

Reynoldsburg

OHIO • 1839

Bhuwan Pyakurel, President
Julie Towns, Ward 1
Louis Salvati, Ward 2
Teneah Chambers, Ward 3
Erin Hill, Ward 4
Angela Abram, At-Large
Mildred Johnson, At-Large
Stacie A. Baker, At-large

City Council

Council Meeting

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Mollie Prasher, Clerk of Council
614-322-6836

Monday, March 9, 2026

6:30 PM

Council Chambers

1. CALL TO ORDER

2. INVOCATION - Bishop Hezekiah Martin of Southside Community Missionary Baptist Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. APPROVAL OF AGENDA

6. APPROVAL OF MINUTES

- a. Regular Meeting Minutes from February 23, 2026

7. COMMUNITY COMMENTS

The Community Comments portion of the meeting is an opportunity for citizens to address Council. Citizens may wish to bring matters to the attention of City Council or discuss items on the agenda with the exception of legislation scheduled for a public hearing. Comments related to a public hearing may only be made during the Public Hearing portion of the meeting.

Before addressing City Council, members of the public are asked to complete a speaker's form and give it to the Clerk of Council. The Council President will invite speakers to step to the microphone and give their name and address. All remarks should be addressed to Council as a whole and not exceed three minutes.

8. PROCLAMATIONS

- a. A Proclamation Recognizing International Women's Day, Harriet Tubman Day, and Day of the Girl

9. MOTIONS

- a. A Motion to Affirm the Mayor's Selection of Joey Eringman to the Civil Service Commission

10. REPORTS

a. Development, Parks & Recreation Committee

- 1. A Resolution Authorizing the Mayor to Enter into a Contract with Baker Tilly for TIF

Consulting Services

- b. **There is no Public Safety, Law & Courts Committee meeting.**
- c. **There is no Public Service & Transportation Committee meeting.**
- d. **There is no Finance & Administration Committee meeting.**

11. RESOLUTIONS - CONSENT AGENDA

- a. A Resolution Authorizing the Mayor to Enter into a Contract with Baker Tilly for TIF Consulting Services

12. CONSENT AGENDA FOR EMERGENCY ADOPTION

- a. An Ordinance Authorizing the Mayor to Enter into an Agreement with DLZ for Inspection Services for the JFK Pickleball Court Conversion, Appropriate Funds, and Declaring an Emergency
- b. An Ordinance to Amend Chapter 957 Public Service Director's Regulations, Article I Water Systems Regulations, Add Sections 957.17 Determination of Water-Capacity Charges and 957.18 Deductions from Charges, and Declaring an Emergency
- c. An Ordinance to Remove Chapter 941 Sewer Regulations, Section 941.26 Determination of Sewer System Capacity Charge and Add Sections 957.18 Determination of Sewer-Capacity Charges and 957.19 Deductions From Charges of Chapter 957 Public Service Director's Regulations, Article II, and Declaring an Emergency
- d. An Ordinance Authorizing the Mayor to Enter into a Contract with O. R. Colon for Support Services Relating to Summit Road Improvements, Appropriating Funds Therefor, and Declaring an Emergency
- e. An Ordinance Authorizing the Mayor to Enter into a Contract with JLD Construction Services, LLC for the City of Reynoldsburg Parks and Public Service Access Road Project, Appropriating Funds, and Declaring an Emergency

13. CONSENT AGENDA FOR SECOND READING

- a. An Ordinance Authorizing the Mayor to Enter into a Contract with EMH&T for Engineering Design Services Relating to the City's State Route 256 Intersection Improvement Project

14. OTHER COUNCIL MATTERS

15. UPCOMING MEETINGS

- a. March 19, 2026 Planning & Zoning Board
March 23, 2026 Council
April 2, 2026 Planning & Zoning Board
April 13, 2026 Council
April 16, 2026 Planning & Zoning Board
April 27, 2026 Council

16. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
February 23, 2026**

CALL TO ORDER

Council President Bhuwan Pyakurel called the meeting to order at 6:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Abram, Baker, Johnson, Pyakurel, Towns, Salvati, Chambers, Hill
ABSENT:

APPROVAL OF AGENDA

The agenda was approved as submitted.

APPROVAL OF MINUTES

Regular Meeting Minutes of February 9, 2026

The regular meeting minutes of February 9, 2026, were approved as submitted.

COMMUNITY COMMENTS

Community Comments

**Greg Trapp
870 Lancaster Ave**

Mr. Trapp stated that with Reynoldsburg being such a diverse community with so many ethnic groups and different languages spoken, he is concerned about the potential for detention facilities that may try to lease or rent space in the City. He understands that his concern is originating from the federal government but still wants to bring his concerns to Council. He explained that the federal government is claiming that it is only removing the worst of the worst but statistically that is not what has been taking place. Mr. Trapp stated that these warehouses and buildings that are being converted into detention facilities cannot humanely hold the amount of people that are being boarded there and would like to bring this issue to Council in hopes that it receives some extra attention. He hopes that the City will take a stand and state that they will not take part in such activities. He thanked Council for their service and the time they dedicate to the City.

Council Comments

Councilmember Johnson

Councilmember Johnson wanted to extend the invite to the women in Reynoldsburg to celebrate International Women's Day. It will be hosted at Reynoldsburg City Hall on March 7 from 12-2pm.

President Pyakurel

President Pyakurel stated that tonight there are guests here he would like to recognize: Don Tolbert, Dr. Dixon, and Pastor Hall. He explained that these men were his mentors and his guidance since the beginning of his arrival to Columbus. He thanked them for everything they have done for him.

Mayoral Comments

Mayor Begeny

Mayor Begeny wanted to give a shout-out to everyone who participated in Frost Fest. He stated that tomorrow night, February 24, Representative Meredith Lawson-Rowe will be hosting a Black History Month discussion at City Hall. He also stated that Thursday night, February 26, the State of the City event will be at City Hall as well, starting at 6:30pm.

Presentation by PROS Consulting Regarding the Parks Master Plan

Director Bauman stated that in 2025, Council authorized the Mayor to enter into a contract with PROS Consulting for the Parks Master Plan. They were there to provide a presentation explaining the status of the project.

PROS Consulting provided a PowerPoint presentation describing the demographics of the City, the results of a survey and focus group meetings. A copy of the presentation will be attached to the final draft of the minutes.

REPORTS

Clerk of Courts Report

Clerk of Court Report for January 2026

The Clerk of Court submitted moneys collected from the courts held in the month of December 2025 in the amount of \$35,276.

Development, Parks & Recreation Committee

This is the Development, Parks & Recreation Committee meeting for February 23, 2026.

Members in attendance are: Councilmember Abram, Councilmember Chambers, Councilmember Towns, Chair Salvati, and President Pyakurel.

A Resolution Stating What Services the City of Reynoldsburg Will Provide to the Proposed Annexation of Property Along Taylor Road

Director Meyer explained that tonight's vote was not a decision to annex property into the City. This legislation was only discussing the service resolution. The Resolution provided details about the fire district in that area, what parks were in the area, and what services would be provided by the City. This property was about 133 acres in Etna Township near Taylor Road and East Main Street. The vote tonight would not decide whether to annex the property. It only listed the services that would be provided to the area if it were to be annexed in the future. Once the County voted on the annexation, then it would return to Council to be voted on.

Councilmember Towns asked what zoning is being requested in this area and was residential ever considered as an option? Director Meyer stated that the services' resolution did not set of decide on zoning. The zoning would be set if and when the actual annexation was passed. The intent for this area was to zone it as Innovation District. Most of the zoning currently in that area was more commercial, but there were residential areas nearby. Mayor Begeny added that this area was earmarked for job-creating businesses with a goal of generating additional income for the City and the school district. Director Meyer stated that this land was currently vacant.

Councilmember Abram asked if they considered increased traffic in that area should it be annexed into the City and any plans to address that issue. Director Meyer stated that if a property were to be annexed into the City, it would be subject to our zoning and planning guidelines. To develop anything in the City, it would have to go through planning, engineering, and building review. Issues like that will be addressed throughout this process.

Councilmember Baker stated that some kind of buffer should be considered between the businesses that may build on this property and the residential areas. Director Meyer stated that there was a provision in the Innovation District that addressed this exact topic, requiring that a buffer be put in place.

Councilmember Abram asked for an estimated timeline for when businesses might

begin to build in the area if the annexation were to pass. She also asked if it would overlap with some of the road construction happening throughout the City. Director Meyer stated that it would not be like road construction since it would be focused on business construction rather than road construction. The earliest this could come back to Council for approval was late spring and the earliest construction could start was the end of this year. He reiterated that this was all hypothetical.

Councilmember Salvati made a motion to forward this Resolution to Council for approval. Second by Councilmember Towns. Motion carried.

There is no Public Safety, Law & Courts Committee meeting.

Public Service & Transportation Committee

This is the Public Service & Transportation Committee meeting for February 23, 2026.

Members in attendance are: Councilmember Abram, Councilmember Chambers, Councilmember Towns, Chair Hill, and President Pyakurel.

An Ordinance to Amend Chapter 957 Public Service Director's Regulations, Article I Water Systems Regulations, Add Sections 957.17 Determination of Water-Capacity Charges and 957.18 Deductions from Charges, and Declaring an Emergency

Director Dorman stated that this Ordinance was to increase the City's water capacity fees. These fees were passed on from Columbus based on the size of the line running to each building, typically a 3/4 inch pipe for residential homes. This legislation requested to codify and amend the code language and be more consistent. This legislation would apply to new homes being built in the City or new lines being installed or increased in size.

Councilmember Baker asked if Columbus was the reason for the fees being increased. Director Dorman responded in the affirmative. It was to cover extra costs from Columbus.

Councilmember Hill moved to forward this Ordinance to Council for a first reading. Second by Councilmember Towns. Motion carried.

An Ordinance to Remove Chapter 941 Sewer Regulations, Section 941.26 Determination of Sewer System Capacity Charge and Add Sections 957.18 Determination of Sewer-Capacity Charges and 957.19 Deductions From Charges of Chapter 957 Public Service Director's Regulations, Article II, and Declaring an Emergency

Director Dorman stated that this legislation was similar to what was previously discussed for water capacity fees and was being requested to clean up code language.

Councilmember Hill moved to forward this Ordinance to Council for a first reading. Second by Councilmember Chambers. Motion carried.

An Ordinance Authorizing the Mayor to Enter into a Contract with O. R. Colon for Support Services Relating to Summit Road Improvements, Appropriating Funds Therefor, and Declaring an Emergency

Director Dorman stated that any time the City has projects that involved permanent rights-of-way like warranty deeds, easements, or any temporary easements, the City hired a company to do a value analysis on the properties and assist with recording and documentation. The City worked with O R Colon in the past and believe they did great work.

Councilmember Hill moved to forward this Ordinance to Council for a first reading. Second by Councilmember Towns. Motion carried.

An Ordinance Authorizing the Mayor to Enter into a Contract with JLD Construction Services, LLC for the City of Reynoldsburg Parks and Public Service Access Road Project, Appropriating Funds, and Declaring an Emergency

Director Dorman stated that bids were opened for the service road for the parks/service facility building a few weeks ago. EMH&T has determined that the lowest and best bidder for this project was JLD Construction. There were five bids submitted for this project. Staff was pleased to have so much interest in the project. Director Dorman stated that the parks/service building project was moving along smoothly.

Councilmember Hill moved to forward this Ordinance to Council for a first reading. Second by Councilmember Towns. Motion carried.

An Ordinance Authorizing the Mayor to Enter into a Contract with EMH&T for Engineering Design Services Relating to the City's State Route 256 Intersection Improvement Project

Director Dorman stated the City was fortunate enough to be awarded funds from OPWC for this project. This project was more focused on pedestrian safety, accessibility, and traffic signals rather than roadway improvements. The City was also working with Pickerington and Violet Township on the traffic signals for emergency response teams to ensure that it was consistent throughout the area. Director Dorman explained that the push buttons for the walkways will be moved closer to the ramps to allow for greater accessibility and increased time to cross the road.

Councilmember Baker thanked Director Dorman for addressing the safety issues in this area.

Councilmember Hill moved to forward this Ordinance to Council for a first reading. Second by Councilmember Chambers. Motion carried.

There is no Finance & Administration Committee meeting.

RESOLUTIONS - CONSENT AGENDA

RESULT:	PASSED (UNANIMOUS)
MOVER:	Salvati
SECONDER:	Towns
AYES:	Abram, Baker, Johnson, Pyakurel Towns, Salvati, Chambers, Hill

A Resolution Stating What Services the City of Reynoldsburg Will Provide to the Proposed Annexation of Property Along Taylor Road

CONSENT AGENDA FOR FIRST READING

President Pyakurel stated that these Ordinances stand for a first reading.

An Ordinance to Amend Chapter 957 Public Service Director's Regulations, Article I Water Systems Regulations, Add Sections 957.17 Determination of Water-Capacity Charges and 957.18 Deductions from Charges, and Declaring an Emergency

An Ordinance to Remove Chapter 941 Sewer Regulations, Section 941.26 Determination of Sewer System Capacity Charge and Add Sections 957.18 Determination of Sewer-Capacity Charges and 957.19 Deductions From Charges of Chapter 957 Public Service Director's Regulations, Article II, and Declaring an Emergency

An Ordinance Authorizing the Mayor to Enter into a Contract with O. R. Colon for Support Services Relating to Summit Road Improvements, Appropriating Funds Therefor, and Declaring an Emergency

An Ordinance Authorizing the Mayor to Enter into a Contract with JLD Construction Services, LLC for the City of Reynoldsburg Parks and Public Service Access Road Project, Appropriating Funds, and Declaring an Emergency

An Ordinance Authorizing the Mayor to Enter into a Contract with EMH&T for Engineering Design Services Relating to the City's State Route 256 Intersection Improvement Project

CONSENT AGENDA FOR SECOND READING

President Pyakurel stated that these Ordinances stand for a second reading.

An Ordinance Authorizing the Mayor to Enter into an Agreement with DLZ for Inspection Services for the JFK Pickleball Court Conversion, Appropriate Funds, and Declaring an Emergency

An Ordinance Authorizing the Mayor to Enter into a Contract with EMH&T for Support Services Relating to the City's 2026 Street Maintenance and Repair Program Appropriating Funds Therefor, and Declaring an Emergency

OTHER COUNCIL MATTERS

Councilmember Towns gave a shout-out to the varsity winter guard team for qualifying for the prelims and placing first in scholastic Regional A at their competition this past weekend in Flint, Michigan.

Councilmember Baker thanked the RPD, nurses, and gave a shout-out to the boys and girls basketball, e-sports, and bowling teams for making the play-offs and doing so well. He also congratulated the US men's and women's hockey teams on their gold medals during the Olympics.

President Pyakurel thanked all the snow warriors who worked to clear the snow in the City and keep us safe.

UPCOMING MEETINGS

March 5, 2026 Planning & Zoning Board
March 9, 2026 Council
March 19, 2026 Planning & Zoning Board
March 23, 2026 Council

ADJOURNMENT

As there was no further business, Council President Pyakurel adjourned the meeting.

Bhuwan Pyakurel, Council President

Mollie Prasher, Clerk of Council



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: March 9, 2026

RE: A Resolution Authorizing the Mayor to Enter into a Contract with Baker Tilly for TIF Consulting Services

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH BAKER TILLY FOR TIF CONSULTING SERVICES.

WHEREAS, the City of Reynoldsburg has created multiple Tax Increment Financing (TIF) Areas and Districts; and

WHEREAS, the Mayor and the Development Director have determined the need for annual TIF revenue forecasting; and

WHEREAS, the cost of the TIF consulting work shall not exceed \$40,000 and was included in the 2026 Budget.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor be and hereby authorized to enter into a contract with Baker Tilly for an amount not to exceed \$40,000 for the TIF consulting work.

SECTION 2. That these funds were included in the 2026 Budget and should be paid from

account number 110.580.5339 Miscellaneous Contract Services.

SECTION 3. Upon adoption by Council, this Resolution shall be in effect immediately following the approval of Council and the signature of the Mayor.

February 23, 2026

Mr. Joe Begeny
Mayor
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

Baker Tilly Municipal Advisors, LLC
140 East Town Street, Ste 1275
Columbus, OH 43215

T: +1 (614) 987 1680
bakertilly.com

RE: Economic Development and Tax Increment Finance (TIF) Consulting

Dear Mr. Begeny:

Baker Tilly US, LLP is pleased to provide the City of Reynoldsburg the City with this scope appendix, attached by reference to the engagement letter dated November 11, 2024 (the Engagement Letter) appointing Baker Tilly Municipal Advisors, LLC (Baker Tilly) to serve as the City's economic development advisor and, as such, provide economic development and TIF consulting services to the City.

This scope appendix sets forth the general scope of municipal advisory serves between the parties. It is contemplated that from time to time this scope appendix may be supplemented by one or more Scope Appendices outlining the specific scope of services and fees related to a particular financing or project.

SCOPE OF SERVICES

This scope of service will include the following Tax Increment Financing areas:

Active TIFs

1. Brice Road TIF (ORDs. 30-99, 31-99, 32-99)
2. Broad Street TIF (ORD. 103-2018)
3. 2018 Main and Brice TIF (ORD. 102-2018) and Extended for 30 years in Dec. 2023 (ORD. 124-2023)
4. Taylor Road TIF #1 (ORD. 113-2005)
5. Taylor Road TIF #2 (ORD. 114-2005)
6. Summit Road TIF (ORD 115-2005)
7. Taylor Square TIF (137-98) and Extended for 30 Years in Dec. 2023 (ORD. 123-2023)

Passed TIFs with DTE 24 Filed

1. Waggoner Road Incentive District TIF (ORD.92-2020). Two DTE 24s filed. There are two additional DTE 24s that will be filed in future when build out allows it. This is the M/I Homes Springhill Farm Project.
2. Wilson Ridge and Rosehill Incentive District TIF (ORD. 10-2023). One DTE 24 filed. Other will need to wait until construction is completed.

Passed TIFs that Expect to have DTE 24s Filed within next 12 months

1. Eastwood TIF (ORD. 161-2022). Construction Completed. Working with Wilcox to determine when DTE 24 will be filed.
2. West Summit Incentive District TIF (ORD. 162-2021)

TIFs That will have Ordinances Passed to Create them in 2024

1. Christie Incentive District TIF (looking like 4 districts based on the model we setup for M/I Homes for-sale townhomes)
2. Christie Commercial TIF (looking like 1 commercial TIF for the rental multifamily component that Metro will build)
3. Lancaster Commercial TIF (this would be for a new construction 163-unit rental apartment complex at 1122 Lancaster that is expected to break ground late this year)

The Firm agrees to furnish and perform the following services with respect to the above referenced Tax Increment Financing areas and related management and reporting:

1. Review County TIF settlements and school compensation payments (if applicable).
2. Provide estimates of TIF service payments for budget and fund balance purposes based on County and City records.
3. Provide TIF Service Payment projections based on new or pending development on an as needed basis;
4. Model the application of the TIF revenues in accordance with the flow of funds outlined in the various TIF Agreements.
5. Conduct and/or participate in conference calls and meetings to obtain information or clarification related to material in the TIF Agreement, reports, etc.
6. Attend Council meetings and/or other meetings as requested to review and explain aspects of the TIF estimates and projections;
7. Assist with State reporting requirements
8. Provide other TIF related assistance as requested by the City.

Exclusions on Scope of Services

This engagement does not include services related to the issuance of City bond anticipation notes or bonds or work related to preparing and recommending a plan of finance in preparation of the issuance of notes or bonds. Any such services shall be covered by separate agreement.

COMPENSATION AND BILLING

Fees and expenses related to the general scope of services under this scope appendix shall be billed at the Firm's standard billing rates based upon the actual time and expenses incurred with a not to exceed budget amount of \$40,000. No such expenses will be incurred without the prior authorization of the City. If our time and expense exceeds the not-to-exceed amount in this scope appendix, Baker Tilly will bring the matter to the attention of the Client to request an alternate fee structure.

Fees and expenses for a specific financing or project will be outlined in a separate scope appendix. For any matters or services that fall outside this scope of services or are not outlined in a supplemental scope appendix, the Firm's fees shall be billed at the Firm's standard billing rates based upon the actual time and expenses incurred. No such expenses will be incurred without the prior authorization of the City.

Standard Hourly Rates by Job Classification

1/1/2026

Title	Hourly Rate
Principals / Directors	\$510 - \$695
Managers / Senior Managers	\$330 - \$480
Consultants / Analysts / Senior Consultants	\$210 - \$320
Support / Paraprofessionals / Interns	\$120 - \$230

Billing rates are subject to change periodically due to changing requirements and economic conditions. Baker Tilly will notify City thirty (30) days in advance of any change to fees. If City does not dispute such change in fees within that thirty (30) day period, City will be deemed to have accepted such change. The fees billed will be the fees in place at the time services are provided. Actual fees will be based upon experience of the staff assigned and the complexity of the engagement.

To manage time and expense incurred under this general scope of services the City and Baker Tilly agree to work cooperatively to transfer reasonable costs incurred under this scope appendix to a fixed fee supplemental scope appendix as applicable. The City agrees to pay time and expense that is not reasonably transferred to a supplemental scope appendix after 180 days of such time and expense has been incurred.

Normally, you will receive a monthly statement showing fees and costs incurred in the prior month. Occasionally, we may bill on a less frequent basis if the time involved in the prior month was minimal or if arrangements are made for the payment of fees from bond proceeds. The account balance is due and payable on receipt of the statement.

CONFLICTS OF INTEREST

Attachment A to the Engagement Letter contains important disclosure information that is applicable to this Scope Appendix. We are unaware of any additional conflicts of interest related to this Scope Appendix that exist at this time.

TERMINATION

Both the City and Baker Tilly have the right to terminate the Engagement Letter, or any work being done under an individual Scope Appendix at any time after reasonable advance written notice. On termination, all fees and charges incurred prior to termination shall be paid promptly. Unless otherwise agreed to by the City and Baker Tilly, the scope of services provided in a Scope Appendix will terminate 60 days after completion of the services in such Appendix.

Both the City and the Firm have the right to terminate the engagement at any time after reasonable advance written notice. On termination, all fees and charges incurred prior to termination shall be paid promptly. Unless otherwise agreed to by the City and the Firm, or as detailed in a Supplemental Agreement, the scope of services provided in Exhibit A will terminate sixty (60) days after completion of the services.

If this Scope Appendix is acceptable, please sign below and return one copy to us for our files. We look forward to working with you on this important project.

Execution of this Scope Appendix can be performed in counterparts, each of which will be deemed an original and all of which together will constitute the same document.

If you have any questions, please let us know.

Very truly yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

By: Brian S. Cooper
Brian S. Cooper, Principal

The undersigned hereby acknowledges and agrees to the foregoing letter of engagement.

City of Reynoldsburg

Date: _____

By: _____

Printed: _____



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: March 9, 2026

RE: A Resolution Authorizing the Mayor to Enter into a Contract with Baker Tilly for TIF Consulting Services

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH BAKER TILLY FOR TIF CONSULTING SERVICES.

WHEREAS, the City of Reynoldsburg has created multiple Tax Increment Financing (TIF) Areas and Districts; and

WHEREAS, the Mayor and the Development Director have determined the need for annual TIF revenue forecasting; and

WHEREAS, the cost of the TIF consulting work shall not exceed \$40,000 and was included in the 2026 Budget.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor be and hereby authorized to enter into a contract with Baker Tilly for an amount not to exceed \$40,000 for the TIF consulting work.

SECTION 2. That these funds were included in the 2026 Budget and should be paid from

account number 110.580.5339 Miscellaneous Contract Services.

SECTION 3. Upon adoption by Council, this Resolution shall be in effect immediately following the approval of Council and the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: March 9, 2026

RE: An Ordinance Authorizing the Mayor to Enter into an Agreement with DLZ for Inspection Services for the JFK Pickleball Court Conversion, Appropriate Funds, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

three-read emergency

REASON FOR EMERGENCY:

Emergency passage is requested at third reading to ensure the contract is in place prior to the commencement of work on the courts.

STAFF REPORT:

Legislation authorizing the Mayor to enter into a contract with DLZ for professional inspection services related to the JFK Court Improvements; appropriating \$42,325 from the unappropriated CIP to Account 410.000.0202.5659, JFK Park Tennis Court Conversion; and requesting emergency passage at third reading to ensure the contract is in place prior to the commencement of work on the courts.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH DLZ FOR INSPECTION SERVICES FOR THE JFK PICKLEBALL COURT CONVERSION, APPROPRIATE FUNDS, AND DECLARING AN EMERGENCY

WHEREAS, that DLZ will provide construction inspection services for the JFK Pickleball Court Conversion; and

WHEREAS, Council is hereby authorizing the Mayor to enter into a contract with DLZ for inspection services for the JFK Pickleball Court Conversion.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor be and is hereby authorized to enter into a contract with DLZ for construction inspection services for the City's JFK Pickleball Court Conversion project in the amount of \$42,325.00.

SECTION 2. That an amount of \$42,325.00 be appropriated from the unappropriated Capital Improvement Fund (CIP 410) to project account number 410.000.0202.5659 JFK Park Tennis Court Conversion.

SECTION 3. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City in order to move the project forward; therefore, upon adoption by Council, this Ordinance shall be in effect immediately upon the signature by the Mayor.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

December 24, 2025

Donna Bauman
Director Parks & Recreation
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

RE: Construction Inspection & Material Testing Proposal
City of Reynoldsburg General Engineering Services Agreement
JFK Park Pickleball Court Improvements – Task 022

Donna,

As you requested, DLZ has prepared scope of services for Construction Inspection and Material Testing for the City's JFK Park Pickleball Court Improvements project. DLZ was not provided a project specific schedule for the 120-calendar day contract schedule. As such, DLZ is estimating the effort to provide inspection services based on the provided plan set alone and actual durations will be determined by the Contractor. We have also attached our fee estimate sheet. DLZ proposes to perform the following:

SCOPE OF SERVICES

DLZ will provide field personnel, equipment, laboratory services and office support personnel to perform Construction Services as detailed below:

1. Construction Management/Administration

- 1.1. Attend and assist in administering the preconstruction coordination meeting.
 - 1.1.1. DLZ will provide the following:
 - 1.1.1.1. Sign-in sheet.
 - 1.1.1.2. Meeting agenda.
 - 1.1.1.3. Prepare final meeting minutes.
 - 1.2. DLZ will review shop drawings and submittals only for materials compliance to the plans and specifications for public improvement portions and as requested. It is our understanding that the City Design Engineer will perform most if not all of the shop drawing and submittal review.
 - 1.3. Schedule and conduct on-site field meetings as needed.
 - 1.4. Issue Field Work Orders and Engineering Field Letters for non-compliant work as needed.

2. Construction Inspection & Materials Testing

- 2.1. Provide an on-site field representative part-time to observe and document construction activities and perform materials testing as required based on the maximum hours and rates as indicated on the attached fee estimate. Due to the variability of project items and without a specific project schedule, DLZ estimated approximately 3 hours per day over the course of approximately 16-weeks of construction duration. In general, DLZ will observe the following items:
 - 2.1.1. Asphalt Sport Court Paving and Surfacing.
 - 2.1.2. Excavation/Embankment.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

- 2.1.3. Temporary Sediment and Erosion Control.
- 2.1.4. Concrete Pad – to include concrete testing.
- 2.1.5. Asphalt Shared-Use Path.
- 2.1.6. Canopy Structure – to include foundation observations and concrete testing.
- 2.2. Prepare daily documentation of site activities.
- 2.3. Provide a Construction Observer Manager or an Engineer on-site for proof rolls.
- 2.4. Perform compaction testing using a Density Gauge (nuclear or non-nuclear) on embankment, utility backfill material within the upper 3-feet of the excavation, aggregate base, and asphalt concrete as required.
- 2.5. If necessary, Laboratory testing will be performed on backfill materials, concrete, and asphalt concrete in accordance with the appropriate ASTM standard, ACI or other appropriate testing procedures and in accordance with the contract documents.
- 2.6. Perform, prepare, and track project completion punch list.
- 2.7. Project documentation will be stored and accessed from DLZ’s web-based Project Management System, e-Builder.

3. Exclusions

- 3.1. DLZ will not be responsible for the Contractor’s means, methods, safety procedures, schedule, and survey.
- 3.2. DLZ will not review shop drawings and submittals with respect to detailed design data.
- 3.3. DLZ will not review RFI’s.
- 3.4. DLZ will not provide any project Survey services.

Services will be certified by a DLZ licensed Professional Engineer registered in the State of Ohio.

We propose to provide experienced technical personnel to perform the necessary testing in accordance with the project specifications. In addition, we propose to accomplish the work on a unit-rate basis in accordance with our attached fee schedule.

CLOSING

We appreciate the opportunity to provide the City of Reynoldsburg Construction Services for this very important project. If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

DLZ OHIO INC.

Jody D. Sucharski, PE, CCM
Director

AUTHORIZED – CITY OF REYNOLDSBURG

Name

Date

City of Reynoldsburg
JFK Park Pickleball Court (Task 22)
Fee Estimate - DLZ Ohio, Inc.

Task No.	Task	Staff Man-hours											LABOR	DIRECT COSTS	SUBCONSULTANT FEE	TASK TOTAL	
		CM/CE2	PM/CE1	SPI	SPI OT	SWPPP PI	SWPPP PI OT					TOTAL					
	Billing Rates	\$230.00	\$205.00	\$100.00	\$150.00	\$100.00	\$150.00										
1.0	General																
1.01	Pre Bid Meeting												0	\$0.00			
1.02	Pre Construction Meeting	2	2	2									6	\$1,070.00			
1.03	Progress Meetings												0	\$0.00			
1.04	Pay Application Review												0	\$0.00			
1.05	Shop Drawing Review												0	\$0.00			
1.06	Constructability Plan Review												0	\$0.00			
1.07	Change Orders	4	8										12	\$2,560.00			
1.08	Active Project Management	4	40										44	\$9,120.00			
		10	50	2	0	0	0	0	0	0	0	0	62				\$12,750.00
2.0	PMIS (Project Management Information System)																
2.01	e-Builder License \$2,000 Each												0	\$0.00			
2.02													0	\$0.00			
		0	0	0	0	0	0	0	0	0	0	0	0				\$0.00
3.0	Field Project Representation																
3.01	General On-site Representation			240									240	\$24,000.00			
3.02	Sanitary Sewer												0	\$0.00			
3.03	Storm Sewer												0	\$0.00			
3.04	Water Line												0	\$0.00			
3.05	Streets - Boxout/Prep												0	\$0.00			
3.06	Electric/Lighting												0	\$0.00			
3.07	Curb & Gutter												0	\$0.00			
3.08	Streets - Fine Grade/Proofroll												0	\$0.00			
3.09	Streets - Aggregate Base												0	\$0.00			
3.10	Streets - Asphalt												0	\$0.00			
3.11	SWPPP Inspections (Monthly and Rain Events)					8							8	\$800.00			
3.12	Close-out Punch List			16									16	\$1,600.00			
		0	0	240	0	8	0	0	0	0	0	0	240				\$26,400.00
4.0	Testing/Vehicle/Subsistence																
4.01	Concrete Cylinders (\$26.00 per cylinder)												50	\$1,300.00			
4.02	Concrete Beams (\$89.00 per beam)												0	\$0.00			
4.03	Moisture Density Curves & Gradation (\$365 per sample)												0	\$0.00			
4.04	Asphalt Sieve Analysis/Gradation (\$132 per sample)												0	\$0.00			
4.05	Asphalt Solvent Extraction/AC Content (\$260 per sample)												0	\$0.00			
4.06	Asphalt BSG (\$132 per set of 3 samples)												0	\$0.00			
4.07	Asphalt MSG/Rice Test (\$144 per sample)												0	\$0.00			
4.08	Asphalt Marshall Specimens (\$122 per set of 3 samples)												0	\$0.00			
4.09	Asphalt Percent Air Voids (\$60 per sample)												0	\$0.00			
4.10	Asphalt Content by Nuclear Method (\$78 per sample)												0	\$0.00			
4.11	Compaction Equipment (\$70 per day)												0	\$0.00			
4.12	Concrete Equipment (\$70 per day)												0	\$0.00			
4.13	Vehicle (\$75 per day)												25	\$1,875.00			
																	\$3,175.00
	Total Hours	10	50	242	0	8	0	0	0	0	0	0	310				DBE 0%
	Total Costs													\$39,150.00	\$3,175.00	incl. in labor and direct costs	\$42,325.00



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: March 9, 2026

RE: An Ordinance to Amend Chapter 957 Public Service Director's Regulations, Article I Water Systems Regulations, Add Sections 957.17 Determination of Water-Capacity Charges and 957.18 Deductions from Charges, and Declaring an Emergency

APPROVALS:

William Dorman
Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

two-read emergency

REASON FOR EMERGENCY:

In order for the fees to be effective April 1, 2026

STAFF REPORT:

AN ORDINANCE TO AMEND CHAPTER 957 PUBLIC SERVICE DIRECTOR'S REGULATIONS, ARTICLE I WATER SYSTEMS REGULATIONS, ADD SECTIONS 957.17 DETERMINATION OF WATER-CAPACITY CHARGES AND 957.18 DEDUCTIONS FROM CHARGES, AND DECLARING AN EMERGENCY

WHEREAS, the City of Columbus is increasing their water-capacity fees; and

WHEREAS, these fees are directly passed along to the City of Reynoldsburg per the City's existing contract with the City of Columbus; and

WHEREAS, the City of Reynoldsburg is requesting to amend Chapter 957 Public Service Director's Regulations, Article I Water Systems Regulations adding Sections 957.17 Determination of Water-Capacity Charges and 957.18 Deductions from Charges of the City's Codified Ordinances to reflect the increased capacity fees (based on water tap size) per the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY COUNCIL BY THE CITY OF REYNOLDSBURG

OHIO.

SECTION 1: That Chapter 957 Public Service Director’s Regulations, Article I Water Systems Regulations adding Sections 957.17 Determination of Water-Capacity Charges and 957.18 Deductions from Charges of the City of Reynoldsburg Codified Ordinances shall be amended accordingly:

957.17 DETERMINATION OF WATER-CAPACITY CHARGE.

Refer to following table:

WATER TAP SIZE (INCHES)	WATER CAPACITY FEE
3/4"	\$1,836.00
1"	\$2,884.86
1 1/2"	\$6,295.32
2"	\$13,056.40
3"	\$26,111.40
4"	\$52,165.97
6"	\$83,347.55
8"	\$146,411.92
10"	\$286,879.84
12"	\$443,608.02
16"	\$402,145.92

957.18 DEDUCTIONS FROM CHARGES.

Applicants shall be given a capacity credit if constructing a new/larger domestic water tap. The applicant shall be credited the current rate for the existing water tap (shall be properly removed at the corporation stop) as it relates to the current sewer capacity fees.

SECTION 2: Capacity fees are being adjusted to reflect an increase in the City of Columbus capacity fees (Chapter 1959 Section 1147.17 of the City of Columbus City Code), which are passed through directly to the City of Reynoldsburg.

SECTION 3: That this Ordinance is deemed to be an emergency measure for the financial needs of the City to ensure the effective date of April 1, 2026. Therefore upon adoption by Council, this Ordinance shall be in effect immediately following the signature of the Mayor.

CITY OF COLUMBUS
WATER AND SEWER CONNECTION CHARGES
 REVISED for YEAR 2026

Water Main Line Front Footage- Per front foot **\$22.00/ft**
 If property has not previously been assessed or if
 the water main is not constructed under private
 water line agreement.

Sewer Main Line Front Footage- Per front foot **\$40.00/ft**
 If property has not previously been assessed or if
 the line is not constructed under private agreement.

TAP SIZE	%age for 2026	WATER CAPACITY	SEWER CAPACITY	Increase amount for 2026:
¾"	+5%	\$ 1,836.00	\$ 7,784.00	\$1,836.00
1"	-1%	\$ 2,884.86	\$ 12,232.00	\$2,884.86
1½"	+8%	\$ 6,295.32	\$ 26,688.00	\$6,295.32
2"	40%	\$ 13,056.40	\$ 55,602.00	\$13,056.40
3"	40%	\$ 26,111.40	\$ 111,202.00	\$26,111.40
4"	79%	\$ 52,165.97	\$ 222,466.00	\$52,165.97
6"	43%	\$ 83,347.55	\$ 355,850.00	\$83,347.55
8"	57%	\$ 146,411.92	\$ 622,736.00	\$146,411.92
10"	114%	\$ 286,879.84	\$ 1,223,232.00	\$286,879.84
12"	77%	\$ 443,608.02	\$ 1,890,448.00	\$443,608.02
16"	44%	\$ 402,145.92	\$ 2,224,058.00	\$402,145.92

For additional fire protection service, the capacity fee is 50% of the size specified

Water:		Sewer:	
Capacity	\$1,836.00	Capacity	\$ 7,784.00
Water Meter	\$ 211.15		
MXU Reader*	\$ 222.00		
Permit Fee	\$ 50.00		\$ 50.00
	\$ 2,319.15		\$7,834.00

Water fees of \$ 2,319.15+ Sewer fees of \$ 7,834.00 = \$ 10,153.15

**Any meter purchased 2" or larger requires a dual port MXU. The MXU cost then increases to \$291.00*Tap Size = Meter Size = Various Cost. See Attachment*

Water regulation 949.07 WATER METERS COSTS – STARTING 2026

<u>METER SIZE</u>	<u>METER COST \$</u>	<u>MXU'S READER COST \$</u>	<u>Total Cost \$</u>
5/8 x 1/2 I-PEARL	211.15	222.00	= \$ 433.15
5/8 X 3/4 I-PEARL	211.15	222.00	= \$ 433.15
1" I – PEARL	299.46	222.00	= \$ 521.46
1.5" OMNI C2	1,773.30	325.00 d/p mxu	= \$ 2,098.30
2" OMNI C2	1,782.00	325.00	= \$2,107.00
3" OMNI C2	2,082.00	325.00	= \$2,407.00
4" OMNI C2	3,642.00	325.00	= \$ 3,967.00
6" OMNI C2	6,294.00	325.00	= \$ 6,619.00
8" OMNI C2	11,178.00	325.00	= \$ 11,503.00
10" OMNI C2	14,424.00	325.00	= \$ 14,567.00

*Meters order outside of this scope above will require a special order and pricing will be determined at that rate.

*any home that wants an AUX meter will have to purchase a Dual Port (D/P) MXU radio; which is \$325.00 dollars. *These prices above do not reflect Pitted MXU, Pitted MXU have increase in prices and will be for a single port \$228.00 and Dual Port pitted MXU's are \$ 315.00 if you are required a pitted MXU this is the price you will pay.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: March 9, 2026

RE: An Ordinance to Remove Chapter 941 Sewer Regulations, Section 941.26 Determination of Sewer System Capacity Charge and Add Sections 957.18 Determination of Sewer-Capacity Charges and 957.19 Deductions From Charges of Chapter 957 Public Service Director's Regulations, Article II, and Declaring an Emergency

APPROVALS:

William Dorman
Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

two-read emergency

REASON FOR EMERGENCY:

in order to meet the April 1st effective date

STAFF REPORT:

An Ordinance to Remove Chapter 941 Sewer Regulations, Section 941.26 Determination of Sewer System Capacity Charge and Add Sections 957.18 Determination of Sewer-Capacity Charges and 957.19 Deductions From Charges of Chapter 957 Public Service Director's Regulations, Article II, and Declaring an Emergency

WHEREAS, the city of Columbus is increasing their sewer capacity fees; and

WHEREAS, these fees are directly passed along to the city of Reynoldsburg per the City's existing contract with the City of Columbus; and

WHEREAS, the city of Reynoldsburg is removing Chapter 941 Sewer Regulations, Section 941.26 Determination of Sewer System Capacity Charge of the City's Codified Ordinances and adding Sections 957.18 Determination of Sewer-Capacity Charges and 957.19 Deductions From Charges.

NOW, THEREFORE, BE IT ORDAINED BY COUNCIL BY THE CITY OF REYNOLDSBURG OHIO:

SECTION 1: That Chapter 941 Sewer Regulations, Section 941.26 Determination of Sewer System Capacity Charge be removed from the City of Reynoldsburg Codified Ordinances:

~~941.26 DETERMINATION OF SEWER SYSTEM CAPACITY CHARGE.~~

~~Effective January 1, 2000 the charge enacted under Section [941.24](#) shall be determined by the following: The system capacity charge times 145% effective January 1, 2003; 150% effective January 1, 2004; 175% effective January 1, 2005; 190% effective January 1, 2006; 200% effective January 1, 2007 established under Columbus City Code Section 1147.17, as amended to the effective date of this section, or as hereafter amended in the most recent edition~~

SECTION 2: That Chapter 957 Public Service Directors Regulations, Article II, Sections 957.18 Determination of Sewer-Capacity Charges and 957.19 Deductions From Charges of the City of Reynoldsburg Codified Ordinances shall be added accordingly:

957.18 DETERMINATION OF SEWER-CAPACITY CHARGES

Refer to following table:

WATER TAP SIZE (INCHES)	SEWER CAPACITY FEE
3/4"	\$7,784.00
1"	\$12,232.00
1 1/2"	\$26,688.00
2"	\$55,602.00
3"	\$111,202.00
4"	\$222,466.00
6"	\$355,850.00
8"	\$622,736.00
10"	\$1,223,232.00
12"	\$1,890,448.00
16"	\$2,224,058.00

957.19 DEDUCTIONS FROM CHARGES.

Applicants shall be given a capacity credit if constructing a new/larger domestic water tap. The applicant shall be credited the current rate for the existing water tap (shall be properly removed at the corporation stop) as it relates to the current sewer capacity fees.

SECTION 3: Capacity fees are being adjusted to reflect an increase in the city of Columbus capacity fees (Chapter 1959, Section 1147.17 of the city of Columbus City Code), which are passed through directly to the city of Reynoldsburg.

SECTION 4: This Ordinance is declared to be an emergency measure necessary in order to meet the necessary effective date of April 1, 2026; therefore, this Ordinance shall be in full force and effect immediately upon passage by Council and the signature of the Mayor.

CITY OF COLUMBUS
WATER AND SEWER CONNECTION CHARGES
 REVISED for YEAR 2026

Water Main Line Front Footage- Per front foot \$22.00/ft
 If property has not previously been assessed or if
 the water main is not constructed under private
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 If property has not previously been assessed or if
 the line is not constructed under private agreement.

TAP SIZE	%age for 2026	WATER CAPACITY		SEWER CAPACITY		Increase amount for 2026:
¾"	+5%	\$	1,836.00	\$	7,784.00	\$1,836.00
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1½"	+8%	\$	6,295.32	\$	26,688.00	\$6,295.32
2"	40%	\$	13,056.40	\$	55,602.00	\$13,056.40
3"	40%	\$	26,111.40	\$	111,202.00	\$26,111.40
4"	79%	\$	52,165.97	\$	222,466.00	\$52,165.97
6"	43%	\$	83,347.55	\$	355,850.00	\$83,347.55
8"	57%	\$	146,411.92	\$	622,736.00	\$146,411.92
10"	114%	\$	286,879.84	\$	1,223,232.00	\$286,879.84
12"	77%	\$	443,608.02	\$	1,890,448.00	\$443,608.02
16"	44%	\$	402,145.92	\$	2,224,058.00	\$402,145.92

For additional fire protection service, the capacity fee is 50% of the size specified

Water:		Sewer:	
Capacity	\$1,836.00	Capacity	\$ 7,784.00
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Permit Fee	\$ 50.00		\$ 50.00
	\$ 2,319.15		\$7,834.00

Water fees of \$ 2,319.15+ Sewer fees of \$ 7,834.00 = \$ 10,153.15

**Any meter purchased 2" or larger requires a dual port MXU. The MXU cost then increases to \$291.00*Tap Size = Meter Size = Various Cost. See Attachment*

Water regulation 949.07 WATER METERS COSTS – STARTING 2026

<u>METER SIZE</u>	<u>METER COST \$</u>	<u>MXU'S READER COST \$</u>	<u>Total Cost \$</u>
5/8 x 1/2 I-PEARL	211.15	222.00	= \$ 433.15
5/8 X 3/4 I-PEARL	211.15	222.00	= \$ 433.15
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3" OMNI C2	2,082.00	325.00	= \$2,407.00
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10" OMNI C2	14,424.00	325.00	= \$ 14,567.00

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*any home that wants an AUX meter will have to purchase a Dual Port (D/P) MXU radio; which is \$325.00 dollars. *These prices above do not reflect Pitted MXU, Pitted MXU have increase in prices and will be for a single port \$228.00 and Dual Port pitted MXU's are \$ 315.00 if you are required a pitted MXU this is the price you will pay.

**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: March 9, 2026

RE: An Ordinance Authorizing the Mayor to Enter into a Contract with O. R. Colon for Support Services Relating to Summit Road Improvements, Appropriating Funds Therefor, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

two-read emergency

REASON FOR EMERGENCY:

to facilitate construction timelines

STAFF REPORT:

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH O. R. COLON FOR SUPPORT SERVICES RELATING TO SUMMIT ROAD IMPROVEMENTS, APPROPRIATING FUNDS THEREFOR, AND DECLARING AN EMERGENCY

WHEREAS, the City has completed the civil engineering design work for the Summit Road Improvement Project (limits of prior improvements south of Summit High School to East Main Street); and

WHEREAS, the current design requires additional property acquisition to allow for improved vehicular and pedestrian facilities; and

WHEREAS, O. R. Colon Associates will provide right-of-way support services (document preparation, closings, and recordings, etc.) pertaining to the twenty-eight (28) parcels within the project limits; and

WHEREAS, the total cost of these services is \$100,250.00 (Exhibit A), which shall be reimbursed per the right-of-way (R/W) line item outlined in the City's recently awarded Ohio Public Works (OPWC) application.

NOW, THEREFORE, BE IT ORDAINED BY COUNCIL BY THE CITY OF REYNOLDSBURG OHIO.

SECTION 1: That the Mayor is authorized to enter into a contract with O. R. Colon Associates for support services relating to Summit Road Improvement Project (limits of prior improvements south of Summit High School to East Main Street).

SECTION 2: That \$100,250.00 shall be appropriated from the unappropriated Capital Improvement Fund (410) and appropriated to the account number 110.448.5339 Miscellaneous Contract Services Fund.

SECTION 3: That these funds will be reimbursed to the Capital Improvement Fund (410) when the bond funds are received.

SECTION 4: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of public safety, and in order to enable the City to enter into timely contracts for the construction of the improvement; wherefore, this Ordinance shall be in full force and effect immediately upon its approval of Council and following the signature of the Mayor.

O.R. Colan Associates

Phone: (330) 936-2812

Email: tjones@orcolan.com

Website: orcolan.com

Date: February 10, 2026

Client Name: William Dorman

Client Title: Public Service/Building Director

Client Organization: City of Reynoldsburg

Address: 7232 East Main Street, Reynoldsburg, OH 43068

Subject: Summit Road Right-of-Way Services

Dear Mr. Dorman:

Thank you for the opportunity to support the City of Reynoldsburg on the acquisition of right-of-way for the Summit Road project. This letter serves as both a formal proposal and work order authorization for O.R. Colan Associates (“ORC”) to provide the requested right-of-way services.

1. Scope of Work

ORC will provide professional right-of-way services in support of the Summit Road project.

The scope includes:

- Project Management of the abbreviated title reports, appraisal/valuation services, document prep and closing services. Additional project management will be invoiced on an hourly basis.
 - Coordination with engineering and legal.
 - City or engineering team will provide necessary plats, plans and legal descriptions for each parcel
- Abbreviated title reports for twenty-eight (28) parcels based upon ODOT’s scope of work.
- Value Analysis and Value Finding reports for twenty-eight (28) parcels using ODOT formats.
- ORC will prepare acquisition documents for the necessary twenty-eight (28) parcels for the project using the ODOT LPA forms.
- Upon reaching the City reaching an agreement with landowners, City will process a check in the agreed upon amount to proceed with closing. ORC will perform a title update prior to closing. ORC will coordinate with City staff to complete the closings of the parcels and record the needed deeds and easements with Franklin County.
 - Recording fees will be passed through to client at actual costs with County receipts.
 - It should be noted that ORC has not included any services for lien releases in this proposal. Should lien releases be needed or requested, ORC reserves the right to a contract modification for the time associated with obtaining those releases. To expedite the closing process, ORC would recommend any necessary releases be obtained during the negotiation process by the City.
- ORC agents are available to support the City during the negotiation process at an hourly rate outlined below, should additional assistance be needed.

2. Schedule

Work is scheduled to begin no later than 3/1/2026 and is anticipated to be completed by 9/1/2026 subject to client direction, third-party timelines, and acquisition complexity.

Milestone targets:

- Kickoff & mobilization: 3/1/2026
- Abbreviated Title Report Completion: 4/1/2026
- Appraisal completion: 5/1/2026
- Document Preparation: 5/1/2026-5/15/2026
- Negotiation Support for Landowner Negotiations (as needed): 5/15/2026-8/1/2026
- Closings: 8/1/2026-9/1/2026

3. Cost and Billing Terms

ORC proposes to perform this work on a mix of per parcel and Time & Materials basis.

Financials:

- ORC proposes the following fees for the services outlined:
 - Total Compensation: \$100,250.00
 - Abbreviated Title Reports - \$19,600.00
 - 28 parcels at \$700 per parcel
 - Appraisal/Valuation Services - \$30,950.00
 - 19 Value Analysis at \$750 per parcel
 - 9 Value Findings at \$1,750 per parcel
 - Document Prep - \$21,000.00
 - 28 parcels @ \$750 per parcel
 - Closings Services - \$28,700.00
 - 28 Formal Closings at \$900 per parcel
 - Recording Fees for 28 parcels at \$125 per parcel (Invoiced at actual fees with County receipts)
 - ORC staff are available to assist with negotiation services as needed through the project at the below hourly rates and categories. It is noted that any services associated with this service are not included in the totals above:

Position	Hourly Rate
Divisional Director	\$300.00
Project Manager	\$250.00
Agent	\$135.00
Document Specialist	\$125.00
QA/QC	\$130.00

- Invoicing:
 - Per Parcel Tasks will be invoiced upon the completion of task on a per parcel basis.
 - Additional services will be invoiced monthly based on above hourly rates, net 30 days from invoice date
- Reimbursables: Pre-approved expenses per contract terms
 - Recording Fees will be invoiced at actual rates with county receipts

Any changes to scope, timeline, or budget will be discussed and approved in writing before implementation. Should billings approach the not to exceed amount. ORC and Client will discuss how to proceed in advance to maintain project flow.

5. Assumptions and Dependencies

- ORC will rely on timely access to project documents, parcel data, and third-party contacts.
- Legal descriptions and survey data are to be provided by the client or engineer.
- ORC will perform services in accordance with all applicable laws, regulations, and industry standards.
- Our pricing is based on current market conditions and is valid for a period of 60 days from the date of this proposal. If award or notice to proceed occurs after this period, ORC reserves the right to adjust pricing to reflect changes in labor rates, subcontractor costs, or other market-driven factors.
- The proposed pricing is based on the project scope, schedule, and parcel count as outlined in information provided on January 12, 2026. Should the scope of services be reduced, parcel counts revised, or the project schedule materially altered, ORC will review the impact on costs and provide an adjusted fee proposal for client approval.
- If delays outside of ORC’s control occur (e.g., environmental approvals, design deliverables, permitting, or right-of-entry issues) that materially impact the schedule or staff assignments, ORC reserves the right to renegotiate pricing or adjust staffing plans to reflect the revised project timeline.

6. Authorization

To proceed with this work, please sign below and return this letter. Work will begin upon receipt of authorization.

If you have any questions or need further details, don’t hesitate to reach out directly. We look forward to continuing our partnership and delivering exceptional results on this project.

Sincerely,
Tracy Jones
Divisional Director
O.R. Colan Associates

Authorization to Proceed

By signing below, City of Reynoldsburg authorizes O.R. Colan Associates to proceed with the services outlined above under the terms stated.

City of Reynoldsburg Authorized Representative

Name: _____

Title: _____

Signature: _____

Date: _____

ORC Authorized Representative

Name: Tracy M. Jones

Title: Divisional Director

Signature: 

Date: 2/10/2026



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: March 9, 2026

RE: An Ordinance Authorizing the Mayor to Enter into a Contract with JLD Construction Services, LLC for the City of Reynoldsburg Parks and Public Service Access Road Project, Appropriating Funds, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

two-read emergency

REASON FOR EMERGENCY:

in order to meet the timeline for continuing construction on this project

STAFF REPORT:

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH JLD CONSTRUCTION SERVICES, LLC FOR THE CITY OF REYNOLDSBURG PARKS AND PUBLIC SERVICE ACCESS ROAD PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY

WHEREAS, the city of Reynoldsburg received multiple bids for the Parks and Public Service Access Road Project on February 6, 2026; and

WHEREAS, the City Engineer has reviewed the bids submitted and determined that the lowest and best bidder for the project is JLD Construction Services, LLC; and

WHEREAS, the City Engineer has also concluded that JLD Construction Services, LLC has the ability, resources, experience to properly complete this project; and

WHEREAS, the City Engineer recommends that the Mayor enter into a contract with JLD Construction Services, LLC for \$2,034,536.50 for the construction of the Parks and Public Service access road.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor is hereby authorized to enter into contract with JLD Construction Services, LLC for \$2,034,536.50 for the construction of the Parks and Public Service access road.

SECTION 2. That a contingency of \$244,144.38 (12%) also be included in the total funding for this project.

SECTION 3. That \$2,278,680.88 shall be appropriated from the unappropriated Capital Improvement Fund (410) and appropriated to the account number 110.448.5339 Miscellaneous Contract Services Fund.

SECTION 4. That these funds will be reimbursed to the Capital Improvement Fund (410) when the bond funds are received.

SECTION 4. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City, and further to facilitate as soon as possible in order to meet contract deadlines; wherefore upon adoption by Council, this Ordinance shall be in effect immediately following the signature of the Mayor.

**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: March 9, 2026

RE: An Ordinance Authorizing the Mayor to Enter into a Contract with EMH&T for Engineering Design Services Relating to the City's State Route 256 Intersection Improvement Project

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH EMH&T FOR ENGINEERING DESIGN SERVICES RELATING TO THE CITY'S STATE ROUTE 256 INTERSECTION IMPROVEMENT PROJECT

WHEREAS, EMH&T will provide engineering design services related to the City's State Route 256 Intersection Improvements Project (five-way intersection to southern corporation boundary); and

WHEREAS, the City applied for and was recently awarded an Ohio Public Works Commission (OPWC) grant to offset future construction costs related to this project; and

WHEREAS, the total cost for engineering design services is \$532,400.00 to be funded through the City's Capital Improvement Project Fund (410).

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION I. That the Mayor is hereby authorized to enter into a contract with EMH&T for

engineering design services for the State Route 256 Intersection Improvement Project (five-way intersection to the southern corporation boundary).

SECTION 2. That an amount of \$532,400.00 be appropriated from the unappropriated Capital Improvement Fund (410) and appropriated to the account number 110.448.5339 Miscellaneous Contract Services Fund.

SECTION 3. That upon adoption by Council, this Ordinance shall be in effect thirty days following the signature of the Mayor.



Engineers, Surveyors, Planners, Scientists

January 29, 2026

Mr. William Dorman
Director of Public Service
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

Subject: SR 256 Improvements

Dear Mr. Dorman,

EMH&T is pleased to submit our proposal for professional services for the City's State Route 256 Intersection Improvements. The following assumptions are the basis for EMH&T's scope of work and professional fee in this proposal:

PROJECT ASSUMPTIONS

1. This project will extend improvements along SR-256 from the 5-Way Intersection to Taylor Road SW. The anticipated work limits encompass five (5) intersections: 5-Way, Farmsbury Drive, Taylor Park Drive, Taylor Road SW, and Taylor Road SW/Taylor Square Drive, as illustrated on the attached exhibit.
2. Improvements at the 5-Way Intersection are expected to extend along all legs of the intersection, including approximately 800 feet along Lancaster Avenue (north), 900 feet along Livingston Avenue (west), 850 feet along SR-256 (south), 50 feet along Slate Ridge Boulevard (east), and 50 feet along Graham Road (north). Planned enhancements include pavement resurfacing with widening for additional turn lanes, traffic signal upgrades—specifically, replacement of span wire systems with mast arm installations—sidewalk improvements, storm sewer upgrades, and other associated roadway corridor improvements.
3. At the Farmsbury Drive, Taylor Park Drive, Taylor Road SW, and Taylor Road SW/Taylor Square Drive intersections, the scope of work will be limited to ADA-related improvements, including curb ramp upgrades, pedestrian pushbuttons, audible pedestrian signal features, and operational timing adjustments.
4. The traffic signal improvement scope outlined in this proposal is based upon the recommendations provided by EMH&T in the memorandum dated June 6, 2025.
5. The proposed fees assume that two additional turn lanes will be incorporated into the design of the 5-Way Intersection. Should the traffic study identify the need for additional improvements beyond these assumptions, corresponding fee adjustments may be required.
6. The scope of services identified in this document reflects EMH&T's knowledge of the project requirements at the time this proposal was prepared and serves as a basis for the price proposal and agreed fee. However, changes in services may be required as the project develops and information becomes available. As the project develops, EMH&T will advise you of significant changes in the work that may require modification of the agreement and maintain separate cost accounting for each item.

SCOPE OF SERVICES

The Scope of Services for this improvement is outlined below:

1. Traffic Study

EMH&T will study the SR 256/Livingston Avenue/Lancaster Road/Graham Road/Slate Ridge Boulevard five-points intersection as outlined below.

- a. Study Area - The Study Area of this TIS is limited to the SR 256/Livingston Avenue/Lancaster Road/Graham Road/Slate Ridge Boulevard five-points intersection
- b. Data Collection - EMH&T will perform morning (6-10 AM) and afternoon (2-6 PM) turning-movement counts at the Study Area intersection. In addition, we will count movements to/from three driveways accessing the Livingston Center retail area and Burger King in the southwest quadrant of the intersection and one driveway accessing the Slate Ridge Office Park from Graham Road.
- c. Safety Review - EMH&T will review previous safety assessments documented in the FRA SR-256 0.74 Safety Study and consider countermeasures in the development of recommendations for roadway improvements.
- d. Traffic Forecasting - This study will increase counts to design-year conditions based on a growth rate that we will request from the Mid-Ohio Regional Planning Commission. We will prepare Study Area traffic volumes for both morning and afternoon peak hours during horizon year (20 years after opening) conditions.
- e. Analysis and Recommendations - EMH&T will use Synchro (v.12) software to evaluate intersection capacity at the Study Area intersection. Traffic analysis is limited to AM and PM peak capacity analysis for horizon year, No-Build and Build conditions. We will evaluate the length of existing and proposed Study Area turn lanes using SimTraffic queue simulation with reference to the Location and Design Manual § 401 (Ohio Department of Transportation).
- f. Reports and Documentation - We will prepare a report documenting the findings and methodology of the study. We will submit the report to Reynoldsburg staff for review. We will respond to one set of review comments pertinent to the scope of study outlined above.

2. Survey

Conduct a topographic & right-of-way survey of the subject area as defined on the attached exhibit.

- a. Prior to performing any field work and as required by Ohio811, EMH&T will contact Ohio811 regarding field marking existing utilities.
- b. Research available public records such as deeds, plats, right-of-way plans and surveys on file at the county engineer's office, to aid in the retracement of the boundary survey of the subject area.
- c. Features and "Ground Shots" will be located on a 50' grid or at sufficient spacing to produce 1' contour intervals.
- d. Field locate observed site improvements to include but not limited to: streets, alleys, roads, drives, walkways, sidewalks, paths, street names, fences, gates, retaining walls, buildings, structures and sheds within the project limits.

- e. Field locate marked utilities such as; storm, sanitary, gas, water, electrical, transformers, pull boxes and communications within the project limits.
- f. Field locate water courses, ditches, edge of streams, rivers and bodies of water.
- g. Obtain roadway measurements and pavement markings, utilize a law enforcement officer for safety purposes.
- h. Set a minimum of 4 site benchmarks and provide the established horizontal and vertical coordinates with detailed description.
- i. Establish the right-of-way lines based upon the above research in combination with field located boundary markers. Our survey will meet or exceed the minimum requirements of Ohio Administrative Code 4733-37.
- j. The survey fee includes reasonable accommodation, under the Standard of Care, to investigate and identify existing field boundary conditions to determine the property limits. Unless otherwise noted herein, this accommodation does not include the establishment of field control beyond the property due to the existence of limited or insufficient field monumentation nor does it include extensive investigation due to conflicting evidence with found monumentation.

3. Geometric Design and Grading

The Conceptual geometrics shown on the enclosed exhibit will be refined to a level of commensurate with detailed design activities.

- a. EMH&T will prepare an AutoCAD basemap of existing conditions by integrating topographic survey data, record plan information, and GIS features. Following completion of the basemap, a field walk will be conducted to verify accuracy and confirm the locations of existing utilities.
- b. Develop proposed horizontal alignment geometry of intersection. Incorporate the findings and recommendations from the traffic study into the geometric design. Refine horizontal geometrics at intersections and driveway locations to achieve appropriate operational and safety performance. Review and establish sidewalk and shared-use path connections to ensure compliance with accessibility and connectivity objectives.
- c. Develop the proposed vertical alignment (Roadway Profile) in accordance with applicable design standards and project constraints.
- d. Prepare typical roadway sections reflecting proposed lane configurations, widths, and associated features. Develop preliminary cross sections and design roadside grading to ensure proper drainage and constructability.
- e. Prepare a preliminary layout of required storm sewer modifications.
- f. Develop a preliminary traffic signal layout based on anticipated intersection improvements.
- g. Establish preliminary construction limits and identify corresponding right-of-way needs.
- h. Prepare and submit a Preliminary Geometric Plan for review by the City and other applicable review agencies.

4. Roadway and Drainage Plan

- a. EMH&T will prepare construction plans for 60%, 90%, and Final design phases. These plans will include a combination of the following components:
 - i. General Sheets - Title Sheet, Schematic Plan and Survey Control, Typical Sections and Details, General Notes, and Estimate of Quantities
 - ii. Roadway Plan and Profile – The roadway is proposed to be resurfaced with areas of full reconstruction and widening. Accordingly, only minor adjustments to the profile grade are anticipated along most of the corridor. EMH&T will establish curb profile grades for both sides of the roadway, implementing minor adjustments to improve stormwater flow to inlets. In isolated locations with existing poor drainage, limited full-depth reconstruction and more substantial curb adjustments will be performed to enhance drainage performance.
 - iii. Pavement Analysis – In areas where the roadway will be widened to accommodate new turn lanes, EMH&T will engage a subconsultant to obtain pavement cores. These borings will document existing pavement thicknesses and structural composition. EMH&T will evaluate the pavement core data in conjunction with available record plans to determine an appropriate pavement section for all proposed widening. The resulting pavement section will be designed to match or appropriately transition to the existing roadway to ensure long-term performance and constructability.
 - iv. Cross Sections – Cross sections will be prepared at 50-foot intervals to illustrate proposed grading along the roadway and adjacent roadside areas.
 - v. Intersection & Driveway Details - Detailed drawings will be prepared for each intersecting street and private driveway, illustrating proposed limits, grades, and drainage patterns.
 - vi. Storm Sewer Design - The storm sewer system will primarily utilize the existing infrastructure, with only minor modifications where roadway widening occurs. EMH&T will prepare a storm sewer tributary area map for the corridor and complete all necessary drainage design computations in accordance with the City's Stormwater Design Manual.
 - vii. Post Construction BMP Plans and Details – Details will be prepared in accordance with the City's Stormwater Design Manual and applicable Ohio EPA requirements for post-construction stormwater management. EMH&T will develop layout sheets, design details, sizing calculations, and supporting narrative to document the selected BMPs and their functionality.
 - viii. Fire Hydrant Relocation Plan (if-needed) – It is anticipated that approximately three (3) fire hydrants will be in conflict with the proposed improvements. A Fire Hydrant Relocation Plan will be prepared to address any existing hydrants that are impacted by roadway widening, grading adjustments, or modifications to curb lines and utility alignments.
 - ix. Landscape Plan – Plan will be prepared as a focused corridor-level streetscape plan consisting primarily of street tree planting layout and associated design details.
 - x. Sediment and Erosion Control Plan - Sediment and Erosion Control Plan will be prepared in accordance with the City of Reynoldsburg's standards , incorporating

applicable Ohio EPA requirements and detailing the temporary best management practices necessary to control sedimentation and erosion throughout construction.

- b. Final R/W Exhibit – EMH&T will prepare color right-of-way exhibits for individual property owners, illustrating the proposed improvements over aerial photography of existing conditions. These exhibits will assist the City during coordination and acquisition discussions with affected property owners.

5. Traffic Plan

- a. Traffic Signal Improvements - Based on the foregoing assumptions, EMH&T will develop traffic signal improvement plans to provide Accessible Pedestrian Signal (APS) features as outlined below for each intersection.
 - i. All intersections:
 - 1. Calculate pedestrian times for walk and don't walk.
 - 2. Specify conduit/wiring to service the updated pedestrian features.
 - 3. Provide phasing / timing updates.
 - ii. SR 256 at Taylor Road
 - 1. Accessible pedestrian pushbuttons for the north and west crosswalk.
 - 2. No pedestrian crossing signs for the east and south legs.
 - 3. Pedestrian pedestals on the SW and NW corners.
 - 4. Existing pedestrian signal heads will remain.
 - 5. No modifications to existing traffic signal mast arm structures.
 - 6. Existing curb ramps to remain, but sidewalk replaced where impacted by new signal conduit.
 - iii. SR 256 at Taylor Park Drive
 - 1. Accessible pedestrian pushbuttons for all 4 crosswalks.
 - 2. Pedestrian pedestals on all 4 corners
 - 3. New curb ramps on the SW, SE and NE corners.
 - 4. No modifications to existing traffic signal mast arm structures.
 - 5. Sidewalk replaced where impacted by new signal conduit.
 - 6. East crosswalk shifted east.
 - iv. SR 256 at Farmsbury Drive
 - 1. Accessible pedestrian pushbuttons for all 4 crosswalks.
 - 2. Pedestrian pedestals on all 4 corners
 - 3. New curb ramps on the SE corner.
 - 4. No modifications to existing traffic signal mast arm structures.
 - 5. Sidewalk replaced where impacted by new signal conduit.
 - 6. East crosswalk located adjusted.
 - v. SR 256 at 5-points
 - 1. Existing traffic signal removed

2. Full new traffic signal designed. We will attempt to design the replacement with mast arms. If mast arms are not feasible, due to the size and unique geometry, a span wire traffic signal will be designed. If it is determined that a mast arm traffic signal is not feasible, we will notify the city prior to proceeding with the design of a span wire signal.
 3. New curb ramps on the SE and NE corners. (if turn lanes are added, this list of curb ramp may need to updated)
 4. Sidewalk replaced where impacted by new signal conduit.
- vi. Taylor Road at Taylor Square Drive
1. Accessible pedestrian pushbuttons for all 4 crosswalks.
 2. Pedestrian pedestals on all 4 corners
 3. Ex. curb ramps to remain.
 4. No modifications to existing traffic signal mast arm structures.
 5. Sidewalk replaced where impacted by new signal conduit.
- b. Signing and Pavement Marking Modifications - Traffic control (signing and pavement marking) modification plans will be provided for all intersections. Traffic control modifications at the 5-points intersection will include the turn lane additions as well as stop bar and crosswalk modifications. Traffic control modifications at the remaining intersections will be limited to stop bar and crosswalk adjustments.
- c. Maintenance of Traffic - Detailed maintenance of traffic plans will be developed for the turn lane improvements planned at the 5-points intersection. Maintenance of traffic plans will not be developed for improvements at the remaining intersections. Signal upgrades and sidewalk improvements at these other intersections will be addressed with notes and references to standard construction drawings.
- d. Street Lighting Modifications - Street lighting modifications will be designed for existing street lighting impacted by the addition of new turn lanes at the 5-points intersection. It is anticipated that the existing lighting controllers will be reused and will not be impacted by the project.

6. Right-of-Way Exhibits and Legal Descriptions

- a. Legal descriptions and exhibits will be prepared for warranty deeds and easements for utilities, drainage, and/or temporary construction. For the purposes of this proposal, we have assumed a total of ten (10) Descriptions with accompanying boundary exhibits.

7. Project Coordination and Permitting

- a. EMH&T will advocate for advancement of the project through the following services.
 - i. Attend Meetings as directed by the City including preparation and documenting meeting minutes (up to 6 meetings).
 - ii. Prepare exhibits for coordination and meetings.
 - iii. Prepare project schedule upon authorization and periodically update throughout the life of the project.
 - iv. Coordinate with Subconsultants and manage schedules.

- b. EMH&T will coordinate with private utility companies. We will ask private utilities to verify that their facilities are shown completely and accurately on the plans and work with their designers to identify conflicts and plan for adjustments. Services include the following:
 - i. Submit plans to utility companies at each (30%, 60%, 90%, and Final) phases of design.
 - ii. Organizing coordination meetings and reviewing relocation plans for private utilities.
 - iii. Maintain a correspondence log with private utility companies.
- c. EMH&T will coordinate with ODOT throughout the design process to ensure compliance with ongoing ODOT Projects (SR-256 Signal Timing / I-70 Interchange).
 - i. EMH&T will maintain ongoing communication with ODOT District staff, addressing any impacts to state-maintained facilities, ensuring signal timing coordination, and incorporating those coordination efforts throughout the design process.
- d. EMH&T will prepare a formal SWPPP manual for use by the City and its contractor during construction.
 - i. The manual will be submitted to the Ohio EPA along with a Notice of Intent (NOI) for coverage under the state's General Permit for construction activities.
 - ii. EMH&T will pay the application fee and will be reimbursed by the City.

8. Bidding Services

- a. EMH&T will prepare bidding and contract documents using the City's Bid Express platform. This will include any additional bid requirements identified by the funding source.
- b. EMH&T will review the bidder questions and prepare bid addenda as needed during the bidding process.
- c. We will review bids, prepare a bid tabulation, and make an award recommendation following the receipt of bids.
- d. Conformed contracts will be prepared and delivered to the City-selected contractor for signatures prior to the preconstruction meeting.

(Allowance / If Authorized Services)

9. Right-of-Way Acquisition Support (If Authorized)

It is our understanding that the City is requesting that EMH&T provide a budgetary allowance for right-of-way acquisition support. The scope of work to be performed under this allowance is as follows:

- a. Throughout the design process, EMH&T will make every effort to maintain all proposed improvements within the existing right-of-way limits. However, based on preliminary engineering completed to date, it is anticipated that permanent right-of-way will be required from approximately ten (10) property owners.

- b. Our subconsultant will perform title research for each affected parcel to identify ownership, existing encumbrances, easements, and any recorded property interests relevant to the acquisition process.
- c. Our subconsultant will prepare appraisal reports to establish fair and reasonable valuations for the proposed acquisitions. These reports will document the methodology, assumptions, and supporting data used to assess the impact of the project on each property. All appraisal activities will be completed in accordance with applicable state and local requirements, providing the City with the necessary documentation to support subsequent right-of-way negotiations.
- d. It is further anticipated that the City will be responsible for issuing offer letters, conducting negotiations, and completing closing activities associated with the right-of-way acquisition.

10. Construction Phase Design Support (If Authorized)

It is our understanding the City is requesting that EMH&T provide a budgetary allowance for design support during construction. The scope of work to be performed under this allowance is as follows:

- a. Review shop drawings and material submittals as requested by the City / contractor. Provide review comments with recommendations.
- b. Review design-related requests for information (RFI) from the contractor as requested by the City and prepare responses.
- c. Conduct periodic site observation services as needed to respond to contractor requests for clarification and perform submittals reviews.
- d. Attend preconstruction and other construction phase meetings as requested by the City.
- e. Provide limited utility coordination during construction. EMH&T will hand off management of any private utility relocation to the City's CA/CI consultant but will be available to answer questions or help resolve issues at the request of the City.
- f. On-going right-of-way acquisition support such as staking right-of-way or preparing additional legal descriptions on properties already surveyed.
- g. Prepare record drawings using red-line mark-ups provided by the City's CA/CI consultant.

These allowances are budgetary estimates for consultation during construction based on similar recent projects. EMH&T will provide services to support the construction phase in a task-oriented manner as directed by the City and to the level of effort desired by the City and limited by available budget.

EXCLUSIONS

1. Planning and zoning submittals and coordination
2. Floodplain modeling and permitting
3. Water modeling
4. Construction phase management and inspection services
5. Retaining wall design

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 (effective January 1, 2024) and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall be hourly, not to exceed the amount shown in the Fee Summary table below without prior authorization from the City. Invoices will be submitted monthly and based on the progress of the work and are payable upon receipt.

No.	Description	Fee
1.	Traffic Study	\$40,600
2.	Survey	\$64,000
3.	Geometric Design and Grading	\$43,500
4.	Roadway and Drainage Plan	\$115,500
5.	Traffic Plan	\$135,300
6.	Right-of-Way Exhibits and Legal Descriptions	\$18,000
7.	Project Coordination and Permitting	\$31,200
8.	Bidding Services	\$7,000
Base Services Total Fee (1-8)		\$455,100
	Allowance / If Authorized Services	
9.	Right-of-Way Acquisition Support	\$24,000
10.	Construction Phase Design Support	\$53,300
Base Services (1-9) + If Authorized Services Total Fee (9-10)		\$532,400

The receipt of a signed copy of this proposal will constitute authorization to begin work. If this proposal is not accepted and executed within ninety (90) days, EMH&T reserves the right to adjust the fee or withdraw the offer to perform the described services. Further, if the services are suspended for more than ninety (90) days, EMH&T shall be entitled to an equitable adjustment in the service fee and/or schedule.

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,



Mitchell Yake, PE

cc: Joseph Begeny, Mayor

Acceptance and Authorization to Proceed:

Authorized Signature/Date

PO Number/Date

Print Name