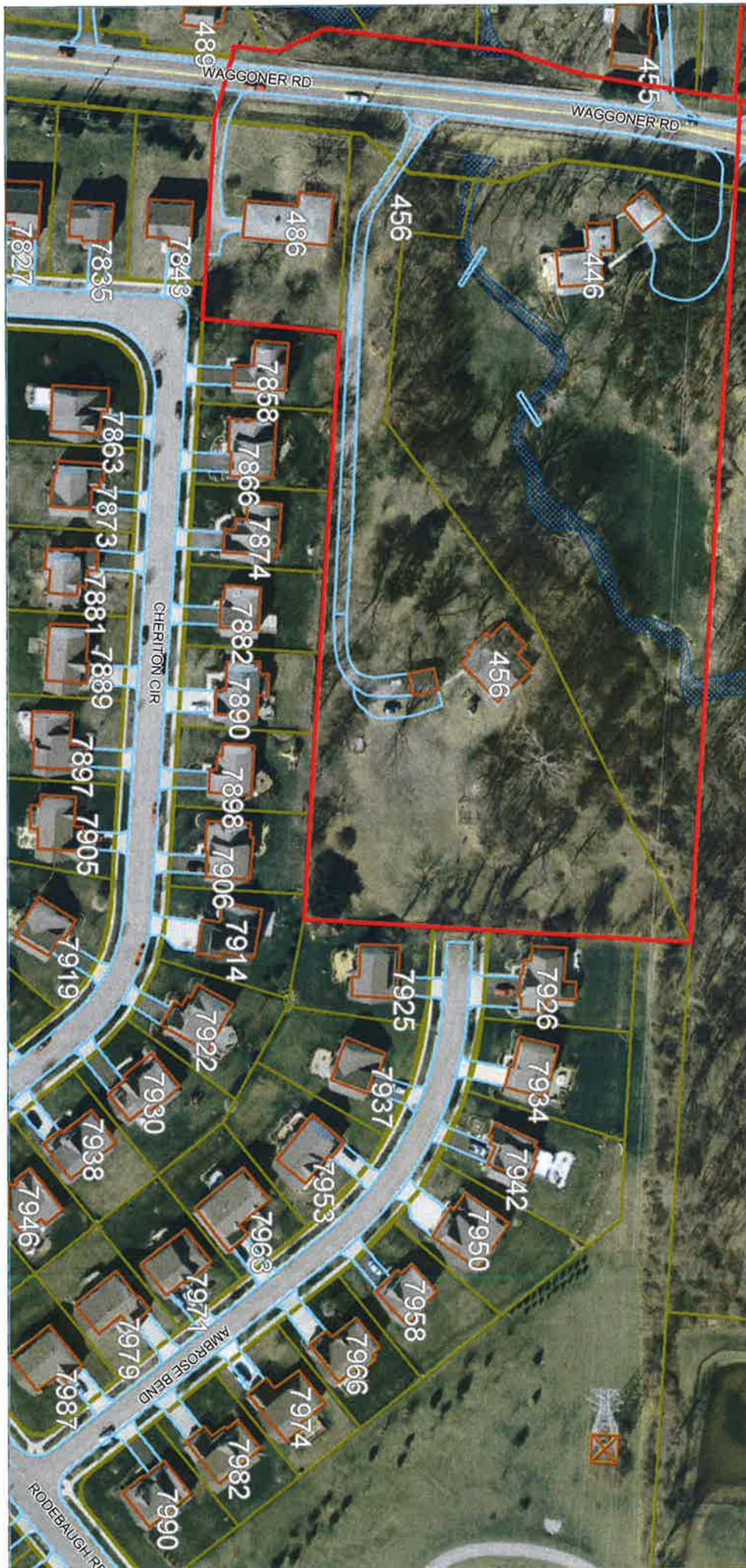
Date: March 14, 2016
To: City of Reynoldsburg – Mike Root
From: Ryan Andrews
Subject: Ambrose Bend Place Drainage
Copies: File

Last summer, Keith Kundtz and I met at Ambrose Bend to review the existing drainage pattern in response to a complaint from the property owner the west. The last portion of the roadway, prior to the location where the street dead-ends, drains onto the private property to the west of the roadway. Following this meeting, I prepared a concept for an improvement which will capture this drainage and redirect it into the City's storm sewer system prior to the point where it currently drains to the township parcel. This was done under our general engineering budget for storm water drainage issues.

At that time, we obtained a price quote for construction from the 2015 Street Maintenance Program contractor. Due to the cost (approximately \$35,000) and the fact that this was a storm water issue, it was decided not to construct the improvement at that time.

We recommend moving forward with this improvement as part of the 2016 Street Maintenance Program as an "additional bid". The engineering for this improvement was done following the original site visit and the work involved in combining this with the street program bid documents is negligible. Please let me know if you have any objections to us including this as an additional bid with the 2016 street program.



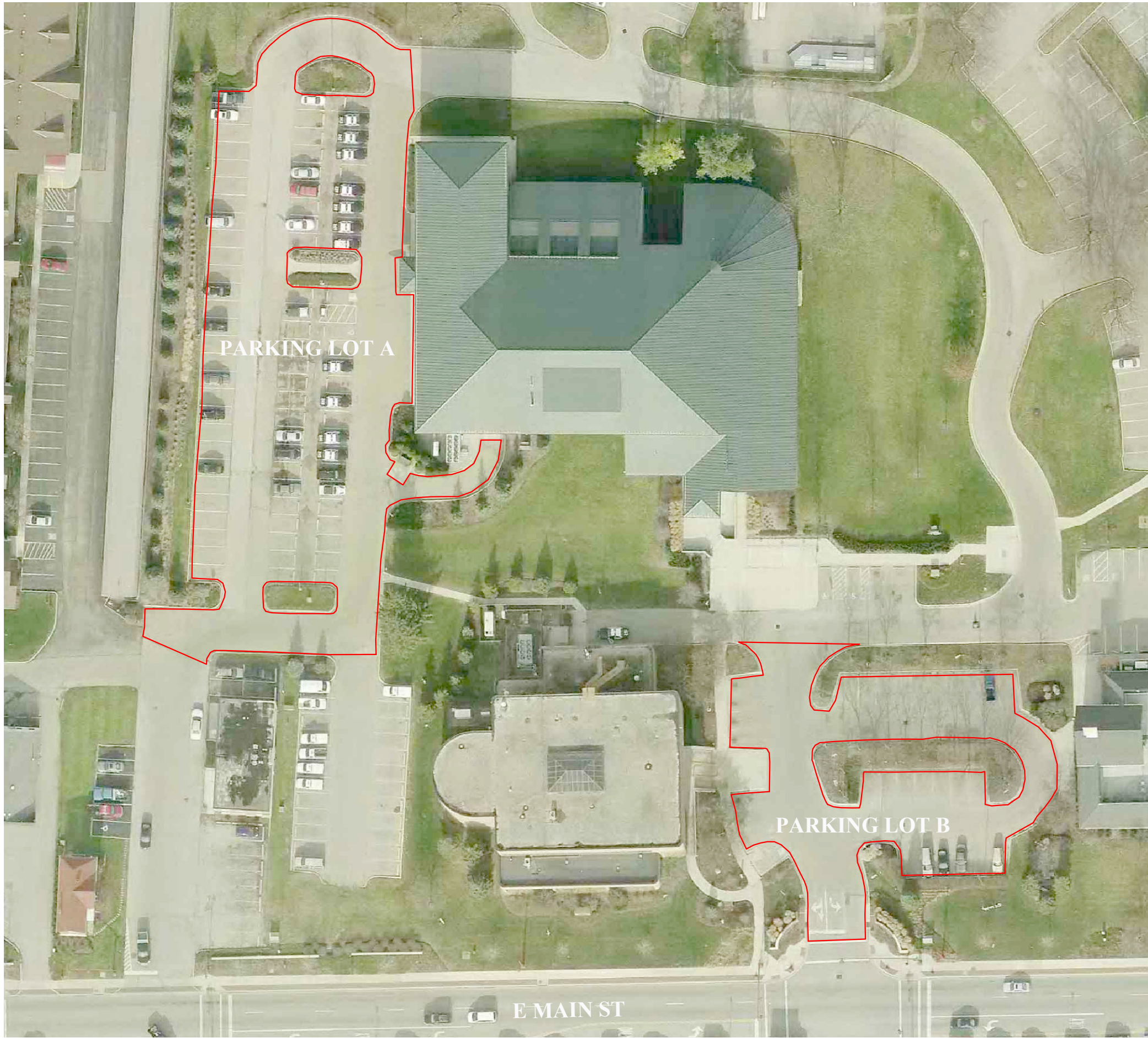


**OPINION OF PROBABLE CONSTRUCTION COST
CITY OF REYNOLDSBURG OHIO**

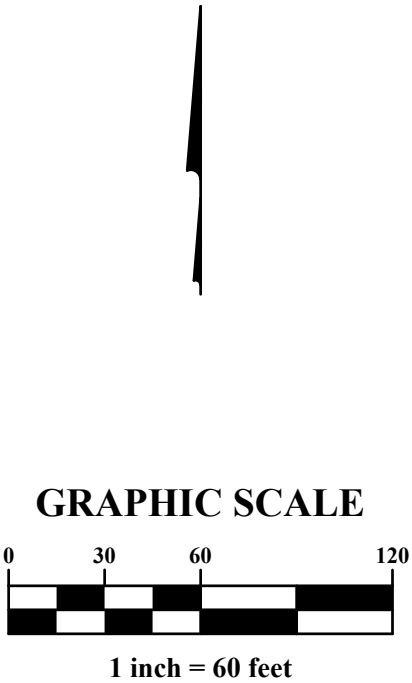
**PARKING LOT RESURFACING FOR POLICE DEPARTMENT AND
MUNICIPAL BUILDING PARKING LOTS**

March 4, 2016

Ref	Item No.	Description	Quantity	Units	Unit Cost	Item Cost
Police Department Parking Lot (Lot A on the Attached Exhibit)						
1	203*	Excavation & Granular Replacement with Item 304 Limestone, D=6"	250	S.Y.	\$ 15.00	\$ 3,750.00
2	253*	Residential Full Depth Pavement Repair (Spot)	250	S.Y.	\$ 70.00	\$ 17,500.00
3	254	Pavement Planing, T=1.5"±	4,075	S.Y.	\$ 3.00	\$ 12,225.00
4	448	Asphalt Concrete, Type 1-M Surface, 1.5", PG 64-22	350	Tons	\$ 80.00	\$ 28,000.00
5	604	Storm Structure or Manhole Adjusted to Grade	5	EA.	\$ 250.00	\$ 1,250.00
6	609	Remove and Replace Concrete 18-in Concrete Curb	200	L.F.	\$ 30.00	\$ 6,000.00
7	644	Parking Lot Striping, 4-in White	3,350	L.F.	\$ 1.50	\$ 5,025.00
8	SPEC	Parking Blocks Removed and Replaced	52	EA.	\$ 250.00	\$ 13,000.00
9	SS-1510	SAMI Seal	4,075	S.Y.	\$ 2.90	\$ 11,817.50
Police Department Lot Construction Subtotal =						\$ 98,567.50
Municipal Building Parking Lot (Lot B on the Attached Exhibit)						
1	203*	Excavation & Granular Replacement with Item 304 Limestone, D=6"	100	S.Y.	\$ 15.00	\$ 1,500.00
2	253*	Residential Full Depth Pavement Repair (Spot)	100	S.Y.	\$ 70.00	\$ 7,000.00
3	254	Pavement Planing, T=1.5"±	1,805	S.Y.	\$ 3.00	\$ 5,415.00
4	448	Asphalt Concrete, Type 1-M Surface, 1.5", PG 64-22	155	Tons	\$ 80.00	\$ 12,400.00
5	604	Storm Structure or Manhole Adjusted to Grade	5	EA.	\$ 250.00	\$ 1,250.00
6	609	Remove and Replace Concrete 18-in Concrete Curb	300	L.F.	\$ 30.00	\$ 9,000.00
7	632	Traffic Signal Loop Reconnection	2	EA.	\$ 1,800.00	\$ 3,600.00
8	644	Parking Lot Striping, 4-in White	1,300	L.F.	\$ 1.50	\$ 1,950.00
9	644	Stop Bar, 24-in, White	20	L.F.	\$ 8.00	\$ 160.00
10	644	Lane Arrow	2	EA.	\$ 250.00	\$ 500.00
11	644	Channel Line, 8" White	30	L.F.	\$ 5.00	\$ 150.00
12	644	Double Yellow Center Line	30	L.F.	\$ 5.00	\$ 150.00
13	SS-1510	SAMI Seal	1,805	S.Y.	\$ 2.90	\$ 5,234.50
Municipal Building Lot Construction Subtotal =						\$ 48,309.50
Construction Total =						\$146,877.00
Contingency (10%) =						\$14,687.70
Bidding and Construction Services (15%) =						\$22,031.55
Project Budget =						\$183,600.00



	Area (SY)	Parking Blocks (EA)
Parking Lot A	4075	80
Parking Lot B	1804	31



— Project Limits

CITY OF REYNOLDSBURG, OHIO

EXHIBIT

FOR

CITY HALL PARKING LOT

ESTIMATE

DATE: December 4, 2014

SCALE: 1" = 60'

JOB NO: 2014-0481



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

Attachment: City Hall Parking Estimates (1340 : Authorization for 2016 Street Program)

Mike Root
Acting Director of Public Service
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
(614) 322-6884
mroot@ci.reynoldsburg.oh.us



MEMORANDUM

DATE: 3/15/2016

TO: Reynoldsburg City Council

RE: 2016 City Hall & Police Parking Lot Resurfacing

This legislation would authorize EMH&T to begin engineering and bidding services for the 2016 City Hall & Police Parking Lot. The appropriation needed for design engineering and bidding services totals \$7,932.00. After bids are received, we will return to Council with a contract. The anticipated total cost of the program including construction and all related engineering is likely to be \$183,600.00.

The Police lot has a significant amount of surface cracking and several of the cracks have raveled and widened to the point where crack seal would no longer slow the condition from worsening. Additionally, there are several large ruts in the police parking area where the fleet vehicles are parked for longer periods of time. These ruts and wide cracks both tend to cause water, snow or ice to pond in the parking lot, which in-turn leads to faster deterioration of the pavement surface.

The City Hall parking lot pavement also shows signs of surface deterioration as the surface have extensive cracking and raveling. Like the police lot, there are several areas that hold water, leading to freeze-thaw damage.

We would like to have this legislation approved as an emergency preferably no later than the second reading so we can move quickly to secure a contractor and get the work started as soon as possible this summer. I'll speak on this item during the March 21 Finance Committee agenda. Please let me know if you have any questions. Thank you.

March 14, 2015

Mr. Mike Root
Interim Director of Public Service
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

**Subject: City Hall and Police Parking Lot Improvements
Proposal for Engineering and Bidding Services**

Dear Mr. Root:

EMH&T is pleased to submit our proposal for engineering and bidding services for the City's upcoming parking lot improvements at City Hall and the Police Department. This improvement has been identified by the Service Department due to the deteriorated condition of the existing pavement within those lots. We have prepared a preliminary concept for this improvement, which is expected to cost approximately \$185,000.

SCOPE OF SERVICES

The Scope of Services for this improvement will be broken up into the following two parts:

1. **Abbreviated Design Services:** This primary focus of this improvement is to rehabilitate or replace the failing pavement surface within these City parking lots. No significant changes in grade or drainage pattern are anticipated. Therefore, the improvement will be characterized for bidding purposes using exhibits that are generated based on GIS and record plan information (similar to the street program). No topographic survey will be obtained for this improvement.
 - a. Conduct kick-off and progress meetings with the City throughout the design phase.
 - b. Gather necessary field data and measurements to create a detailed estimate of quantities and cost estimate for each street.
 - c. Assess the existing handicapped access against ADA requirements and make recommendations for accessibility improvements.
 - d. Prepare engineering quantity and cost estimates for the City's review and approval.
 - e. Develop GIS exhibits for bidding purposes.
 - f. Prepare detailed construction specifications.
2. **Bidding Services:** Due to the relatively small size of this improvement, it is recommended that it be bid with the 2016 Street Maintenance Program as an "additional bid".
 - a. Incorporate this improvement into the 2016 Street Program bid document
 - b. Respond to any requests for information from bidders during the bidding process
 - c. Attend bid opening
 - d. Prepare bid tab, award recommendation and conformed copies of the contract documents

EXCLUSIONS:

1. Topographic survey and detailed construction plans.
2. Subsurface evaluations.
3. Construction phase services. A follow-on proposal for construction administration and on-site representation will be prepared and submitted to the City following bidding.

SCHEDULE

We are prepared to begin work identified in this proposal immediately upon receipt of Authorization to Proceed from the City of Reynoldsburg.

FEE

These services will be provided as per the conditions of our Professional Services Agreement and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall not exceed Seven Thousand Nine Hundred Thirty-two Dollars and no cents (\$7,932.00) without prior authorization from the City. Invoices will be submitted monthly and based on the progress of the work and are payable upon receipt.

EMH&T SERVICES FEE SUMMARY

Description of Service/Task	Fee
Part 1 (Engineering Services)	
1. Abbreviated Design Services	\$6,192.00
2. Bidding Services	\$1,740.00
PROJECT TOTAL FEE	\$7,932.00

If this description and estimated fee meet with your approval, please authorize with your signature below. If you should have any questions regarding this proposal, please do not hesitate to contact me at (614) 775-4555.

Respectfully submitted,

Ryan M. Andrews, PE

Enclosures: Fee Calculation Spreadsheet

Acceptance and Authorization to Proceed:

Authorized Signature/Date

PO Number/Date

Print Name