

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, September 14, 2026

6:30 PM

Council Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES

- a. Regular Meeting Minutes for July 27, 2026

6. 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.

- a. The Reynoldsburg Mayor's 2026 Business and Development Breakfast
- b. Pro Consulting Parks & Recreation Master Plan Presentation

7. PROCLAMATIONS

- a. A Proclamation Recognizing September as Suicide Prevention Month

8. MOTIONS

- a. A Motion to Reconsider Ordinance No. 54-2026 an Ordinance Authorizing the Mayor to Enter into a Contract with Shelly & Sands, Inc. for the Summit Road Improvement Project (Mueller Drive to East Main Street), Authorizing and Appropriating Project Funding, Authorizing the Acceptance and use of OPWC Grant and Loan Proceeds to Adjust Funding Distribution, and Declaring an Emergency

9. REPORTS

a. Clerk of Courts Report

1. Clerk of Court Report July 2026

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

c. Public Service & Transportation Committee

1. An Ordinance Authorizing the Mayor to Enter into a Contract with Local Waste Services, LTD. to be the Sole Provider of Solid Waste, Recyclable, and Yard Waste Collection Services for Residential, Municipal, and Special Events in the City of Reynoldsburg
2. An Ordinance Authorizing the Mayor to Enter into a Contract with Rumpke Trash and Recycling for Recycling Processing Generated by Residential, Municipal, and Special Events in the City of Reynoldsburg
3. An Ordinance to Establish Chapter 753 of the Codified Ordinances of the City of Reynoldsburg for the Purpose of Permitting and Regulating Food Trucks
4. A Resolution of Intent to Appropriate Property and Easements for the Waggoner Road Phase II Project and Related Improvements for the Public Purpose of Making or Repairing a Public Road

d. Finance & Administration Committee

1. An Ordinance to Amend the Investment Policy of the Treasury Board
2. An Ordinance to Amend Ordinance 65-2025 Providing for Adjustments to the Annual Budget for the City of Reynoldsburg, State of Ohio, for Fiscal Year Ending December 31, 2025, and to Adjust for Personal Services, TIF Funding, and Other Miscellaneous Expenses, and Declaring an Emergency
3. An Ordinance Authorizing the Mayor to Enter into a Contract for City Property, Liability, Automobile, and Terror Insurance for a One-Year Period Beginning October 14, 2026 through October 13, 2027 with Willis Towers Watson and Its Related Companies, and Declaring an Emergency
4. A Resolution to Approve Payment of Services Performed to the Auditor's Certificate of Availability of Funds for Vector Disease Control

e. Development, Parks & Recreation Committee

1. Executive Session

Pursuant to Ohio Revised Code Section 121.22(G)(5) "matters required to be kept confidential by federal law or regulations or state statutes."

An Ordinance Authorizing an Agreement with VTRE Development, LLC, or an Affiliate, Providing for a Project and a Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency

An Ordinance Authorizing an Agreement with TCC Reynoldsburg I, LLC or an Affiliate,

Providing for a Project and a Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency

An Ordinance Authorizing an Agreement with TCC Reynoldsburg II, LLC or an Affiliate, Providing for a Project and Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency

2. An Ordinance to Approve the Final Plat Plan for the M/I Homes of Central Ohio, LLC Development at Summit Crossing, Section 2, Phases A and B, and Declaring an Emergency

10. RESOLUTIONS - CONSENT AGENDA

- a. A Resolution of Intent to Appropriate Property and Easements for the Waggoner Road Phase II Project and Related Improvements for the Public Purpose of Making or Repairing a Public Road
- b. A Resolution to Approve Payment of Services Performed to the Auditor's Certificate of Availability of Funds for Vector Disease Control

11. CONSENT AGENDA FOR EMERGENCY ADOPTION

- a. An Ordinance Authorizing an Agreement with VTRE Development, LLC, or an Affiliate, Providing for a Project and a Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency
- b. An Ordinance Authorizing an Agreement with TCC Reynoldsburg 1, LLC or an Affiliate, Providing for a Project and a Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency
- c. An Ordinance Authorizing an Agreement with TCC Reynoldsburg II, LLC or an Affiliate, Providing for a Project and Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency
- d. An Ordinance to Amend Ordinance 65-2025 Providing for Adjustments to the Annual Budget for the City of Reynoldsburg, State of Ohio, for Fiscal Year Ending December 31, 2025, and to Adjust for Personal Services, TIF Funding, and Other Miscellaneous Expenses, and Declaring an Emergency

12. CONSENT AGENDA FOR FIRST READING

- a. An Ordinance to Approve the Final Plat Plan for the M/I Homes of Central Ohio, LLC Development at Summit Crossing, Section 2, Phases A and B, and Declaring an Emergency
- b. An Ordinance Authorizing the Mayor to Enter into a Contract with Local Waste Services, LTD. to be the Sole Provider of Solid Waste, Recyclable, and Yard Waste Collection Services for Residential, Municipal, and Special Events in the City of Reynoldsburg
- c. An Ordinance Authorizing the Mayor to Enter into a Contract with Rumpke Trash and Recycling for Recycling Processing Generated by Residential, Municipal, and Special Events in the City of Reynoldsburg

- d. An Ordinance to Establish Chapter 753 of the Codified Ordinances of the City of Reynoldsburg for the Purpose of Permitting and Regulating Food Trucks
- e. An Ordinance to Amend the Investment Policy of the Treasury Board
- f. An Ordinance Authorizing the Mayor to Enter into a Contract for City Property, Liability, Automobile, and Terror Insurance for a One-Year Period Beginning October 14, 2026 through October 13, 2027 with Willis Towers Watson and Its Related Companies, and Declaring an Emergency

13. CONSENT AGENDA FOR SECOND READING

- a. An Ordinance to Authorize the Mayor to Enter into a Contract with Ohio Electric Services for the Construction of an Electrical Vehicle (EV) Charging Station, and Appropriating Funds Therefor
- b. An Ordinance to Amend Chapter 953 Water Charges, Section 953.01(a) Water Rate Schedule for the Code of Ordinances for the City of Reynoldsburg, Ohio

14. OTHER COUNCIL MATTERS

- a. Discussion of Funding Requests for 501 (3) (c) Organizations

15. UPCOMING MEETINGS

- a. September 17, 2026 Planning & Zoning
September 28, 2026 Council
October 1, 2026 Planning & Zoning
October 12, 2026 Council
October 16, 2026 Planning & Zoning
October 26, 2026 Council

16. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
July 27, 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 for July 13, 2026

The regular meeting minutes of July 13, 2026, were approved as submitted.

COMMUNITY COMMENTS

Community Comments

**Roger Gauthier
334 Pathfinder Dr**

Mr. Gauthier stated that he attended Council to discuss Flock and reiterate his concerns. He explained that he appreciated the presentation at the last Council meeting highlighting the benefits of Flock, but he does not believe that prosecuting a few people using Flock negates all the negatives that have been presented. He stated that there have already been many examples of Flock being misused. He stated that a cop in Kansas was caught stalking his ex-wife 164 times using Flock and there are dozens of similar examples. He also stated that a man in Toledo was mistakenly identified as a car thief, leading to him being apprehended with a K9 unit. ICE has also been using Flock to track people leading Cleveland and Dayton to end their contracts and Columbus also seems to be headed in that direction. These Flock cameras are pointed at houses and schools; this is a private company that should not be trusted. Private companies have no incentive to increase safety and security and cut corners to increase profit. Even in Reynoldsburg, the contract was originally signed stating that their data would not be shared nationally, but that ended and Reynoldsburg was not made aware of the change in their contract. He stated that he does not believe that this

business has proved that it is trustworthy or worth their price tag. He explained that we all love Reynoldsburg and want the best for it, and that is why he has expressed his concern for residents' safety. He stated that they use crime statistics to justify this increased surveillance, but we do not live in a vacuum. Crime is shown to increase due to poverty, poor education, drug abuse, lack of job opportunities, unwalkable cities, unaffordable cars, limited access to college and healthcare, and a lack of community spaces. He stated that, as a 20-year-old with student loan debt, the job and housing market are not hopeful. He explained that many of his peers work multiple jobs just to afford rent. He stated that if we want kids to stay out of trouble, we should work to give them a future to believe in. He understands that they cannot fix all of these issues at the local level, but wanted to highlight what actually contributes to higher crime rates. He believes that Flock is a dangerous company and is setting a dangerous precedent. He reiterated the Flock has misled and scammed cities into believing in their product.

Kevin Deskins
221 Deer Trail Rd

Mr. Deskins stated that he lives off of Waggoner Rd and is happy to be able to travel both north and south on Waggoner, so he thanked the City for finishing that project. He also stated that he understands that some people were taken aback by his comments at the last Council meeting, so he wanted to apologize for any perceived hostility or confusing language in his messaging. He explained that when he originally received no response from Council about his concerns, he became "passionately frustrated." He is grateful to those who have reached out and accepted a meeting with him outside this meeting to discuss their concerns. He once again apologized for any misconstrued attitude and thanked Council for taking the time to engage in this conversation. He looks forward to continuing these conversations. Mr. Deskins stated that he will continue to come to meetings to talk about Flock until there is action taken. He believes that RPD has the skills to find people and criminals without the use of Flock, who is backed by AI and billion dollar investments from large companies. He explained that through a public records request, he had received a copy of the contract between Flock and the City of Reynoldsburg. In section 4.4 of the contract, Reynoldsburg agreed to grant non-exclusive, worldwide, perpetual, royalty-free use of the data to improve services, leverage this data for marketing, and enable Flock to cross-share with other law enforcement agencies monitoring hot lists if they simply request access. He stated that when the Mayor stated at the last meeting that they no longer share information with outside agencies, those words did not actually mean anything. He encourages Council to introduce legislation to disable the cameras while they determine how to move forward with ending this contract.

Keith Benner

1200 Creekside Place

Mr. Benner stated that although he was happy to see people attending Council to voice their concerns in person rather than online, he does not agree with the statements given earlier regarding Flock. He does not believe that these cameras violate the Fourth Amendment, as there is no expectation of privacy when you are on a public road with a license plate required by the State that anyone can view. Mr. Benner does agree that abusing this system is a huge issue and needs to be rectified once it has been identified. But, doing away with a program that allows police officers to be more efficient and effective would not make sense if people want the City to be a safe place to live. He explained that he believes many assumptions are being made about the Country and how things are going. He stated that he does think that the contract should be reviewed more in depth and renegotiated if needed. He stated that he believes the City Attorney and Chief of Police are capable of reviewing this contract and ensuring that it is what is best for the City of Reynoldsburg. He reiterated that if abuse is found, it must be investigated and taken care of swiftly to ensure that the system is only used as it was intended.

Tanya Dexter

7255 Sorrelwood Ct

Ms. Dexter stated that she has returned to Council to discuss the residential ownership of chickens in the City. She explained that last year there were several discussions about poultry with quite a bit of research done, including some presentations to Council. She stated that she felt like there were many discussions about this topic and then it was silently dropped. She requested that Council revisit this discussion with a more thorough explanation on why the City is not moving forward with permitting this. She stated that she is a proud resident of Reynoldsburg and appreciates the work that the City does, but does feel as though there may be a lack of integrity in pushing through to final products and conclusions.

Veronica Rankin

6566 Retten Road

Ms. Veronica stated that she has attended Council to address the issue of Flock cameras again. She stated that there are currently over 90,000 Flock cameras in the United States, which is one camera for every 3,800 Americans. She asked what the endgame was with this increase in surveillance. She asked if people feel free knowing that there is a data collection camera on them anytime they are in public, capturing and tracking their movements. She stated that she could discuss how it is misused and easily hacked, but she would rather stick to the topic of being a free citizen. She explained that she believes this increased surveillance is a violation of the constitution. She stated that she would like to ask Council to stop any future expansion of Flock and cancel any future contracts.

Sandra Coates
7245 Saratoga

Ms. Coates stated that at the last City Council meeting they were given assurances that only the necessary entities had access to the City's flock cameras and data, but this was incorrect. She explained that sometime in 2023, nationwide sharing of Reynoldsburg's Flock data had been restored, and the City was unaware for approximately 3 years. 3 years that Flock was not compliant with the terms that had been agreed upon. In the last few months, citizens have been attending Council meetings to address their concerns and bring evidence of Flock's wrongdoings to Council's attention. Reynoldsburg Police Department policy still states, that as a general rule, Reynoldsburg will grant access to any requesting agency in Ohio and any requesting federal agency. Flock has several vulnerabilities acknowledged in their cybersecurity and infrastructure security agency. Some of these vulnerabilities are classified as critical, but they have failed to address these issues. Many government officials have requested that this issue be looked into, and it was found that cameras could still be accessed through any web browser and login credentials were being sold online in Russian forums. She argued that the use of Flock does violate the Fourth Amendment and precedent has been set in cases like Carpenter vs US and Crathie vs US. which found that geofencing does require a warrant. She asked that Reynoldsburg cancel these contracts and remove the cameras.

Chris French
886 Hunt Valley Dr

Mr. French stated that Flock safety had told its customers three things that he wanted to discuss at Council. One of the first things they claim is that their cameras are secure. In November of last year, 51 technical findings were documented with 22 of them assigned official CVE vulnerability numbers. It found an encryption key stored inside their app with the password stored in plain text. It found that the cameras were running an operating system from 2021, Android 8. They are now on Android 14. Flock's response was that exploiting this would require physical access to the device and intimate knowledge of the internal hardware. 6 weeks later, a man stood on the corner of the street and watched himself through the live cameras from an open internet source requiring no password. Flock also claims that they have never been breached. Stolen Flock logins have been documented on criminal forums by a commercial threat firm, harvested by malware.

Cameron Driskell
7375 Donald Ave

Mr. Driskell asked how exactly Flock is making our City safer, when he actually feels less safe knowing these cameras are always watching. He believes that the City should spend more time focusing on community issues rather than increased surveillance. He also agreed that Flock camera use is a violation of the Fourth Amendment and law enforcement misusing these cameras is a huge issue. He stated

that the CEO of Flock, called Deflock, a website showing Flock camera locations, a terrorist organization. He also asked why cameras are located in areas like parks if their main focus is tracking license plates. He thanked Council for their time.

Mayoral Comments **Mayor Begeny**

Mayor Begeny stated that the Tomato Festival is coming up on August 13th, 14th, and 15th at Huber Park. The opening ceremonies will be Thursday night and there will be many events, shows, food, and games throughout the weekend. Volunteers are always needed if people would like to be more involved.

Mayor Begeny stated that he does hear the community comments being made and they are listening. He appreciates people coming to Council to voice their concern.

Reynoldsburg Chamber of Commerce Presentation

Ms. Cheryl Wooten stated that she is the executive director of the Reynoldsburg Area Chamber of Commerce located at 1580 Brice Rd.

Councilmember Abrams asked if Ms. Wooten could speak more about the grant that is being discussed later in the meeting. Ms. Wooten stated that they are asking for \$30,000 in hopes to expand their programming for educational purposes, bringing in talent that could assist businesses, technology, branding, and other things they have not been able to fund in recent years. Councilmember Abrams also asked how many businesses are currently involved with the chamber. Ms. Wooten stated that they are growing every day, and currently they have around 60–75 attending the lunches, with just under 500 in the chamber overall. They hope to continue increasing this number and the partnerships with businesses. Councilmember Abram asked what their hope is for the chamber of commerce at this point. Ms. Wooten stated that in the last 6–7 months, the chamber has been dismantled and rebuilt, and they have really taken a hard look at what they want to see the chamber accomplish. They would like to increase the value that they bring to businesses in the area and because of that, they are looking to add more tools businesses can use and continue growing those relationships in a healthy way. She explained that healthy businesses lead to a healthier city. They are using surveys to increase communication with these businesses to ensure that they are being heard. Ms. Wooten also took a moment to introduce her team and speak about how great they are and what wonderful work they do.

Mayor Begeny stated that he would like to work with the City Auditor and City Attorney to continue to support the Chamber of Commerce and get a better idea of where this funding would come from and other requirements for the general

application. He stated that they would like to bring this information back to Council in a work session once they return from the August recess. Ms. Wooten stated that in their framework, she did add income streams that would normally not be coming in, and one of those ways is grants. They would also like to increase educational and work sessions and would charge a fee to increase funding for the chamber. She stated that this grant from the City would help bridge the gap between services.

President Pyakurel asked her to give a few examples of things they do for the community for those who may not know. Ms. Wooten stated that right now, they are very focused on making businesses more visible and making sure that they have access to HR and things like that. They also take part in things like the Tomato Festival and going door-to-door with businesses to ensure that they are truly meeting the needs of the community. They host luncheons for businesses as well with different presenters and increase their social media presence.

Councilmember Salvati stated that he has noticed that the Chamber of Commerce has been posting more and been around the City more and appreciates the work they are putting in. Ms. Wooten thanked him for his comment. She also stated that they will be very involved in November with the National Support a Small Business Day by posting about local businesses all month, including online businesses.

Councilmember Chambers also thanked them for increasing their visibility and asked if any of their educational sessions focus on what to look for before signing contracts when it comes to potential business owners. Ms. Wooten stated that they do not have that on the schedule at the moment, but if Councilmember Chambers is interested in assisting with that, they are happy to look into it. Councilmember Chambers stated that she would love to be more involved as she has an extensive history with workforce development. Ms. Wooten stated that they also work with United Way to increase workforce development, especially with high school students.

Councilmember Baker thanked her for this presentation and answering their questions. He asked if the Chamber would be interested in being involved with the minority, female, and veteran-owned business grant and how they could help increase the visibility of this grant. Ms. Wooten stated that she would love to get the Chamber more involved with this grant program. Councilmember Baker stated that it is hard to own a small business, and they just want to support these local businesses in any way they can. Ms. Wooten stated that it is one of the Chamber's goals to increase their partnership with the City as well, so they would love to hear about any initiatives the City has that they could help support.

President Pyakurel thanked Ms. Wooten for her presentation. Ms. Wooten thanked him for being invited.

MOTIONS

A Motion to Recess the Reynoldsburg City Council for the Month of August

President Pyakurel stated that this is an annual housekeeping item.

Councilmember Baker made a motion to approve Council's recess. Second by Councilmember Chambers. Motion carried.

A Motion Authorizing the Clerk of Council to Return Any Liquor Permit Requests Received During the August Recess, to Mark "Without a Request for Hearing," as Long as the Reynoldsburg Police Department Finds No Reason for a Hearing While Council is in Recess for the Month of August 2026. Should the Chief Indicate that a Hearing is Needed, the Clerk of Council will Confirm Requesting a Hearing with the City Attorney and forward the request to the Liquor Control Board. Council will be Advised at the Next Regularly Scheduled Meeting.

Councilmember Towns made a motion to approve this Motion. Second by Councilmember Salvati. Motion carried.

REPORTS

Clerk of Court Report

Clerk of Court Report for June 2026

The Clerk of Court submitted monies collected from the courts held in June 2026 in the amount of \$35,469.

West Licking Fire District Report

Councilmember Baker stated that the updates and detailed reports for West Licking Fire District were included in the packet.

Development, Parks & Recreation Committee

This is the Development, Parks & Recreation Committee meeting for July 27, 2026.

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

A Resolution Authorizing the Mayor to Enter into an Intergovernmental Agreement with Etna Township and the Board of Commissioners of Licking County Regarding Infrastructure Improvements to Summit Road

Attorney Shook stated that this intergovernmental agreement is primarily the result of more than a year of negotiating with Etna Township. This began with former Etna Township Trustee Mark Evans, who at that time, was not opposed to the Summit Rd project, but now apparently is opposed to it. He explained that with the new trustees they were able to negotiate, with some reasonable demands on their part, an agreement that works for both the City, the Township, and the County. They are working together to widen this road for safety purposes and increase pedestrian access, as well as adding a traffic light at Summit and Main St.

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

Public Safety, Law & Courts Committee

This is the Public Safety, Law & Courts Committee meeting for July 27, 2026.

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

A Resolution Authorizing the City Auditor to Remove Equipment from the City's Fixed Asset List for the Reynoldsburg Police Department

Deputy Chief Binder requested that two police cruisers that are no longer in service be removed from the fixed asset list. These 2018 cruisers will either be auctioned off or donated to another government agency.

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

Public Service & Transportation Committee

This is the Public Service & Transportation Committee meeting for July 27, 2026.

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

An Ordinance Authorizing the Mayor to Enter into a Contract with Shelly & Sands, Inc. for the Summit Road Improvement Project (Mueller Drive to East Main Street), Appropriating Funds Therefor, and Declaring an Emergency

This legislation has been requested as a single-read emergency.

Director Dorman stated that as Attorney Shook mentioned earlier, now that they have an intergovernmental agreement in place, they are able to move forward with this project. They already have a contractor selected to complete this work and they have some deadlines that need to be met by the middle of October, which is the reason for the requested emergency legislation. There is a need to run sanitary lines and connect water to the City's water source to provide a better water system in that area. They hope for this work to be completed in the Spring of 2027.

Councilmember Hill made a motion to forward this Ordinance to Council for a first reading and emergency approval. Second by Councilmember Chambers. Motion carried.

An Ordinance to Authorize the Mayor to Enter into a Contract with EMH&T for Additional Engineering Design Services Pertaining to the Waggoner Road Phase 1 and 2 Improvement Projects, Appropriating Funds Therefor, and Declaring an Emergency

This legislation has been requested as a single-read emergency.

Director Dorman stated that this contract with EMH&T is for additional services like questions that may arise after a project has been completed. This will also help with the interface between phase one and two and allow them to look into design options for this area. This was not included in the budget initially, but there is still money left in the contingency for phase one.

President Pyakurel asked why this had been requested as a single-read emergency. Director Dorman stated that because there are benchmarks in the contract and Council does not meet in August, it would need to be approved sooner rather than later. Attorney Shook clarified that some of this work was unanticipated and came up as a part of their negotiations with property owners for land and easement acquisitions.

Councilmember Hill made a motion to forward this Ordinance to Council for a first reading and emergency approval. Second by Councilmember Towns. Motion carried.

An Ordinance to Authorize the Mayor to Enter into a Contract with Ohio Electric Services for the Construction of an Electrical Vehicle (EV) Charging Station, and Appropriating Funds Therefor

Director Dorman stated that whenever they redid the police department parking lot several years ago, they included some electric vehicle charging stations for code enforcement and building inspection vehicles. Most of this work was already completed, but there is still some conduit work that needs to be finished to complete this area.

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

An Ordinance to Amend Chapter 953 Water Charges, Section 953.01(a) Water Rate Schedule for the Code of Ordinances for the City of Reynoldsburg, Ohio

Director Dorman stated that this is an item they have been working on, which may change when Council comes back in September. Their goal is to have this put in place before the beginning of next year. He explained that every year everything has gone up in price, including utility bills and water and sewer. They currently offer a discount for seniors living in Reynoldsburg, but the goal moving forward is to follow some of the modeling Columbus uses for income-qualified and military.

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

A Resolution to Approve Payment of Services Performed to the Auditors Certificate of Availability of Funds for MORPC

Director Dorman stated that MORPC is the organization they go through for the OPWC funds and provides assistance for street projects and programs. At the end of the project, MORPC sometimes charges the City at the end of the project based on what they found in their review and how funding was used. They received an invoice and money is available, but the invoice was dated prior to the expected date.

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

A Resolution Authorizing the Mayor to Prepare and Submit an Application to Participate in the Ohio Public Works Commission (OPWC) Grant Program for 2027

Director Dorman stated that this Resolution is for another OPWC grant for the Brice Rd corridor. There will be several phases of this project as it does have a large scale. The first phase will be intersection realignment at Main and Brice. They are currently working on some design work for this area. The next phase

would look from Main St down Brice Rd to Livingston. This grant would be for funds that would be applied to this project.

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

A Resolution Authorizing the Mayor to Accept Funds for the State Route 256/Five-Way Intersection Improvement Project from the Ohio Public Works Commission (OPWC)

Director Dorman stated that the City was fortunate enough to receive funding for this project. This Resolution is to begin the process to formally accept the funds.

Councilmember Abram asked roughly when this project might begin. Director Dorman stated that they still have to go out to bid but some construction may start later this year into the beginning of 2027.

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

Finance & Administration Committee

This is the Finance & Administration Committee meeting for July 27, 2026.

Members in attendance are: Councilmember Hill, Councilmember Johnson, Councilmember Salvati, Chair Baker, and President Pyakurel.

An Ordinance Authorizing an Increase in Appropriations for Various City JEDD Agreements, and Declaring an Emergency

This item has been requested as a single-read emergency.

Auditor Strickland stated that as they continue to clean up and identify things, emergency legislation is requested to resolve these issues as quickly as possible. She stated that next year they hope to be more efficient and have better processes in place.

Auditor Strickland stated that this first Ordinance is to increase the appropriations for the 5 JEDD agreements to allow for the quarterly distribution of the JEDD agreements. The increase is needed because the distributions have exceeded the original estimates due to the business growth in that area, new developments, and increased tax compliance.

Councilmember Baker thanked her for the explanation.

Councilmember Baker moved to forward this Ordinance to Council for a first reading and emergency approval. Second by Councilmember Johnson. Motion carried.

An Ordinance to Amend Ordinance No. 65-2026 Providing for Adjustments to the Annual Budget for the City of Reynoldsburg, State of Ohio, for the Fiscal Year Ending December 31, 2026 to Fund the Visitors Bureau Fund, and Declaring an Emergency

This item has been requested as a single-read emergency.

Auditor Strickland stated that this Ordinance amends the 2026 budget to provide the necessary appropriations to fund the Visitors Bureau. This was not included in the original budget and needs to be amended to allow the bureau to continue to receive their funding.

Councilmember Baker made a motion to forward this Ordinance to Council for a first reading and emergency approval. Second by Councilmember Salvati. Motion carried.

A Resolution to Approve Payment of Services Performed to the Auditors Certificate of Availability of Funds for Baker Tilly

Auditor Strickland stated that this Resolution is a request for payment to Baker Tilly for professional services. This was included in the budget but they need to make the funds available to pay them accordingly.

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

A Resolution to Approve Payment of Services Performed to the Auditor's Certificate of Availability of Funds for Schonhardt

Auditor Strickland stated that this Resolution is a request for payment to Schonhardt for professional services they provide to the City for accounting. They are assisting in preparing for the 2025 audit for the State.

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

A Resolution to Approve Payment of Services Performed to the Auditors Certificate of Availability of Funds for the Internal Revenue Service

Auditor Strickland stated that this Resolution is a request for payment to the Internal Revenue Service. These services will ensure that the City's books are aligned. She explained that in January a payment was missed and unaccounted for, they had to go back and make that payment. They are in the process of applying for an abatement for that amount of money.

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

RESOLUTIONS - CONSENT AGENDA

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

A Resolution Authorizing the Mayor to Enter into an Intergovernmental Agreement with Etna Township and the Board of Commissioners of Licking County Regarding Infrastructure Improvements to Summit Road

A Resolution Authorizing the City Auditor to Remove Equipment from the City's Fixed Asset List for the Reynoldsburg Police Department

A Resolution to Approve Payment of Services Performed to the Auditors Certificate of Availability of Funds for MORPC

A Resolution Authorizing the Mayor to Prepare and Submit an Application to Participate in the Ohio Public Works Commission (OPWC) Grant Program for 2027

A Resolution Authorizing the Mayor to Accept Funds for the State Route 256/Five-Way Intersection Improvement Project from the Ohio Public Works Commission (OPWC)

A Resolution to Approve Payment of Services Performed to the Auditors Certificate of Availability of Funds for Baker Tilly

A Resolution to Approve Payment of Services Performed to the Auditor's Certificate of Availability of Funds for Schonhardt

A Resolution to Approve Payment of Services Performed to the Auditors Certificate of Availability of Funds for the Internal Revenue Service

CONSENT AGENDA FOR EMERGENCY ADOPTION

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

An Ordinance Authorizing an Agreement with Summit Road Industrial LLC or an Affiliate, Providing for a Project and a Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency

An Ordinance Authorizing the Mayor to Enter into a Contract with Pavement Technology, Inc. Pertaining to the 2026 Street Maintenance and Improvement Project (Contract B), Appropriating Funds Therefor, and Declaring an Emergency

An Ordinance Authorizing the Mayor to Enter into a Contract with DLZ for Construction Inspection Services Pertaining to the 2026 Street Maintenance and Improvement Project (Contract A and B), Appropriating Funds Therefor, and Declaring an Emergency

An Ordinance to Authorize the Mayor to Enter into a Contract with EMH&T for Additional Engineering Design Services Pertaining to the Waggoner Road Phase 1 and 2 Improvement Projects, Appropriating Funds Therefor, and Declaring an Emergency

An Ordinance Authorizing the Mayor to Enter into a Contract with Shelly & Sands, Inc. for the Summit Road Improvement Project (Mueller Drive to East Main Street), Appropriating Funds Therefor, and Declaring an Emergency

An Ordinance Authorizing an Increase in Appropriations for Various City JEDD Agreements, and Declaring an Emergency

An Ordinance to Amend Ordinance No. 65-2026 Providing for Adjustments to the Annual Budget for the City of Reynoldsburg, State of Ohio, for the Fiscal Year Ending December 31, 2026 to Fund the Visitors Bureau Fund, and Declaring an Emergency

CONSENT AGENDA FOR FIRST READING

An Ordinance to Authorize the Mayor to Enter into a Contract with Ohio Electric Services for the Construction of an Electrical Vehicle (EV) Charging Station, and Appropriating Funds Therefor

An Ordinance to Amend Chapter 953 Water Charges, Section 953.01(a) Water Rate Schedule for the Code of Ordinances for the City of Reynoldsburg, Ohio

CONSENT AGENDA FOR THIRD READING

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

An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2025 Juneteenth Event

An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2025 Pride Event

An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2025 Diwali-Tihar Celebration Event

OTHER COUNCIL MATTERS

Councilmember Hill stated that there was a flyer passed out at the beginning of Council for an event with the YMCA partnering with the Helping Hands food pantry for a food drive on August 29 from 10am to 2pm. It will also be online and in the community newsletter.

Councilmember Chambers thanked Chief Baker and Deputy Chief Binder for all they do to support the City and protect the residents. She also thanked Auditor Strickland for the work she has done to clean up the auditing department and create better processes moving forward while remaining transparent. Councilmember Chambers also reminded everyone that Kids on the Block will be having their back-to-school supply drive on August 2 at Huber Park from 12pm to 4pm.

Councilmember Baker thanked RPD for all they do and also gave a shout-out to the food drive. He also wanted to wish good luck to the Raiders football team.

President Pyakurel congratulated Clerk Prasher for winning the 2026 Clerk of the Year award and thanked her for all that she does.

President Pyakurel stated that August 4 is National Night Out and RPD will be hosting a great event from 6pm to 8pm at Huber Park.

UPCOMING MEETINGS

Council is in recess during the month of August.

August 6, 2026 Planning & Zoning Board

August 13-15, 2026 Tomato Festival

August 20, 2026 Planning & Zoning Board

September 3, 2026 Planning & Zoning Board

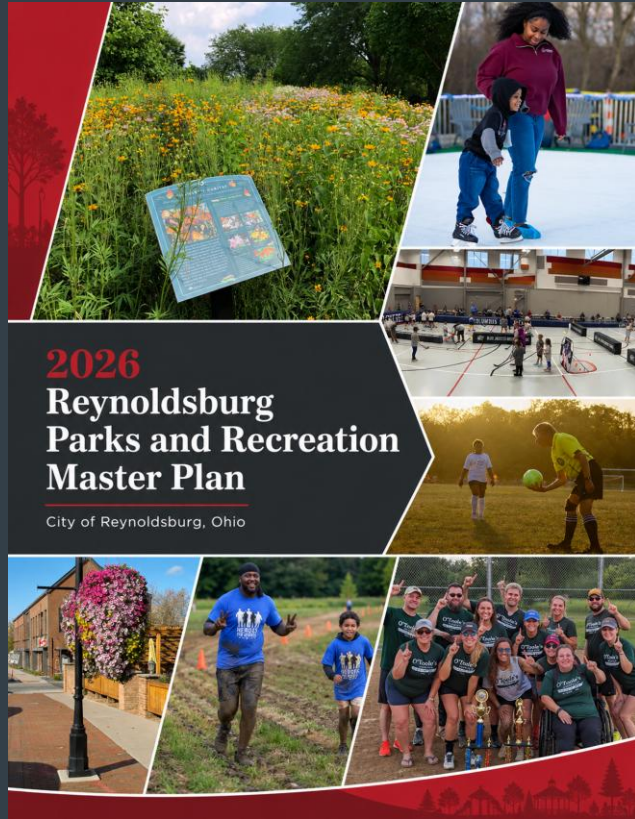
September 14, 2026 Council

ADJOURNMENT

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

Bhuwan Pyakurel, Council President

Mollie Prasher, Clerk of Council



2026
Reynoldsburg
Parks and Recreation
Master Plan

City of Reynoldsburg, Ohio

Reynoldsburg
OHIO • 1839

Parks and Recreation Master Plan

Final Presentation

City Council Meeting September 14, 2026 @ City Hall





PROS Consulting Full-Service Consulting Practice

1

National, full-service management consulting and planning firm specializing in government and not-for-profit agencies

2

Offices in Ann Arbor, MI / Indianapolis, IN / Dallas, TX / Phoenix, AZ

3

Partnered with agencies in 45 states and 7 foreign countries through 1,200+ projects

4

Working all over the US including specifically in Michigan and the Midwest for the last 30 years

5

Over 500 master plans successfully implemented and driven over \$5 billion worth of capital investment

ABOUT US

OHM ADVISORS

- Engineers, architects, and planners committed to ***Advancing Communities***
- **62 years** of experience
- **20 locations** throughout PA, OH, MI, IN + TN, including ***Pittsburgh and Cleveland***
- **700 multi-disciplinary** team members (154 in Ohio)
- **42%** women + minority team members in Ohio region

Master Plan Guiding Principles and Process

Master Plan Guiding Principles

- Maximize community engagement that is inclusive and accessible
- Create a future strategy for parks, recreation and greenspaces that is equitable to the entire community
- Utilize a wide variety of data sources and best analytical practices
- Shape the financial sustainability and organizational excellence
- Develop a dynamic and realistic action plan

Key Steps in the Process

1



Where Are We Today?

- Site and facility review
- Levels of services standards
- GIS mapping
- Benchmarking
- Recreation program review



2



Where Are We Going Tomorrow?

- Community engagement needs analysis
- Community survey
- Demographics & recreation trends analysis review
- Operations and staffing review



3



How Do We Get There?

- Needs prioritization
- Capital development planning
- Financial planning
- Funding and revenue planning
- Strategic action plan implementation

Community Engagement





PARTICIPATION BY ENGAGEMENT METHOD



1 Stakeholder Focus Groups & Interviews

Included representatives from businesses, schools, recreation providers, youth sports organizations, City leadership and staff, the Parks Commission, and park users and non-users.

62
participants

10.3%
of total input



2 Online Community Survey

Collected through the interactive Social Pinpoint project website.

169
responses

28.0%
of total input



3 Social Mapping Exercise

Location-specific input gathered through the project website.

15
map contributions

2.5%
of total input



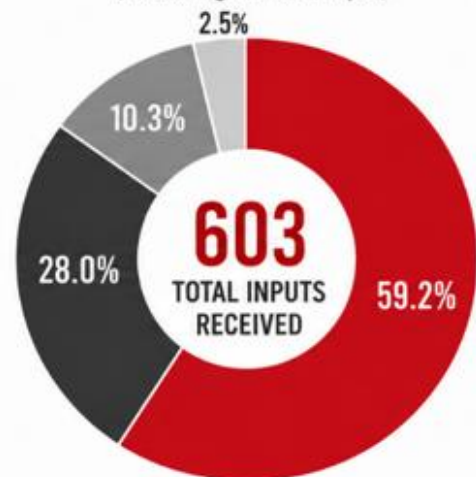
4 Statistically Valid Needs Assessment

Collected from randomly selected households.

357
responses

59.2%
of total input

INPUTS BY ENGAGEMENT METHOD
(Percentage of Total Input)



- Statistically Valid Needs Assessment (59.2%)
- Online Community Survey (28.0%)
- Stakeholder Focus Groups & Interviews (10.3%)
- Social Mapping Exercise (2.5%)

Methodology



Survey Description

- Six-page survey

Method of Administration

- By mail and online to a random sample of households in the City

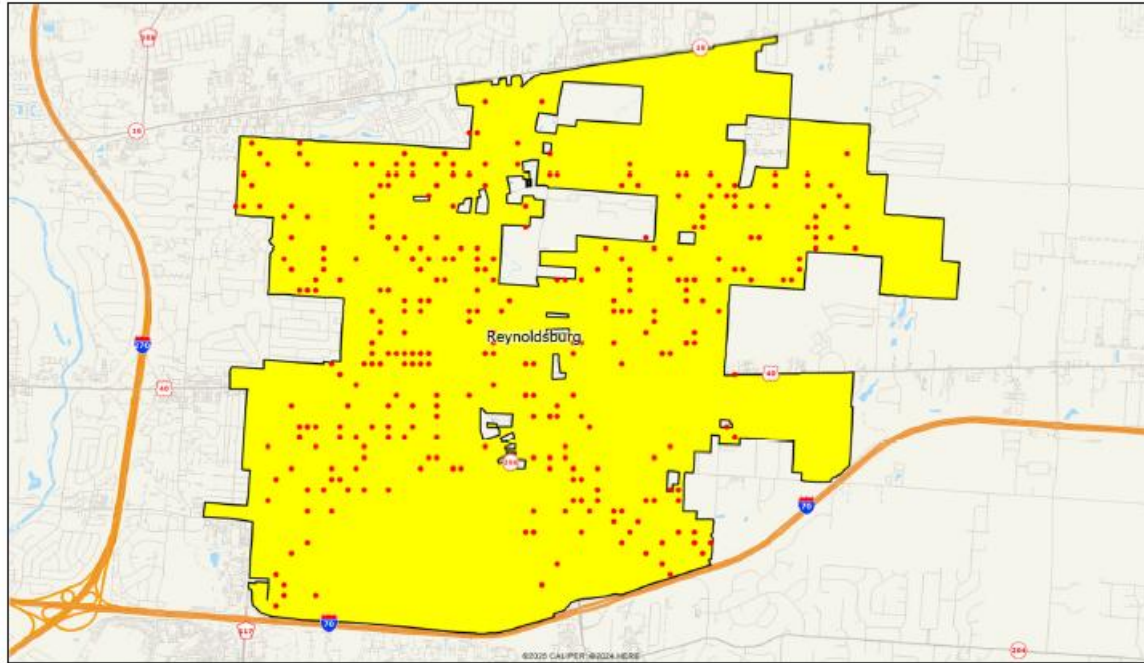
Sample Size

- 357 completed surveys
- Six Surveys in three different languages (Spanish, Somali, Nepali)

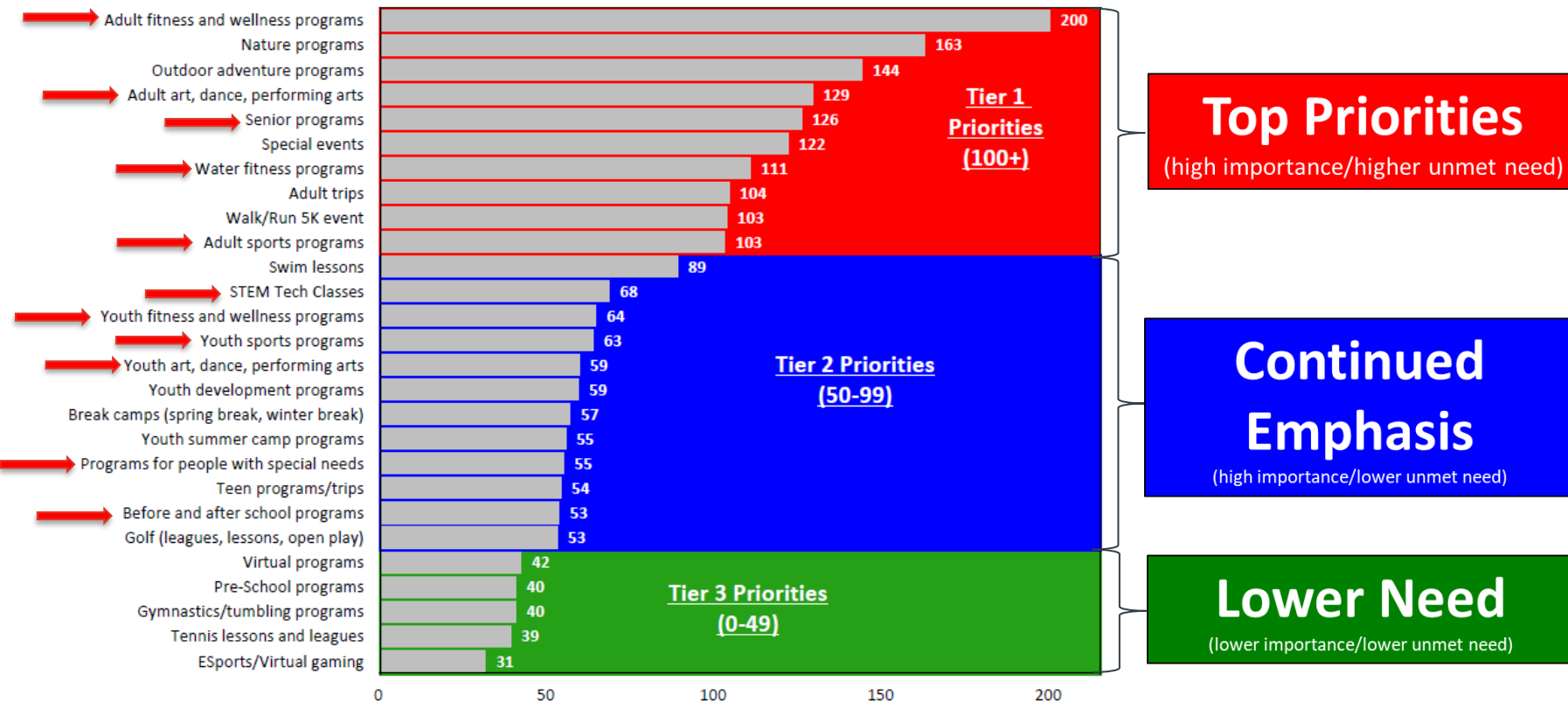
Margin of Error

- +/- 5.2% at the 95% level of confidence

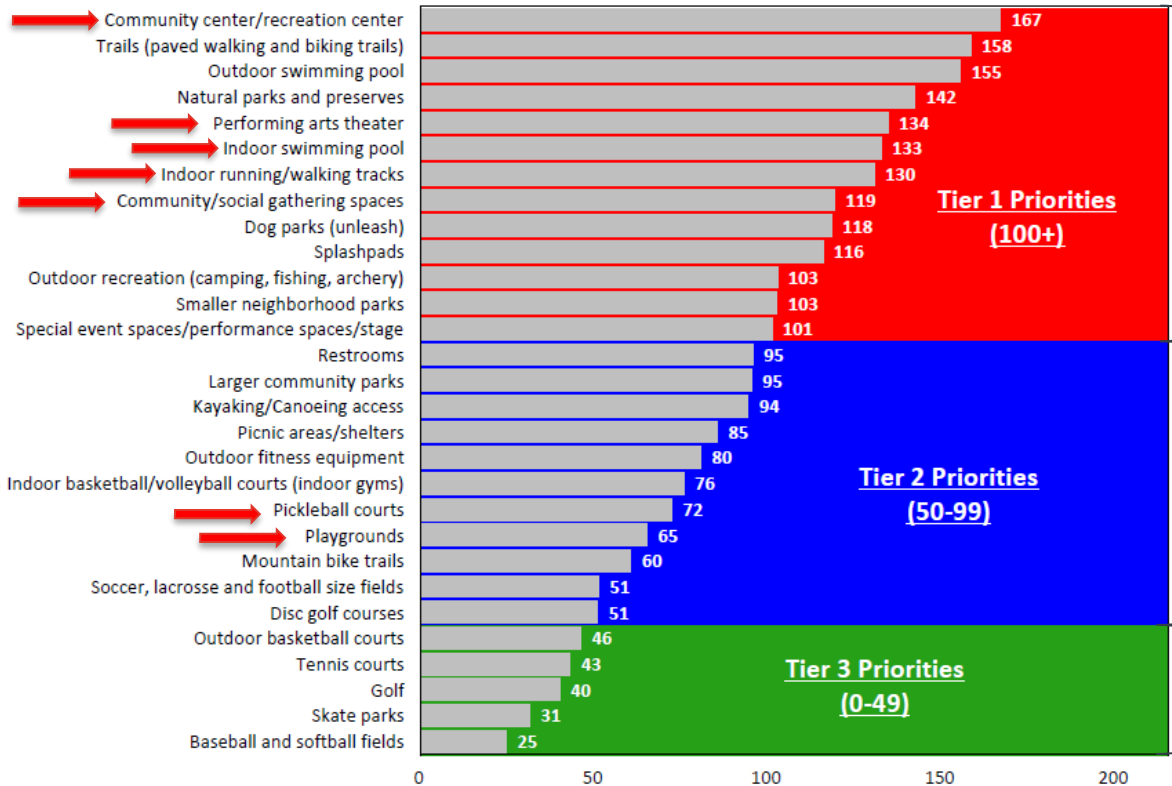
Distribution Map



Top Priorities for Investment for Parks and Recreation Programs Based on Priority Investment Rating



Top Priorities for Investment for Parks and Recreation Amenities Based on Priority Investment Rating



Top Priorities
(high importance/higher unmet need)

Continued Emphasis
(high importance/lower unmet need)

Lower Need
(lower importance/lower unmet need)

Assessments

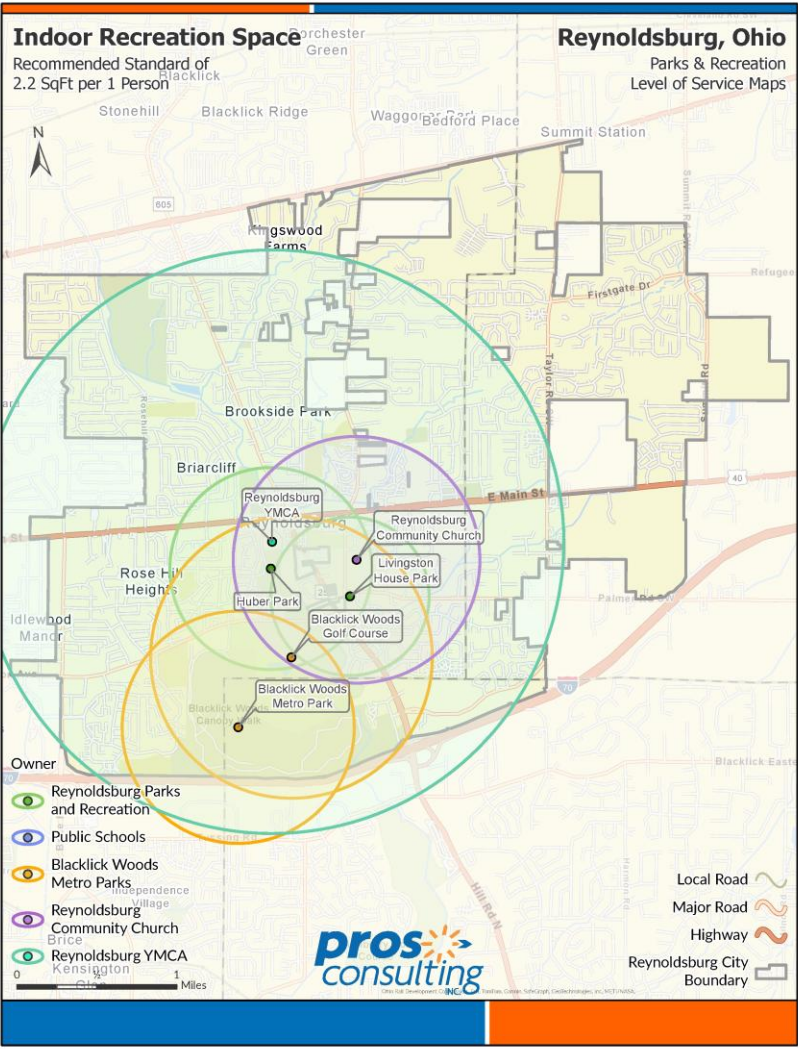
Programs and Parks



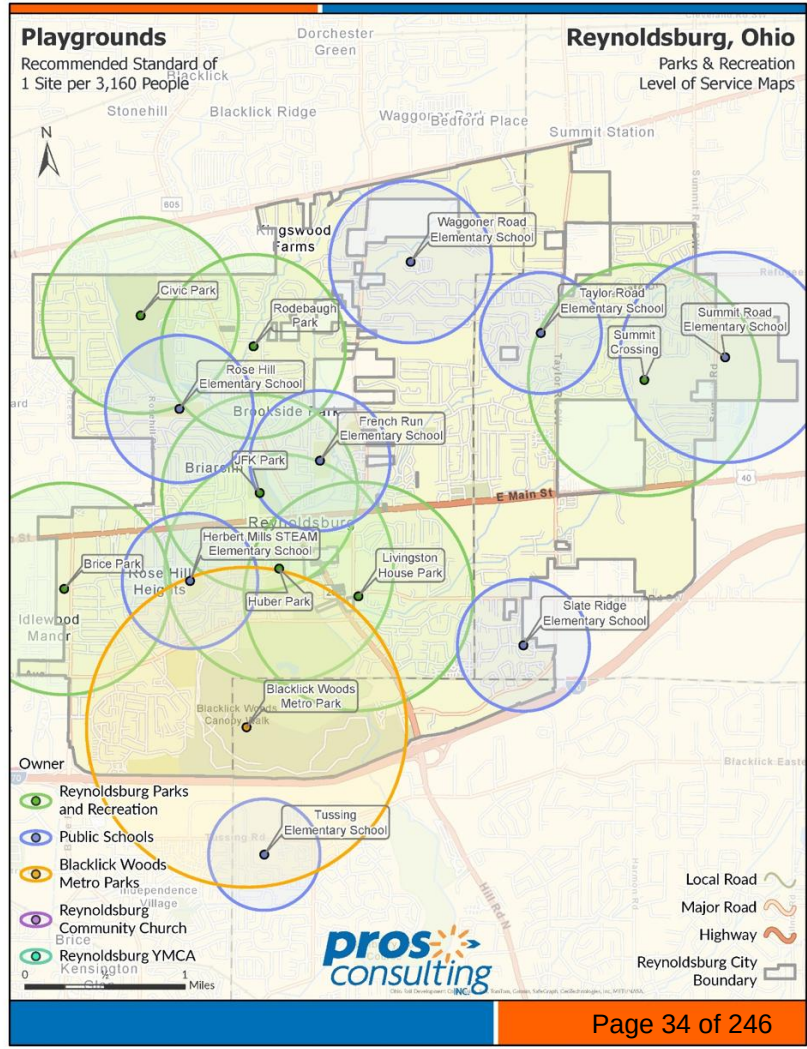
Program Assessment Findings

- Programming is Community-Responsive and Relationship-Driven
- Programming Portfolio has variety but is Capacity Constrained by facilities and staff
- Youth Sports is popular and under Pressure
- Senior Programming is High-Use and Space-Limited
- Sponsorship & Revenue is Underdeveloped
- At a Strategic Inflection Point





Equity Maps of Park Assets



PARK ASSESSMENTS

Reynoldsburg, Ohio

Park Assessment Data Collection Sheet

Site Furnishings					
	QTY	CONDITION			
		☐ Poor	☐ Fair	☐ Good	☐ Exc
Benches	16	☐ Poor	☐ Fair	☒ Good	☐ Exc
Benches (playground)	0	☐ Poor	☐ Fair	☐ Good	☐ Exc
Trash/Recycling	40-45	☐ Poor	☒ Fair	☐ Good	☐ Exc
Bike Rack	1	☐ Poor	☐ Fair	☒ Good	☐ Exc
Picnic Table	4	☐ Poor	☐ Fair	☒ Good	☐ Exc
Dog Waste Bag	6	☐ Poor	☐ Fair	☒ Good	☐ Exc
Grill	0	☐ Poor	☐ Fair	☐ Good	☐ Exc
Drink Vending	0	☐ Poor	☐ Fair	☐ Good	☐ Exc
Bollard	15	☒ Poor	☐ Fair	☐ Good	☐ Exc
Bleachers	6	☐ Poor	☐ Fair	☒ Good	☐ Exc
Book Library	1	☐ Poor	☐ Fair	☒ Good	☐ Exc
Light Poles	9	☐ Poor	☐ Fair	☒ Good	☐ Exc
Flag Poles		☐ Poor	☐ Fair	☐ Good	☐ Exc
Drinking Fountain	2	☐ Poor	☒ Fair	☐ Good	☐ Exc

Notes:
Evaluate location & quantity of trash/recycling for consistency & maintenance efficiency. More picnic areas & variety of seating could be considered (backed picnic seats, adirondacks, loungers, rockers)

General Landscape/Pavement					
	CONDITION				
	☐ Poor	☐ Fair	☐ Good	☐ Exc	
Landscape	☐ Poor	☐ Fair	☒ Good	☐ Exc	10 YRS
Walkways	☐ Poor	☒ Fair	☐ Good	☐ Exc	15 YRS
Trail walk	☐ Poor	☒ Fair	☐ Good	☐ Exc	15 YRS
Parking	☐ Poor	☒ Fair	☐ Good	☐ Exc	6 YRS

Notes:
This park is a great site for large paved loop trail. Ponding & stream crossing need to be addressed on existing paved & unpaved walks.

Most landscape & tree beds were in excellent condition but some maintenance is needed at restroom plant beds.

General Condition of the Site			
☐ Poor	☐ Fair	☐ Good	☐ Excellent

Notes:
Extensive park space that is well-maintained. The site is mostly focused on sports fields but could offer & improve diverse recreational options.

- Most Existing Structures & Equipment are in Good Condition
- Landscape & Habitats are well-maintained
- Expand Trail Systems & Loops
- Improve Trail & Park Wayfinding Signage
- Provide more Connections & Interactions with Creeks
- Expand Playgrounds with Diversified Equipment (Swinging, Sensory, Balancing, Imaginative etc. Structures)
- Provide more Passive Picnic & Seating Options
- Expand Low-Impact Recreation Opportunities (Trail Loops, Yard Games, Table Games etc.)

Realistic Capital Improvement Plan



BUCKET 1

CRITICAL – Maintain existing assets with existing funding & staff



BUCKET 2

ENHANCEMENT – Improvements when more funding is available



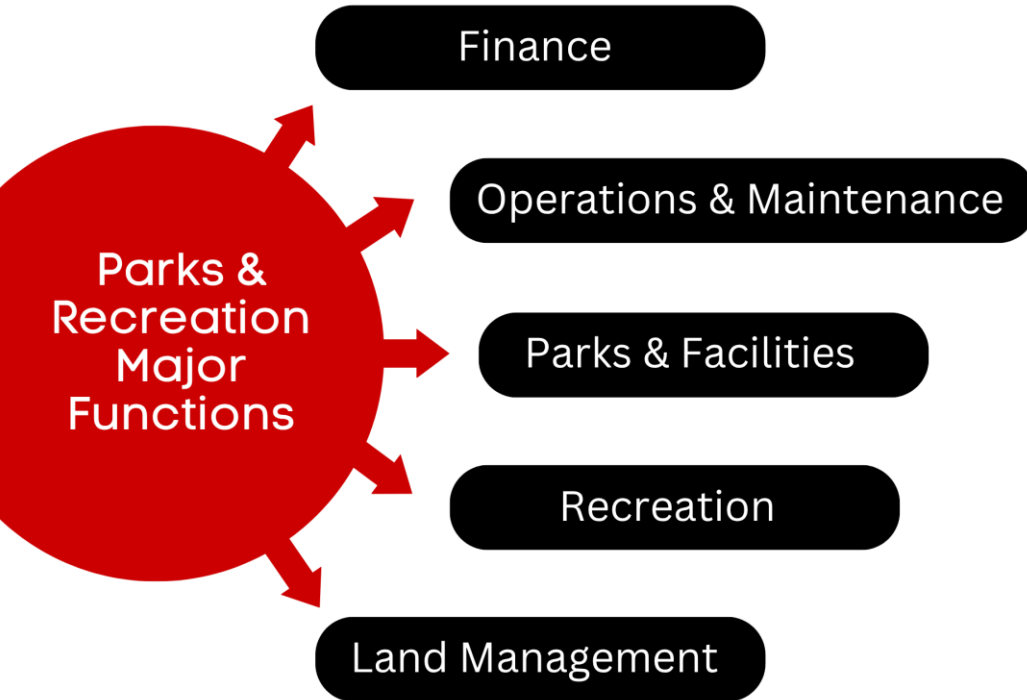
BUCKET 3

VISIONARY – Substantial facilities residents identified as priority

Realistic Capital Improvement Plan

Location	Project	Cost Type	Estimated Cost	Rationale	Recommended Funding Strategy
Civic Park	Repair ponding & incomplete paths	Overhead / Staff Time	Overhead	Site Assessments, Trails PIR 158 (high priority)	Operating Budget / General Fund; Community Cannabis Fund; NatureWorks (ODNR); Land & Water Conservation Fund; Recreational Trail Program; Clean Ohio Trails Fund; CDBG Funding
Civic Park	Refresh landscape bed at restroom	Capital Cost	\$2,000	Site Assessments	Operating Budget / General Fund; Community Cannabis Fund; NatureWorks (ODNR); Private Donations / Friends Groups; Volunteerism / In-kind Support; Arbor Day Foundation Corporate Partnerships
Civic Park	Restore southern gravel parking lot	Capital Cost	\$1,000	Site Assessments	Operating Budget / General Fund; Community Cannabis Fund; NatureWorks (ODNR); Land & Water Conservation Fund; CDBG Funding
Huber Park	Repair ponding along paths	Overhead / Staff Time	Overhead	Site Assessments, Trails PIR 158 (high priority)	Operating Budget / General Fund; Community Cannabis Fund; NatureWorks (ODNR); Land & Water Conservation Fund; Recreational Trail Program; Clean Ohio Trails Fund; CDBG Funding
Huber Park	Senior Center Maintenance	Overhead / Staff Time	Overhead	Site Assessments, PIR Senior Programs 126 (high priority)	Operating Budget / General Fund; Community Cannabis Fund; CDBG Funding; Foundations / Gifts; Private Donations / Friends Groups; Program Fees / Rentals
Huber Park	Repair Baseball Fencing	Overhead / Staff Time	Overhead	Site Assessments	Operating Budget / General Fund; Community Cannabis Fund; Foundations / Gifts; Private Donations / Friends Groups; Corporate Sponsorships / Advertising / Naming Rights; Volunteerism / In-kind Support
Huber Park	Repair or Replace flags	Capital Cost	\$200	Site Assessments	Operating Budget / General Fund; Private Donations / Friends Groups; Corporate Sponsorships / Advertising / Naming Rights; Volunteerism / In-kind Support

Strategic Action Plan



Each Major Function identifies the following:

- Goal
- Vision
- Action Items
- Who is responsible
- When it should be done
- Priority level
- Source of the Goal

Five Big Moves

1



Stabilize & Reinvest in the Existing Park System

Address deferred maintenance, accessibility, safety, infrastructure, and lifecycle replacement before major expansion.

2



Create New Recreation Opportunities

Advance major projects through feasibility, partnerships, and shared use, including indoor recreation and athletic space opportunities.

3



Build a Connected Trail & Access Network

Expand trails, improve ADA access, strengthen neighborhood connections, and link parks, schools, and destinations.

4



Reposition Signature Parks as Community Destinations

Reinvest in key parks as multi-use destinations with upgraded amenities, gathering spaces, and stronger community identity.

5



Build a Sustainable Funding & Implementation Framework

Use diversified funding, clear policies, bundled projects, and performance tracking to move from plan to action.

An organizing framework for turning community priorities into focused action. Instead of treating the CIP, strategic plan, and public input as separate lists of projects.

Thank You





**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: A Proclamation Recognizing September as Suicide Prevention Month

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

A PROCLAMATION RECOGNIZING SEPTEMBER AS NATIONAL SUICIDE PREVENTION MONTH AND WEEK

Whereas, the week of September 13-19, 2026 is National Suicide Prevention Week, and September 2026 is National Recovery Month, when millions of people around the world join their voices to share a message of hope and healing; and

Whereas, these observances are united in raising awareness that prevention is possible, treatment is effective, and people do recover; and

Whereas, in these challenging times, messages of hope and healing are more needed than ever; and

Whereas, the City of Reynoldsburg residents should be able to access high quality prevention, support, rehabilitation, and treatment services that lead to recovery and a healthy lifestyle; and

Whereas, every day in Reynoldsburg, people enter treatment into behavioral health services and community support and begin the road to wellness and recovery; and

Whereas, resiliency begins early in life within families, day cares, and schools, and can be strengthened and reinforced throughout the life span; and

Whereas, we must encourage relatives, friends, co-workers, and providers to recognize the

signs of a problem, and guide those in need to appropriate services and supports; and

Whereas, the benefits of preventing and overcoming mental health challenges, suicide attempts and loss, and substance abuse are significant and valuable to individuals, families, and our community at large; and

Whereas, it is essential that we educate residents about suicide, mental health and substance abuse problems and the ways they affect all people in the community; and

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

SECTION 1: That Council hereby recognizes September 13-19, 2026, as National Suicide Prevention Week and September as Suicide Prevention & Recovery Month.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: Clerk of Courts Report

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: Clerk of Court Report July 2026

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

I am submitting monies collected from the courts held on 7/2, 7/9, 7/16, 7/23 and 7/30/26. I am also submitting monies collected during the same period pursuant to City Ordinance No/s. 146-94 and 104-02.

Fines & Waivers/Bond Costs/OLF Releases/Bond Forfeitures Order In (#110.4512)

\$ 15,380.00

Court Costs & Misc. Costs Assessed (#110.4510)

\$ 21,820.00

Sub-Total (To General Revenue Fund)

\$ 37,200.00

Computerization Needs Fund (#211.4510)

\$ 3,174.00

Enforcement & Education Fund (Misc. Costs) (#293.4616)

\$ 25.00

Sub-Total

\$ 3,199.00

Total Amount Submitted

\$ 40,399.00



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing the Mayor to Enter into a Contract with Local Waste Services, LTD. to be the Sole Provider of Solid Waste, Recyclable, and Yard Waste Collection Services for Residential, Municipal, and Special Events in the City of Reynoldsburg

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

The City has received bid proposals from Rumpke and Local Waste for exclusive residential waste collection services for the years 2027-2031. The Rumpke bid was the lowest bid by \$0.64/month. The City has determined, however, that the Local Waste bid is the lowest and best bid for several reasons. First, Rumpke's bid included exceptions to the contractual terms that were included within the bid, which the City has found to be non-negotiable. Second, the City has compared residential complaints prior to 2021 when Rumpke provided this service to the City with residential complaints during the last five years of service provided by Local Waste and determined that there has been a noticeable decline in direct customer complaints with Local Waste. The City has been very satisfied with the service provided by Local Waste and has determined that its bid is, therefore, the lowest and best.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH LOCAL WASTE SERVICES, LTD. TO BE THE SOLE PROVIDER OF SOLID WASTE, RECYCLABLE, AND YARD WASTE COLLECTION SERVICES FOR RESIDENTIAL, MUNICIPAL, AND SPECIAL EVENTS IN THE CITY OF REYNOLDSBURG

WHEREAS, the Community Waste Consortium has received proposals from two companies interested in providing services related to the collection, transportation, and processing of residential refuse, recyclables and yard waste; and

WHEREAS, after review of the proposals, the City and Community Waste Consortium have determined that the lowest and best for such services is Local Waste Services, Ltd.; and

WHEREAS, the City and Community Waste Consortium have also concluded that Local Waste Services, Ltd. has the ability, resources, and experience to provide those services; and

WHEREAS, the City and Community Waste Consortium have recommended that the primary bid from Local Waste Services, Ltd. for a five-year fixed monthly price in the amount of \$24.79 per household, per month, to commence January 1, 2027 through December 31, 2031, be accepted.

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

Section 1. The exclusive contract for the collection, transportation, and processing of residential refuse, recyclables, and yard waste be awarded to Local Waste Service, Ltd. in accordance with the bid specifications and the bid proposal received.

Section 2. the Mayor is hereby authorized on behalf of the City of Reynoldsburg to enter into an agreement with Local Waste Services, Ltd. for the collection, transportation, and processing of residential refuse, recyclables, and yard waste, with the services under the contract.

Section 3. The contract amount shall be based on the primary bid submitted by Local Waste Services, Ltd. for a five-year fixed monthly price in the amount of \$24.97per household, per month to commence January 1, 2027 through December 31, 2031.

Section 4. This Ordinance shall be effective January 1, 2027 following approval of Council and the signature of the Mayor.

**AGREEMENT FOR THE COLLECTION, TRANSPORTATION AND DELIVERY
FOR DISPOSAL OR PROCESSING OF RESIDENTIAL SOLID WASTE,
RECYCLABLE MATERIALS AND YARD WASTE GENERATED WITHIN THE
CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO**

THIS AGREEMENT for the collection, transportation and delivery for disposal or processing of Solid Waste, Recyclable Materials and Yard Waste (“Collection Services”) generated within the City of Reynoldsburg, Ohio (the “Collection Agreement”) entered into this ____ day of _____, 2026, is by and between the Participating Community of the City of Reynoldsburg, Ohio (the “Participating Community”), with its offices located at 7232 E. Main Street, Reynoldsburg, Ohio 43068 and Local Waste Services (“Collection Contractor”) a Limited Liability Company, with an office located at 1300 S. Columbus Airport Rd., Columbus, Ohio 43207.

RECITALS

WHEREAS, pursuant to Sections 715.43 and 3707.43 or Section 505.27 of the Ohio Revised Code, the Participating Community may enter into written contracts with independent contractors to establish such collection systems and designate solid waste facilities as may be necessary or appropriate to provide for the safe and sanitary management of Solid Waste, including Recyclable Materials and Yard Waste, generated within the Township; and

WHEREAS, the Participating Community has determined that it is in the best interests of the Township and its Residents that the Participating Community arrange for the collection, transportation and delivery for disposal or processing of all Solid Waste, Recyclable Materials and Yard Waste generated at Residential Units, Residential Unit Equivalents, Participating Community Facilities and during Special Events located within the Participating Community from a single Collection Contractor on an exclusive basis (“Collection Services”); and

WHEREAS, on February 19, 2026, and February 26, 2026, the Participating Community, as part of a Joint Bid Process with several communities located within the jurisdiction of the Solid Waste Authority of Central Ohio (“2027 Solid Waste Consortium 1 Communities”), invited through advertisement in The Columbus Dispatch qualified providers of the Collection Services to submit bids to provide such Collection Services on the terms and conditions contained herein; and

WHEREAS, the Collection Contractor submitted a bid to become the exclusive provider of Collection Services for the benefit of the Participating Community and its Residents; and

WHEREAS, following the April 9, 2026, official opening of the bids by the 2027 Solid Waste Consortium and consideration of bids for Collection Services, the Participating Community determined that the Collection Contractor is qualified to provide the Collection Services to the Participating Community and approved the award of the Collection Agreement to the Collection Contractor; and

WHEREAS, Solid Waste shall be delivered to the Franklin County Sanitary Landfill or an in-district transfer station owned and operated by the Solid Waste Authority of Central Ohio (“SWACO”); the Participating Community has selected **Local Waste Services** to provide

Recycling Services and has verified that all recyclable materials will be processed at the Facility, so Recyclable Materials shall be delivered to: **Rumpke's Material Recovery Facility** at 1190 Joyce Avenue, Columbus, Ohio 43219. Yard Waste shall be delivered to any Yard Waste Services provider that has a contract with SWACO or is otherwise approved by the Participating Community; and

WHEREAS, the above-enumerated facilities are the only Designated Facilities that the Collection Contractor may use for the delivery of Solid Waste, Recyclable Materials and Yard Waste collected by the Collection Contractor pursuant to this Collection Agreement; and

WHEREAS, the Participating Community and the Collection Contractor have agreed on terms and conditions for the Collection Services in conformance with the Bid Documents, incorporated herein by reference, at the bid prices as stated on the Bid Forms, which are attached hereto as Exhibit G and incorporated by reference; and

WHEREAS, the Participating Community and the Collection Contractor each represents that it has the authority to execute this Collection Agreement for the Collection Services identified herein.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements below, the parties incorporate the foregoing recitals and agree as follows:

ARTICLE I - DEFINED TERMS

The capitalized terms used in this Collection Agreement are defined in Exhibit A, Defined Terms, which is attached and incorporated by reference.

ARTICLE II - AGREEMENT, TERM & RENEWAL TERMS

- 2.1. Agreement and Independent Collection Contractor Status.** The Participating Community hereby authorizes the Collection Contractor, and the Collection Contractor hereby accepts such authorization, on an exclusive basis and as an independent Collection Contractor, to collect, transport, and deliver for disposal or processing, Solid Waste, Recyclable Materials and Yard Waste generated at Residential Units, Residential Unit Equivalents, Participating Community Facilities and during certain Special Events within the Participating Community to the Designated Facilities. Except in the event a Participating Community implements a Food Waste, Textile or other reusable items diversion, recycling, or source reduction program, no other independent Collection Contractor or other person or entity shall provide the services agreed to in this Collection Agreement during the term of this Collection Agreement.
- 2.2. Effective Date and Term.** This Collection Agreement shall be effective on the date of last execution. The term of this Collection Agreement shall be for five (5) years, beginning on January 1, 2027, and terminating on December 31, 2031.
- 2.3. Implementation Plan.** On or before October 1, 2026, the Collection Contractor shall submit proof that the benchmarks identified in the implementation plan, which is attached as Exhibit C and incorporated by reference, have been met. The Collection Contractor shall provide to the Participating Community and SWACO the total number of miles

traveled by the Collection Contractor in one month for the Participating Community, (including miles traveled on the Collection Route, and average number of round trips to the Franklin County Sanitary Landfill, Participating Community-Designated Recyclable Materials Facility, and Participating Community-Designated Yard Waste Facility). The Collection Contractor shall submit to the Participating Community certification of the following (a) compliance with the benchmarks which include, but are not limited to, the identification of the number of vehicles and type of vehicle (diesel, CNG), sufficient number of drivers/employees, collection containers and equipment to perform; (b) that Collection Contractor's employees have been identified and completed training and driven the Participating Community-approved Collection Routes. The Participating Community may incorporate additional time restrictions, notwithstanding Section 4.3, such as for major roads during rush hour; (c) that Township-approved written notices to Residents were sent to each Resident by U.S. mail explaining the procedures and obligations of each owner or occupant of a Residential Unit to receive Collection Services, and detailing the requirements for placement of collection containers; (d) that the delivery of any collection containers is complete, if applicable; (e) that the Collection Contractor will deliver the Recyclable Materials to the Participating Community's Designated Facility for processing; and (f) that the Collection Contractor has delivered to the proof of insurance, proof of workers' compensation coverage and the required Performance Bond, which are attached as Exhibits B, D and F, and incorporated by reference. Finally, the Collection Contractor shall certify that all conditions precedent to the commencement of performance of the Collection Services have been satisfied by the dates stated on the implementation plan submitted by the Collection Contractor.

ARTICLE III- GENERAL REQUIREMENTS OF THE COLLECTION CONTRACTOR

- 3.1. Collection and Delivery Services to Designated Facilities.** The Collection Contractor shall provide regular weekly collection of Solid Waste, Recyclable Materials and Yard Waste from each Residential Unit, Residential Unit Equivalent, Participating Community Facilities and during Special Events located within the Participating Community. All Solid Waste, Recyclable Materials and Yard Waste generated at each Residential Unit shall be collected by the Collection Contractor, provided the Resident places such items in the manner specified in the Township-approved written notice specified in Section 2.3 and Section 4.4. The Collection Contractor shall collect, transport and deliver all: (a) Solid Waste to the Franklin County Sanitary Landfill or to an in-district Transfer Station operated by SWACO; (b) Recyclable Materials to the Participating Community Designated Facility for Recyclable Materials; and (c) Yard Waste to any facility that has a contract to process Yard Waste with SWACO or is otherwise approved by the Participating Community. The Collection Contractor shall pay to the owner or operator of the Participating Community-Designated Facilities all charges, costs, fees and expenses incurred for the disposal or processing of the Solid Waste and Yard Waste collected by the Collection Contractor and delivered to the Participating Community-Designated Facilities. The charge by the Participating Community-Designated Facilities shall be limited to the charges approved by SWACO for the receipt of Solid Waste at the Franklin County Sanitary Landfill or Transfer Station operated by SWACO, and rates and charges approved by SWACO at any SWACO-contracted Yard Waste facility or such rates and charges applicable at Yard Waste facility otherwise approved by the Participating Community. The Participating Communities pay any tipping fees (processing fees) directly to the Designated Facility for Recycling

Processing. Separated Recyclable Materials and Yard Waste shall not be delivered to any landfill. All Collection Services performed by the Collection Contractor pursuant to this Collection Agreement shall be performed in a competent and workmanlike manner.

- 3.2. Vehicles and Equipment.** The Collection Contractor shall furnish all vehicles and equipment necessary to provide the Collection Services required under this Collection Agreement, as well as the necessary facilities for the thorough cleaning and maintenance of the vehicles and equipment. All vehicles shall be painted uniformly, and shall bear the Collection Contractor's name, vehicle number and Collection Contractor's telephone number. The Collection Contractor shall keep all vehicles and equipment in a clean, sanitary and safe operating condition, at all times. All vehicles used by the Collection Contractor for the collection of Solid Waste, Recyclable Materials and Yard Waste shall be enclosed, washed and cleaned, leak proof, rust-free, packer-type trucks equipped with a broom, shovel and rake. Other types of vehicles may be used only as approved by the Participating Community.

The Collection Contractor shall be responsible for cleanup of all hydraulic or other fluids which leak from collection vehicles. All such cleanups are required to be performed as soon as possible, but in no case longer than eight (8) hours after the spilled leak, or the end of the collection day. In the event the Collection Contractor fails to adequately perform a cleanup required pursuant to this Section, the Participating Community shall have the right to perform such cleanup services using Participating Community employees or other Collection Contractors and withhold release of quarterly payment in accordance with Section 6.2.

All vehicles and equipment may be inspected from time to time by the Participating Community to determine that same are clean, sanitary and in safe operating condition; however, such an inspection shall not constitute a representation by the Participating Community that the vehicles and equipment are safe. Any vehicles or equipment that, in the opinion of the Participating Community, are not clean, sanitary or in a safe operating condition shall be removed from service by the Collection Contractor until such vehicles have been cleaned and/or repaired to the satisfaction of the Participating Community. Failure to comply with these standards constitutes grounds for termination of this Collection Agreement by the Participating Community. The Participating Community may require the installation and use of (Participating Community or SWACO provided) equipment capable of reading information on the RFID tag in collection vehicles used by the Collection Contractor.

- 3.3. Collection Contractor's Office and Telephone.** The Collection Contractor shall maintain an office in Franklin County, Ohio, or in an adjacent county, and telephone service with a non-toll telephone number from the Participating Community, which shall be manned by a live operator and a supervisor on working days from 8:00 a.m. to 5:00 p.m. to receive any complaints or calls regarding the Collection Services from a Resident or the Participating Community. Provided that the Participating Community approves, email may also be utilized to address complaints. The Collection Contractor shall also maintain an emergency contact number which is available 24 hours per day, seven (7) days per week.

3.4. Collection Contractor Ability to Communicate with Vehicles in the Field. The Collection Contractor shall maintain two-way radio or cellular telephone or other means of communication service with the drivers of all vehicles used to provide Collection Services within the Participating Community, so that the Collection Contractor may communicate with the drivers in order to expedite the Collection Contractor's response to complaints regarding the Collection Services.

3.5. Employee Training. The Collection Contractor shall provide training in operations, approved Collection Routes, safety practices, including observation of all traffic laws, use of employee uniforms and conduct for all employees involved in providing the Collection Services.

3.6. Recyclable Materials Collection Containers.

The Participating Community may provide Residential Units with a 65- or 95-gallon, wheeled collection container for Recyclable Materials, in which case the Collection Contractor shall collect all Recyclable Materials from each Residential Unit from the Participating Community-provided collection container. In the event a Resident chooses to rent an additional collection container(s) for Recyclable Materials, the Collection Contractor shall bill the Resident directly for the use of such Contractor-provided collection container(s) at the price stated in Exhibit G. In no event shall the Participating Community be responsible for the costs of such Contractor-provided collection container(s) for Recyclable Materials.

In the event that the Participating Community does not provide residents with collection containers for Recyclable Materials, the Collection Contractor shall provide each Residential Unit with one (1) 65-gallon (unless a different size is indicated in Exhibit E), wheeled and lidded recycling container at no additional charge. The Collection Contractor shall collect all Recyclable Materials from each Residential Unit from the Collection Contractor-provided container or from any other collection container used by a Resident for Recyclable Materials, provided that a collection container for Recyclable Materials can be readily identified by the driver of the collection vehicle or the collection container is clearly marked as containing Recyclable Materials. If the Participating Community has not provided Residential Units with a collection container, the Collection Contractor may also offer to rent an additional 35-, 65- or 95-gallon, wheeled collection container for Recyclable Materials to Residents at the price stated on Exhibit G.

If the Participating Community provides Recyclable Materials containers, then the Participating Community is responsible for delivery and maintenance of the containers. If the Collection Contractor provides the Recyclable Materials containers, then the Collection Contractor is responsible for delivery and maintenance of the containers. If the Recyclable Materials containers are damaged at the fault of Rumpke, Rumpke will replace the containers at no cost; all other damage to the containers will be the responsibility of the Participating Community or the Residents.

3.7. Solid Waste and Yard Waste Collection Containers.

~~{STATUS QUO, RESIDENT PROVIDED CONTAINERS, IF APPLICABLE}~~

~~Unless otherwise provided by the Participating Community, Residents shall provide Solid Waste collection containers. Residents shall also provide containers for Yard Waste. The volume of Solid Waste and Yard Waste placed curbside for collection by each Residential Unit or Residential Unit Equivalent shall be unlimited, and the Collection Contractor shall collect such Solid Waste and Yard Waste. In the event a Resident chooses to rent a collection container from the Collection Contractor, the Collection Contractor shall bill the Resident directly for the use of such Collection Contractor provided collection containers at the price and in the manner stated on the Exhibit G. Cardboard containers shall be acceptable for bulk or loose materials. The Collection Contractor may refuse to collect collection containers that are in excess of 50 pounds or cardboard containers that become wet, with the exception of Participating Community or Collection Contractor provided collection containers. Yard Waste shall be placed for collection in Yard Waste bags or containers approved by the Participating Community and SWACO. Any containers shall be clearly identified as containing Yard Waste.~~

[STATUS-QUO, CONTRACTOR-PROVIDED CONTAINERS, IF APPLICABLE]

Unless otherwise provided by the Participating Community, the Collection Contractor shall provide a 35-, 65-, or 95-gallon, wheeled collection container for Solid Waste and Residents shall provide containers for Yard Waste. The volume of Solid Waste and Yard Waste placed curbside for collection by each Residential Unit or Residential Unit Equivalent shall be unlimited, and the Collection Contractor shall collect such Solid Waste and Yard Waste. If a Residential Unit requests a different size Solid Waste collection container at any time after the initial delivery of a collection container pursuant to the implementation plan, the Contractor shall provide such collection container to the Residential Unit and may charge for additional delivery at the bid price stated in Exhibit G. **In addition, residents may request a smaller container, subject to availability, or opt out of contractor provided card and can use any other lidded container outlined in the City Codified Ordinances, Chapter 975.08.**

The Collection Contractor may offer to rent additional green, grey, brown, black, or a color approved by the Participating Community collection containers to the Residents at the price stated on Exhibit G. In the event a Resident chooses to rent an additional collection container from the Collection Contractor, the Collection Contractor shall bill the Resident directly for the use of such Collection Contractor-provided collection containers at the price and in the manner stated on the Exhibit G. Cardboard containers shall be acceptable for bulk or loose materials. The Collection Contractor may refuse to collect collection containers that are in excess of 50 pounds or cardboard containers that become wet, with the exception of Participating Community or Collection Contractor-provided collection containers. Yard Waste shall be placed for collection in Yard Waste bags or containers approved by the Participating Community and SWACO. Any containers shall be clearly identified as containing Yard Waste.

- 3.8. Collection of Bulk Items Included.** The Collection Contractor shall collect all Bulk Items, including but not limited to larger household objects such as furniture, appliances, carpet and padding, mattresses and box springs, child play equipment, fencing and Christmas trees, in one piece, on the regularly scheduled collection day from the usual point of pickup at a Residential Unit. Bulk Items are defined in Exhibit A. Bulk Item collection does not

include collection of a Judicial Set-Out Order/Eviction. The Owner of a Residential Unit may contract with any private hauler for collection of Solid Waste resulting from a Judicial Set-Out Order/Eviction or if collected by the Collection Contractor, the Collection Contractor may directly bill the Owner of the Residential Unit at the bid price stated in Exhibit G. Any appliances containing chlorofluorocarbon gas (CFC or freon) shall be subject to the requirements of Section 3.9. Annually, or more frequently upon request of the Participating Community, the Collection Contractor shall provide a written report to the Participating Community of the Bulk Items collected by the Collection Contractor, including the number of individual Bulk Items or an estimated volume/tonnage.

- 3.9. Collection of Chlorofluorocarbon (CFC) Appliances.** Appliances containing chlorofluorocarbon (CFC) shall be collected by the Collection Contractor on the same day as the Participating Community-approved day for the collection of Solid Waste. In the event a CFC-containing appliance is placed for collection without proper certification of CFC removal attached, the Collection Contractor shall arrange for the proper removal of all CFCs from such appliances in compliance with all applicable laws and regulations. Annually, or more frequently upon request of the Participating Community, the Collection Contractor shall provide a written report to the Participating Community of the number of CFC-containing appliances collected by the Collection Contractor, including the Collection Contractor's certification and documentation that the removal of CFC was performed in compliance with all applicable laws and regulations. The Collection Contractor shall invoice each Resident who places an appliance containing CFC for the cost and proper removal of CFC. The Participating Community shall not be responsible for the cost of CFC removal. In no event shall the Collection Contractor's invoice to a Resident for the removal of CFC exceed the per appliance price as stated on Exhibit G. Annually, or more frequently upon request of the Participating Community, the Collection Contractor shall provide a written report to the Participating Community of the Appliances containing CFCs collected by the Collection Contractor
- 3.10. Collection of Home Remodeling Construction and Demolition Debris.** The Collection Contractor may limit the collection to minor home remodeling projects only. If such a limit is to be imposed, the Collection Contractor shall include such limitation in the Resident obligation notice mailed to the Participating Community Residents.
- 3.11. Services at Participating Community Facilities.** The Collection Contractor shall provide collection containers to the Participating Community at the location, number, container type, container size and day of collection as stated on Exhibit E, which is attached hereto and incorporated by reference. The Collection Contractor shall collect all Solid Waste and Recyclable Materials deposited in the collection containers on the collection day stated in Exhibit E. In the event that additional collections of the collection containers shown on Exhibit E are necessary, the Collection Contractor shall collect such containers as requested by the Participating Community at no additional charge, unless otherwise indicated in Exhibit E, provided that Participating Community requests for additional collection are not greater than four (4) in a calendar month. Within reason, the number, sizes and locations of the collection containers are subject to change in the discretion of the Participating Community upon written notice to the Collection Contractor. Unless otherwise stated in Exhibit E, the Contractor shall provide Recyclable Material collection containers at any

location identified on Exhibit E and provide collection and delivery to the Participating Community-Designated Facility for Recyclable Materials at no additional charge.

- 3.12. Collection at Special Events and Minor Remodeling Projects of Participating Community Buildings.** The Collection Contractor shall provide open top roll-off containers of up to forty (40) yards capacity and disposal for Solid Waste and Recyclable Materials upon request of the Participating Community for Special Events, in the amount of containers and number of pulls included on attached Exhibit E. In addition, the Collection Contractor will provide up to two (2) open top roll-off containers of up to thirty (30) yards capacity for two (2) additional special events per year for no more than two (2) pulls as requested by the Participating Community, and collect and dispose the Solid Waste in such additional containers without additional charge, unless otherwise indicated in Exhibit E. The Collection Contractor shall provide open top roll-off containers and of up to thirty (30) yards capacity for the minor remodeling of any Participating Community Facility, up to five (5) pulls per year without additional charge, unless otherwise indicated in Exhibit E.

The Collection Contractor shall provide up to four 30-yard solid waste collection containers, twice per year, for an annual total of eight 30-yard solid waste containers, at no cost to the Participating Community for community cleanups. The length of time for a community cleanup may last up to five days. For all of the above services, the Collection Contractor is responsible for the delivery of the containers, pickup of containers after event, transportation of containers to an approved disposal facility, and the costs associated with disposal of the material within the containers. Unless otherwise indicated in Exhibit E, there shall be no costs for the community for this service and the bid price shall include this service.

Additional pulls may be requested at the price indicated on Exhibit G. Unless otherwise stated in Exhibit E, or otherwise agreed in writing, no additional fee shall be charged to the Participating Community for these services notwithstanding the frequency of collections that may be required at Participating Community Facilities or the volume or nature of the Solid Waste or Recyclable Materials collected.

- 3.13. Commercial Establishments Excluded.** This Collection Agreement does not require the Collection Contractor to provide any services to commercial establishments within the Participating Community, unless the Participating Community has made the determination that the commercial establishment is a Residential Unit Equivalent. The Collection Contractor may, in its sole discretion, enter into private contracts to provide services to commercial establishments, not defined as Township Facilities, Residential Units, or Residential Unit Equivalents.

ARTICLE III- COLLECTION CONTRACTOR'S CONDITIONS OF RESIDENTIAL UNIT COLLECTION

- 4.1. Collection Routes and Day of Collection.** In addition to the route information provided pursuant to Section 2.3, above, on or before October 1, 2026, the Collection Contractor shall furnish the following to the Participating Community, for approval by the Participating Community: (a) collection routes consisting of a route map, showing the

individual routes for the collection of Solid Waste, Recyclable Materials and Yard Waste, their beginning and ending points, identification of any route not made pursuant to this Collection Agreement that is combined with a route under this Collection Agreement prior to transporting Solid Waste, Recyclable Materials, or Yard Waste to a Designated Facility, the number of Residential Units and Residential Unit Equivalents per route, the total number of Residential Units under the Contract, including currently unoccupied and vacant Residential Units that could receive service in the future, the total number of Residential Unit Equivalents under the Contract, and the addresses of all Residential Units and Residential Unit Equivalents under the Contract; (b) confirming the weekday on which all Residential Solid Waste, Recyclable Materials and Yard Waste will be collected within the Participating Community (collection of Residential Solid Waste, Recyclable Materials and Yard Waste shall be on the same weekly schedule, as set forth in the collection day and route schedule provided by the Collection Contractor and approved by the Participating Community.) The Collection Contractor shall not change the day of collection without written approval by the Participating Community. In the event such a change is approved by the Participating Community, written notice of such approved change must be provided to each affected Residential Unit at least ten (10) days prior to the new collection day. The Participating Community retains the right to adjust the collection routes submitted by the Collection Contractor to provide for public convenience and safety. The Collection Contractor shall perform the Collection Services using the final Participating Community-approved Collection Routes and shall ensure that all drivers observe traffic laws on the routes.

- 4.2. Holidays.** Holidays that may be observed by the Collection Contractor include New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and Christmas Day. In any week containing an observed holiday, the day of collection may be moved to the day immediately following the regular day of collection. The Collection Contractor shall resume the regular schedule the following week.
- 4.3. Starting and Ending Time.** Collection of Solid Waste, Recyclable Materials and Yard Waste shall occur between 7:00 a.m. and 7:00 p.m. on the day designated for collection. In the event the Participating Community notifies the Collection Contractor that the Collection Contractor has violated the permissible hours of collection three or more times in any ninety (90) day period, except for the purposes of picking up missed collections as set forth above, the Participating Community may, at the Participating Community's discretion, withhold or invoice two hundred dollars (\$200.00) per occasion from the quarterly payment due to Collection Contractor, including the first three occasions, from the quarterly release of funds held by the Collection Contractor as provided in 6.1.
- 4.4. Notice to Residential Units.** No later than ten (10) days prior to the first date of the Collection Services and semi-annually thereafter during the term, the Collection Contractor, at the Collection Contractor's expense, shall provide written notice to each Residential Unit by letter delivered by U.S. mail or, if preferred by the Unit owner or tenant, by electronic means, listing the procedures and obligations of the owner or tenant of each Residential Unit receiving Collection Services, including the obligation to place only accepted Recyclable Materials and Yard Waste in the appropriate containers. Notice shall identify the Recyclable Materials and Yard Waste acceptable for processing, a contact telephone number for the Participating Community and the Collection Contractor, and each

Residential Unit's collection schedule including holidays to be observed pursuant to Section 4.2. The notice may include notification of any fuel price adjustments implemented pursuant to Section 6.5. The initial notice, including the procedures and obligations, shall be submitted to the Participating Community for approval by October 1, 2026. Subsequent notices shall be submitted to the Participating Community for approval not later than twenty (20) days prior to mailing to the Residential Units. The bid price shall include all costs associated with development and distribution of the written notice.

- 4.5. Procedure for Curbside Collection Service.** Except as provided in Section 4.6, collection of Solid Waste, Recyclable Materials and Yard Waste shall be made for each Residential Unit at one point of pick-up at the curbside of the Residential Unit or other identified location for non-curbed Residential Units.
- 4.6. Procedure for Carry-out Collection Service.** The Collection Contractor shall provide Carry-out Collection Service at the same rate as the Curbside Collection Service to any Resident with a physical disability which limits or impairs the ability to walk, in accordance with Ohio Revised Code Section 4503.44(A)(1). By agreement, either the Participating Community or the Collection Contractor may maintain the list of Residents who are eligible to receive Carry-out Collection Service at no additional charge, and notify the other party of any changes to that list. The Collection Contractor shall provide Optional Carry-out Collection Service to any Residential Unit requesting such service, in accordance with the Bid Price as stated on Exhibit G. In the event the Collection Contractor directly bills the Residents, the Township shall not be responsible for the cost of Optional Carry-out Collection Service.
- 4.7. Handling of Collection Containers.** All re-usable collection containers used by a Resident shall be returned to the location from which they were removed, erect and with lids in place. If a collection container has no lid, such collection container shall be placed upside down at the location from which it was removed. Notwithstanding the foregoing requirements, all re-usable collection containers shall be returned in a manner and to a location such that the container does not create a hazard to pedestrians or motor vehicles. Containers shall not be left in the road, where they can obstruct the flow of traffic. The Collection Contractor shall immediately pick up or sweep up any materials that the Collection Contractor spills during collection. The Collection Contractor is also responsible for cleanup of all hydraulic or other fluids which leak from collection vehicles. All such cleanups are required to be performed as soon as possible, but in no case longer than eight (8) hours after the spilled leak, or the end of the collection day. In the event the Participating Community notifies the Collection Contractor that the Collection Contractor has violated the requirements set forth in this section three or more times in any ninety (90) day period, the Participating Community may, at the Participating Community's discretion, withhold or invoice two hundred dollars (\$200.00) per occasion, including the first three occasions, from the quarterly payment due to Collection Contractor or from the quarterly release of funds held by the Collection Contractor as provided in 6.1. In addition, if a Collection Contractor fails to adequately perform a cleanup required pursuant to this Section, the Participating Community shall have the right to perform such cleanup services using Participating Community employees or other Collection Contractors and withhold release of quarterly payment in accordance with Section 6.2.

- 4.8 Damage to Collection Containers.** The Collection Contractor shall exercise due care to avoid damaging collection containers. The Collection Contractor shall make a like kind replacement of collection containers that it has substantially damaged through the negligence of the Collection Contractor, including reimbursement to the Participating Community for replacement of any Participating Community-provided collection containers that it has substantially damaged through the negligence of the Collection Contractor. The Collection Contractor shall warrant that any Collection Contractor-provided collection container shall be free from defects and engineered to last for not less than ten (10) years. Any damaged or broken Collection Contractor-provided collection containers shall be maintained, repaired, and replaced by the Collection Contractor, at the sole cost and expense of the Collection Contractor.
- 4.9 Violation of Resident Obligations; Refusal to Collect.** Upon the first instance that a Resident places Solid Waste, Recyclable Materials or Yard Waste for collection in a manner that violates the Resident's obligations as contained in the original notice mailed by the Collection Contractor to each Residential Unit, the Collection Contractor shall collect such items and leave a tag advising the Resident of the reasons why such placement is unacceptable. Upon any subsequent instance that a Resident places Solid Waste, Recyclable Materials or Yard Waste for collection in a manner that violates the Resident's obligations, the Collection Contractor may refuse to pick up such materials provided that at the time of refusal, the Collection Contractor leaves a tag advising the Resident of the reasons for the Collection Contractor's refusal to collect the materials. The Collection Contractor shall provide the Participating Community with copies of all tags left at each Residential Unit pursuant to this Section or may provide photographic evidence of the tagging and uncollected materials, or other such notification as agreed to between the Participating Community and the Collection Contractor. The Collection Contractor shall not take undue measures to determine compliance with specified weight or size restrictions, but shall act, in good faith, in favor of the Participating Community and the Residents receiving the Collection Services.
- 4.10 Conduct of Collection Contractor and Its Employees.** The Collection Contractor shall perform all Collection Services in compliance with federal, state and local laws and ordinances, specifically including, but not limited to, applicable to traffic laws as well as rules and regulations adopted by SWACO and the Franklin County District Board of Health. This includes, but is not limited to, SWACO's rules prohibiting Source Separated Recyclable Materials or Source Separated Yard Waste from being comingled with Solid Waste for delivery to the Franklin County Sanitary Landfill. Notwithstanding any deduction pursuant to Section 6.2, any and all violations may be enforced in accordance with Ohio Revised Code Section 343.99.

The Collection Contractor's employees shall conduct themselves in a polite, courteous and helpful manner at all times and shall refrain from the use of loud or profane language. All employees shall wear a shirt or other appropriate clothing bearing the Collection Contractor's company name in large type. When performing the Collection Services, the Collection Contractor's employees shall operate the Collection Contractor vehicles with due regard for the safety of all persons and property. The Participating Community may request transfer of any employee who performs his or her duties in a manner that is unsatisfactory to the Participating Community.

- 4.11 Daily Reports.** The Collection Contractor shall report any Residential Units not placing collection containers on the collection day to the Participating Community. This report shall be provided to the Participating Community at the end of each collection day to avoid disputes regarding whether collection containers were placed for collection by the Resident. The Collection Contractor and the Participating Community may agree to utilize a different procedure, provided such agreement is in writing.
- 4.12 Collection Contractor's Response to Complaints.** The Participating Community shall notify the Collection Contractor of any complaints received regarding the Collection Contractor's services or performance and suggest corrective measures. The Collection Contractor shall contact the Participating Community to determine if any complaints have been received at least once before 5:00 p.m., and once again before the last collection vehicle leaves the Participating Community at the end of the day of collection. The Collection Contractor shall give prompt and courteous attention to all complaints, and in the case of missed collections, shall arrange for collection on the same day.
- 4.13 Biannual Residential Recycling Participation Survey.** The Collection Contractor shall conduct a residential recycling participation survey in April and October of each contract year or other dates as indicated by the Participating Community and provide the survey results to the Participating Community and the Solid Waste Authority of Central Ohio no later than May 31st and November 30th of the survey year. The participation survey shall delineate the total number of households that participate in the recycling program by documenting whether a Recycling container is placed out for collection on a regularly scheduled collection day. The Collection Contractor shall conduct the survey for all Residential Units and Residential Unit Equivalents in the Participating Community during the same collection week and shall report the total number of participants, and the total number of non-participants, which collective total shall equal the total number of Residential Units and Residential Unit Equivalents eligible for service under the Contract. The participation survey shall be conducted during a collection week with regularly scheduled collection days and shall not be conducted on a holiday collection week or any other week where collection days are different from the normal collection schedule.

ARTICLE IV - PERFORMANCE ASSURANCE, BOND, INSURANCE AND INDEMNIFICATION

- 5.1. Performance Assurance.** The Collection Contractor shall immediately report to the Participating Community any notice or order from any governmental agency or court or any event, circumstance or condition, including Force Majeure, which may adversely affect the ability of the Collection Contractor to fulfill any of its obligations hereunder. If, upon receipt of such report, or upon the Participating Community's own determination that any such notice, order, event, circumstance or condition adversely affects the ability of the Collection Contractor to fulfill its obligations, the Participating Community shall have the right to demand adequate assurances from the Collection Contractor that the Collection Contractor is able to fulfill its obligations. Upon receipt by the Collection Contractor of any such demand, the Collection Contractor, within fourteen (14) days of such demand, shall submit to the Participating Community its written response to any such demand. In the event that the Participating Community does not agree that the Collection Contractor's response will provide adequate assurance of future performance to the Participating

Community and its Residents, the Participating Community may, in the exercise of its sole and reasonable discretion, seek substitute or additional sources for the delivery of all or a portion of the Collection Services, declare that the Collection Contractor is in default of its obligations under this Collection Agreement, or take such other action the Participating Community deems necessary to assure that the Collection Services will be provided including the right to terminate the Collection Agreement.

- 5.2. Performance Bond.** Within ten (10) days after receiving the Notice of Award, the Collection Contractor shall furnish and maintain for the duration of this Collection Agreement, including any renewal terms, a Performance Bond executed by a duly authorized surety, acceptable to the Participating Community in all respects, or such other security acceptable to the Participating Community, in the amount of three million, four hundred twenty-one thousand, twenty dollars (\$3,421,020.00). The Performance Bond is attached as Exhibit D and may be renewed by a substitute surety acceptable to the Participating Community, provided that the terms and conditions of this Performance Bond obligate the surety to honor the Performance Bond until the Participating Community accepts, in writing, a substitute surety.
- 5.3. Liability Insurance.** The Collection Contractor, at the Collection Contractor's sole cost and expense, agrees that it shall at all times during the term and any renewal term of this Collection Agreement carry and maintain in full force and effect, for the mutual benefit of the Participating Community and the Collection Contractor, commercial general public liability insurance against claims for personal injury, death or property damage, occurring as a result of the performance of the Collection Services. The insurance coverage to be purchased and maintained by Collection Contractor as required by this paragraph shall be primary to any insurance, self-insurance, or self-funding arrangement maintained by the Participating Community. The coverage and limits of such insurance are listed on Exhibit F, which is attached and incorporated by reference. The Collection Contractor shall be responsible for payment of any and all deductible(s) or retention(s) under the policies of insurance purchased and maintained by it pursuant to this Contract.
- 5.4. Proof of Insurance.** All insurance required by this Collection Agreement shall be obtained from a responsible insurance company or companies reasonably satisfactory to the Participating Community and authorized to do business in the State of Ohio. The Participating Community shall be listed as an additional insured in such insurance policies. Originals of the insurance policies or certificates shall be delivered to the Participating Community promptly upon commencement of the term of this Collection Agreement, and insurance policy renewals or certificates shall be delivered to the Participating Community not less than thirty (30) days prior to the expiration dates of any policy. Each policy shall provide that the insurance company shall give notice to the Participating Community at least thirty (30) days prior to the effective date of any cancellation or expiration of any such insurance policy.
- 5.5. Workers' Compensation Coverage.** Prior to commencing work under this Collection Agreement, the Collection Contractor shall furnish to the Participating Community satisfactory proof that the Collection Contractor has paid current premiums for workers' compensation coverage for all persons employed in carrying out the work covered by this Collection Agreement. The Collection Contractor shall hold the Participating Community

free and harmless for any and all personal injuries of all persons performing work for the Collection Contractor under this Collection Agreement.

5.6. Indemnification. The Collection Contractor shall save, indemnify and hold the Participating Community, its Council, its Board of Trustees, employees, agents, officers and consultants (each an indemnitee) harmless from and against any and all liabilities, claims, demands, causes of action, penalties, judgments, forfeitures, liens, suits, costs and expenses whatsoever (including those arising out of death, injury to persons, or damage to or destruction of property), and the cost and expenses incident thereto (including reasonable attorneys' fees), which any indemnitee may hereafter incur, become responsible for, or pay out for or resulting from the performance of the Collection Services under this Collection Agreement, provided that any such claim, damage, loss, or expense:

- a) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including any resulting loss of use; and
- b) is caused in whole or in part by any intentional, reckless or negligent act or omission of the Collection Contractor, anyone directly or indirectly employed by the Collection Contractor, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Section.
- c) This section, 5.6 shall survive expiration or earlier termination of this Agreement.

5.7. Environmental Indemnification. The Collection Contractor shall save, indemnify and hold the Participating Community, its Council, its Board of Trustees, employees, agents, officers and consultants (each an indemnitee) harmless from and against any and all liabilities, claims, demands, causes of action, penalties, judgments, forfeitures, liens, suits, costs and expenses whatsoever (including those arising out of death, injury to persons, or damage to or destruction of property), and the cost and expenses incident thereto (including reasonable attorneys' fees), which any indemnitee may hereafter incur, become responsible for, or pay out for or resulting from contamination of or adverse effects on the environment, or any violation of governmental laws, regulations, or orders, in each case, to the extent caused by the Collection Contractor's negligent, reckless, or willful misconduct relating to the Collection Services. Any indemnitee shall promptly notify the Collection Contractor of any assertion of any claim against it for which it is entitled to be indemnified, shall give the Collection Contractor the opportunity to defend such claim and shall not settle such claim without the approval of the Collection Contractor. This Section shall survive expiration or earlier termination of this Agreement.

5.8. Indemnity Not Limited. In any and all claims against the Participating Community, its employees, agents, officers and consultants, by any employee of the Collection Contractor or anyone for whose acts any of them may be liable, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Collection Contractor under workers' compensation acts, disability benefit acts, or other employees' benefit acts.

- 5.9. Personal Liability.** Nothing herein shall be construed as creating any personal liability on the part of any employee, agent, officer or consultant of the Participating Community.
- 5.10. Covenant Not to Sue.** During the term or any renewal term of the Collection Agreement, the Collection Contractor shall not challenge, directly or indirectly, the Participating Community or SWACO's designation of one or more facilities to provide processing and/or Disposal Services for Solid Waste, Recyclable Materials or Yard Waste generated within the Township.

ARTICLE V - BILLING, PAYMENT, ADJUSTMENTS OR REDUCTIONS TO PAYMENT

- 6.1. Collection Contractor Billings to the Participating Community for Payment.** The Collection Contractor shall bill the Participating Community for the Collection Services within ten (10) days following the end of the month, and the Participating Community shall pay the Collection Contractor on or before the thirtieth (30th) day following the end of such month. Such billing and payment shall be based on the prices and charges stated in the Exhibit G, increased for additional services requested and approved by the Participating Community or reduced by the Participating Community as provided in this Collection Agreement. In the event the Participating Community reduces payment to the Collection Contractor, in good faith and at its sole discretion, the Participating Community will provide a written explanation and reference to the authorizing provision of the Collection Agreement, including paragraphs 4.3, 4.7, and 6.2. In the event that the Collection Contractor disputes the basis for the reduction in payment, the Participating shall consider the basis for the dispute and may refund any such deduction to the Collection Contractor. However, the Participating Community is under no obligation to accept the validity of any such dispute.

The Collection Contractor shall be paid for the number of Residential Units within the Participating Community based on the records maintained by the Franklin County Auditor as those parcels are listed on the real property tax duplicate for Franklin County, subject to Section 6.3. As the number of Residential Units being serviced in the Participating Community increases or decreases, the Collection Contractor and the Participating Community may adjust the number of Residential Units accordingly. Any Optional Services Service Charges must be billed to the Owner directly, unless the Participating Community has otherwise agreed to be responsible for such charges in writing.

ALTERNATIVE BILLING / PAYMENT PROVISIONS (at option of the Participating Community)

~~**Contractor to Bill and Obtain Payment of Service Charges From Residential Units.** At the option of the Participating Community at any time during the term of the contract and as authorized by Section 3707.43 or 505.27(A) and 505.31(B) of the Ohio Revised Code, the Collection Contractor shall be responsible for invoicing and collecting Service Charges from Owners for the Collection Services provided by the Collection Contractor under this Agreement on a quarterly (or monthly) basis on behalf of the Participating Community. Such Service Charges shall include all related collection, disposal and processing fees and shall not exceed the applicable amount specified on the Bid Form~~

~~attached as Exhibit G and, unless otherwise provided by this Collection Agreement, shall not contain any additional charges, including but not limited to charges for payment by credit card or automatic payment. In the event the Contractor provides any Optional Services at the request of an Owner, the charge for such additional Service Charges shall be included as a separate item on the quarterly (or monthly) invoice not to exceed the amount specified on the Bid Form. Any fuel price adjustment charged in accordance with Section 6.5 shall also appear as a separate invoice item.~~

~~In addition, the Participating Community may require the Contractor to include a service charge for Recycling Processing Fees using the following formula:~~

$$\frac{X \text{ tons (Participating Community's average annual tonnage)}}{\text{\# of Residential Units in Participating Community}} = Y$$

$$\frac{Y}{12 \text{ months}} = Z$$

$$Z \times \$ \text{ (per ton Recycling Processing Fee)} = \text{per Residential Unit per month Recycling Processing service charge}$$

~~*X (the Participating Community's average annual tonnage) shall be an average of the Participating Community's reported tonnage of Recyclable Materials for the previous three (3) calendar years.~~

~~If utilized, the per Residential Unit per month Recycling Processing service fee shall be reconciled at the end of each calendar year using the actual reported annual tonnage and Recycling Processing fees charged for the year. Any credit or additional charge shall be issued to each Residential Unit on the next invoice issued by the Collection Contractor.~~

~~All fees for Collection Services collected by the Collection Contractor for the Participating Community shall be placed into and held in a separate and distinct account to the credit of the Participating Community. The Collection Services funds shall not be released to the Collection Contractor until approval from the appropriate Participating Community official is obtained. Within five (5) to seven (7) days after the close of each calendar quarter (or month), the Collection Contractor shall seek approval of the Participating Community to determine whether Contractor has performed its contractual obligations properly. Subject to any deductions for non-performance, as provided in Sections 4.3, 4.7 and 6.2, the funds may be released to the Collection Contractor upon approval of the Participating Community. Funds withheld pursuant to Sections 4.3, 4.7 or 6.2 shall be forwarded to the Participating Community within three (3) business days. The Participating Community may, upon ninety (90) days' notice to the Collection Contractor, terminate the Collection Contractor billing service and pay the Collection Contractor directly for the services.~~

~~The Collection Contractor shall provide the Participating Community with quarterly statements reporting the addresses of all Residential Units that are delinquent in payment of Service Charges. An account is delinquent when it has not been paid for at least one prior quarter of Service Charges. In the event of non-payment by the Owner of a Residential~~

~~Unit, the Collection Contractor shall continue to provide Collection Services in a like manner unless and until the Collection Contractor receives written notice from the Participating Community to suspend or terminate Collection Services at a particular address. During the first or any subsequent quarter of non-payment by the Owner of a Residential Unit, the Collection Contractor is permitted to take any commercially reasonable action to collect delinquent payments other than suspension or termination of service, but is not obligated to take any actions besides those outlined herein.~~

~~[OPTIONAL LANGUAGE IF COLLECTING DELINQUENT CHARGES THROUGH PROPERTY ASSESSMENT]~~

~~Following the first full quarter of non-payment of Service Charges, the Collection Contractor shall provide the Participating Community with an individual letter addressed to the Owner of each Residential Unit that is delinquent in payment of Service Charges. The letter is to be signed and sent via certified mail by the fiscal officer of the Participating Community to the Owner of the Residential Unit notifying the Owner of any unpaid Service Charges. The delinquency notice shall contain language approved by the Board of Trustees advising the Owner that Service Charges are due and owing to the Participating Community, and the failure to pay the Service charges may result in additional late fees, reasonable interest, or costs of collecting delinquent charges to be assessed against the property, in addition to the Service Charges. The Collection Contractor shall be responsible for obtaining the Owner's address for the written demand and shall be responsible for calculating the amount of payment due and owing for Service Charges. If the Collection Contractor is unable to ascertain the mailing address of the Owner of a Residential Unit that is delinquent, the Collection Contractor shall post a delinquency notice at the Residential Unit.~~

~~Following the commencement of the written demand process for any delinquent account, the Collection Contractor shall submit reconciliation reports to the Participating Community each quarter. Each report shall provide details on the status of all delinquent accounts and shall include the cost of Service Charges as well as late fees, reasonable interest, or cost of collection, if applicable and charged by the Participating Community.~~

~~If the written demand does not result in payment within sixty (60) days, the Participating Community may proceed with further collection efforts pursuant to Section 505.29 of the Ohio Revised Code or applicable municipal ordinance(s). The unpaid Service Charges, as well as late fees, reasonable interest, or cost of collection, if applicable, shall constitute a lien upon the property served, and shall be collected in the same manner as other property taxes. When the Participating Community collects a past due amount for non-payment of Service Charges, the Participating Community shall promptly forward to the Collection Contractor no less than the full amount due and owing for the provision of Collection Services. The Participating Community may also include all or a portion of any late fee, reasonable interest, or cost of the collection of delinquent charges assessed to compensate the Collection Contractor on an equitable basis. The Participating Community may, upon ninety (90) days' notice to the Collection Contractor, terminate the Contractor billing service and pay the Contractor directly for the services.~~

- 6.2. Deductions from Collection Contractor's Invoice for Non-performance.** If the Collection Contractor misses or fails to make a collection on the regularly scheduled day

from any Residential Unit(s), even if corrected within twenty-four (24) hours, the Participating Community may withhold Twenty-Five Dollars (\$25.00) per Residential Unit from payment or the quarterly release of funds held by the Collection Contractor as provided in 6.1, or invoice the Collection Contractor. If the miss or failed collection is not corrected by the Collection Contractor within twenty-four (24) hours after receiving a report of such miss, by the Participating Community or the owner or occupant of the Residential Unit, the Participating Community may withhold Fifty Dollars (\$50.00) per Residential Unit from payment or the quarterly release of funds held by the Collection Contractor as provided in 6.1, or invoice the Collection Contractor. In the event that the Participating Community performs cleanup services pursuant to Section 4.7, or collects a missed pickup more than twenty-four (24) hours after reporting such miss to the Collection Contractor, the Participating Community may withhold from payment or the quarterly release of funds held by the Collection Contractor, or invoice the Collection Contractor, one hundred dollars (\$100.00) per service call plus fifty dollars (\$50.00) per hour for cleanup services performed by the Participating Community. If the Collection Contractor has violated the container handling requirements set forth in Section 4.7 three or more times in any ninety (90) day period, the Participating Community may, at the Participating Community's discretion, withhold or invoice two hundred dollars (\$200.00) per occasion, including the first three occasions, from the quarterly payment due to Collection Contractor or from the quarterly release of funds held by the Collection Contractor. If the Collection Contractor commingles Source Separated Recyclable Materials or Yard Waste with Solid Waste for Disposal, the Participating Community may withhold from payment or the quarterly release of funds held by the Collection Contractor as provided in Section 6.1, or invoice the Collection Contractor the amount of one hundred dollars (\$100.00) per Residential Unit. In the event the Participating Community is charged by the Recyclable Materials processing designated facility for contaminated loads or excessive residuals, the Participating Community may withhold from payment or the quarterly release of funds held by the Collection Contractor as provided in Section 6.1, or invoice the Collection Contractor the amount of the charge.

The remedies available pursuant to this Section are in addition to any other remedies available to the Participating Community pursuant to this Collection Agreement, and the Participating Community's determination not to use any remedy in response to a failure to perform shall not constitute a waiver by the Participating Community of the right to exercise any remedy in response to subsequent failures to perform.

- 6.3. Unoccupied or Vacant Residential Units.** Residents shall be permitted to discontinue Collection Services on a temporary basis while unoccupied because of extended vacations of three (3) months or more, or when the Residential Unit is vacant, upon notification provided to the Participating Community. Residential Units that are unoccupied or vacant shall not be charged for Collection Service. The owner of the unoccupied or vacant Residential Unit shall notify the Participating Community that Collection Services is not required at the unoccupied or vacant Residential Unit. The Participating Community shall notify the Collection Contractor of the addresses of unoccupied or vacant Residential Units. The Collection Contractor shall not invoice the Participating Community or the Residential Unit for Collection Services during the period of time when a Residential Unit is unoccupied or vacant, and the Collection Contractor has been duly notified.

6.4. Annual Review and Report. The Collection Contractor shall prepare and report the following data on the Collection Services provided by the Collection Contractor on forms provided or approved by the Participating Community:

- (a) Records regarding Bulk Item as required by Section 3.8 herein;
- (b) Records regarding appliances containing CFCs as required by Section 3.9 herein;
- (c) Records of all notifications of refusal to collect left at a Residential Unit or Residential Unit Equivalent pursuant to Section 4.9 herein;
- (d) Records regarding any Residential Units or Residential Unit Equivalents not placing out collection containers on the collection day as required by Section 4.11 herein;
- (e) Results of the two residential recycling participation surveys and respective numbers of participants and non-participants, as required by Section 4.13 herein;
- (f) Records regarding addresses of all Residential Units and Residential Unit Equivalents which are delinquent in payment of Services Charges, as required by Section 6.1 herein;
- (g) Records regarding any charge assessed to the Collection Contractor for contaminated loads or excessive residuals by the Recyclable Materials processing designated facility or yard waste processing facility, as provided for by Section 6.6 herein;
- (h) A record of the number and addresses of Residential Units and Residential Unit Equivalents within the Participating Community collected by the Collection Contractor on each regular collection day, as required by Section 6.8 herein;
- (i) A record of the number of collection container types by volume and address within the Participating Community and collected by the Collection Contractor on each regular collection day, as required by Section 6.8 herein;
- (j) A record of the total amount of Solid Waste, Recyclable Materials and Yard Waste collected within the Participating Community pursuant to this Collection Agreement that the Collection Contractor delivers to the -Designated Facilities specified in tons, for each day that such Solid Waste, Recyclable Material or Yard Waste is delivered to the Designated Facilities, as required by Section 6.8 herein; and
- (k) Copies of weight receipts and invoices that the Collection Contractor obtains from the Designated Facilities, as required by Section 6.8 herein.

The Collection Contractor shall prepare such records and provide them to the Participating Community and SWACO on an annual basis. Following the first year of the Term, the annual report containing data for the preceding calendar year shall be submitted no later than January 30th each remaining year of the Term.

Annually, the Collection Contractor and the Participating Community shall meet to establish, if needed, an updated number of Residential Units eligible under the Contract, including currently unoccupied and vacant Residential Units pursuant to Section 6.3 that could receive service in the future, an updated number of Residential Unit Equivalents, and an updated address list

- 6.5 Adjustment for Changes in Cost of Fuel.** Either the Collection Contractor or the Participating Community may request a quarterly per Residential Unit fuel price adjustment for Collection Services in a form approved by the Participating Community. For purposes of this provision, a request for fuel price adjustment, upon approval by the Participating Community or Collection Contractor, as applicable, will result in an adjustment to the Collection Contractor's invoice received by the Participating Community or Residential Units. All fuel price adjustment requests and approvals shall be in writing and a copy shall be provided to SWACO. The form of invoice shall include a fuel price adjustment as an increase or decrease in the quarterly price per Residential Unit for the collection of Solid Waste, Recyclable Materials or Yard Waste.

The invoice shall include the base bid price per Residential Unit, and a separate fuel price adjustment amount to be added or subtracted for each Residential Unit. The price may be adjusted when the price of diesel fuel has changed during the preceding period in increments of at least twenty-five cents (\$.25) per gallon. (For example: an increase or decrease in the price per gallon of diesel fuel between \$.25 and \$.49 shall be equal to \$.25 per gallon for purposes of the fuel price adjustment formula provided; an increase or decrease in the price per gallon of diesel fuel between \$.50 and \$.74 shall be equal to \$.50 per gallon for purposes of the fuel price adjustment formula, etc.).

The base price for fuel to be utilized in determining whether a fuel price adjustment is appropriate shall be the average price per gallon of diesel fuel on April 6, 2026 (the Monday preceding the Bid opening), as determined by the Weekly On-Highway Retail Diesel Fuel Price, All Types, for the Midwest Region, as maintained by the Energy Information Administration of the United States Department of Energy ("EIA").

The per Residential Unit fuel price adjustment may first be adjusted, if necessary, on the Collection Services commencement date contained in the Notice to Proceed. Thereafter, the per Residential Unit fuel price adjustment may be made at the end of each quarter (quarters being January through March, April through June, July through September, and October through December) of the contract period, when the price per gallon of diesel fuel, as published by the EIA each Monday, or Tuesday when Monday is a Federal Holiday, has changed by an average amount during the preceding quarter of at least twenty-five cents more or less (\$.25) per gallon from the base price. Each twenty-five-cent incremental (\$.25) change in the average price per gallon of diesel fuel, when compared with the base price per gallon for diesel fuel, shall adjust the per Residential Unit fee as follows:

M = total number of miles traveled by the Collection Contractor in one month for the Participating Community, (including miles traveled on the Collection Route, and average number of round trips to: the Franklin County Sanitary Landfill, Designated Recyclable Materials Facility, and Participating Community-Designated Yard Waste Facility), divided by three (3) (the average number of miles per gallon for collection vehicles) multiplied by

P, where P = fuel price adjustment in \$.25 per gallon increments, divided by RU plus RUE, where RU = the number of Residential Units and RUE = the number of Residential Unit Equivalents .

$$\text{Per Residential Unit base-line charge} + \frac{M/3 \times P}{RU+RUE}$$

The base price for fuel to be utilized in determining whether a fuel price adjustment is appropriate shall be the average diesel gallon equivalent of **CNG fuel (\$3.11)** as determined by the average diesel gallon equivalent (“DGE”) in the **Midwest Region** on April 6, 2026 (the Monday preceding the Bid opening), or the most recent price published, as determined by the U.S. Department of Energy, Clean Cities Alternative Fuel Price Report (energy.gov), for the Midwest Region (Table 6). In the event, this resource is not available, the Participating Community and Collection Contractor shall agree to an alternative resource to determine the average price for CNG fuel.

If there is a mixed fleet, CNG and Diesel trucks, a weighted average, for example, would be: 10 CNG trucks 5 diesel, so diesel goes up \$0.50 and CNG stays the same 1/3 of fleet gets an increase meaning its $\$0.50/3 = \0.17 as a weighted average. So instead of P (in the formula) equaling \$0.50, P would equal \$0.17.

The Collection Contractor shall notify owners and/or tenants of Residential Units or Residential Unit Equivalents of any fuel price adjustment made pursuant to this Section. Such notification shall be given no later than 30 days following approval of the fuel price adjustment and may be included in the notice required by Section 4.4 herein.

6.6 Permissible Pass-Through Charges. The following fees, rates, or charges shall be passed on by the Collection Contractor:

- a) Any and all Governmental Fee increases or decreases for disposal or processing of Solid Waste at the Franklin County Sanitary Landfill or at the Participating Community-Designated Recycling Processing Facility and Yard Waste Services Facilities. A Governmental Fee is a fee applied to the disposal or processing of Solid Waste levied by the United States Federal Government, State of Ohio, Franklin County, or SWACO;
- b) Any increase or decrease in a rate or charge for the disposal of Solid Waste at the Franklin County Sanitary Landfill; and
- c) Any increase or decrease in a rate or charge incurred for disposal or processing of organics, Food Waste or Yard Waste at a Designated Facility or SWACO-approved facility.

The Collection Contractor shall give the Participating Community and Residents as much notice as is practicable before adjusting for Governmental Fee, rate or charge modifications. In the event an adjustment is necessary, the Collection Contractor charge per Residential Unit shall be adjusted by an amount to be determined as follows:

For Solid Waste Disposal: per ton price difference $\div$ 12

For Recyclable Materials Processing: (1/4) (per ton price difference) $\div$ 12

For Yard Waste Composting: (1/5) (per ton price difference) $\div$ 12

Any charge for contaminated loads or excessive residuals by the Recyclable Materials processing designated facility or yard waste processing facility shall be the sole responsibility of the Collection Contractor, including charges assessed at a yard waste processing facility for residual solid waste disposed as a result of failure to adequately clean out a collection vehicle that was previously used for collecting solid waste prior to the collection of yard waste. If any such charges are assessed to the Collection Contractor, the Collection Contractor shall notify the Participating Community within 48 hours of receiving the charge.

6.7. Data Collection and Monthly Reporting. The Collection Contractor shall prepare and report the following data on the Collection Services provided by the Collection Contractor on forms provided or approved by the Participating Community:

- a) A record of the number and addresses of Residential Units and Residential Unit Equivalents within the Participating Community collected by the Collection Contractor on each regular collection day;
- b) A record of the number of collection container types by volume and address within the Participating Community collected by the Collection Contractor on each regular collection day;
- c) A record of the total amount of Solid Waste, Recyclable Materials and Yard Waste collected within the Participating Community pursuant to this Collection Agreement that the Collection Contractor delivers to the Designated Facilities specified in tons, for each day that such Solid Waste, Recyclable Material or Yard Waste is delivered to the Participating Community-Designated Facilities;
- d) Copies of weight receipts and invoices that the Collection Contractor obtains from the Designated or Identified Facilities;
- e) Records regarding Bulk Item as required by Section 3.8 herein;
- f) Records regarding appliances containing CFCs as required by Section 3.9 herein;
- g) Records of all notifications of refusal to collect left at a Residential Unit or Residential Unit Equivalent pursuant to Section 4.9 herein;
- h) Records regarding any Residential Units or Residential Unit Equivalents not placing out collection containers on the collection day as required by Section 4.11 herein; and
- i) Records regarding any charge assessed to the Collection Contractor for contaminated loads or excessive residuals by the Recyclable Materials processing

designated facility or yard waste processing facility, as provided for by Section 6.6 herein.

The Collection Contractor shall prepare such records and provide them to the Participating Community and SWACO on a monthly basis within thirty (30) days of the close of each month.

The Collection Contractor shall also utilize the data management system selected by the Participating Community and report volumes in tons collected of Solid Waste, Yard Waste and Recyclable Materials for the Participating Community for as long as the Solid Waste Authority of Central Ohio pays any required dues or annual subscription fees for use of the system. The Collection Contractor shall input such data and provide such data to the Participating Community and to SWACO on a monthly basis within thirty (30) days of the close of each month.

- 6.8. Senior Citizen Discount.** The Collection Contractor shall provide Residents who are sixty (60) years of age or older and the head of household a discount of ten percent (10%) or one dollar and fifty cents (\$1.50), whichever is greater, off the per Residential Unit charge contained in attached Exhibit G. By agreement, either the Participating Community or the Collection Contractor will maintain a list of Residents entitled to this discount, which list shall be provided upon request to the other party.

ARTICLE VI - BREACH, CURE, AND TERMINATION

- 7.1. Breach of Contract; Termination.** Upon the material failure of the Collection Contractor to comply with the terms or conditions of this Collection Agreement, the Participating Community may terminate the Collection Agreement in the following manner: the Participating Community shall provide notice to the Collection Contractor, by certified mail, return receipt requested, of the alleged material failure of the Collection Contractor to comply with the Collection Agreement. The Collection Contractor shall have ten (10) days to provide the Participating Community with written assurance, which can be substantiated by reasonable proof, that the material failure(s) issues identified in the notice have been corrected. In the event that the Collection Contractor fails to provide such written assurance and substantiating proof within the ten (10) day period for corrective action, or there are ongoing or continuing failures to perform the Collection Services, the Participating Community may terminate this Collection Agreement. Any such termination shall not take effect until the Participating Community is able to secure alternate or substitute performance for the Collection Services. The Participating Community may commence the process to obtain an alternate or substitute service provider for the Collection Services following the failure of the Collection Contractor to cure the alleged material failure to the satisfaction of the Participating Community, in the exercise of the reasonable discretion of the Participating Community.
- 7.2. Surety or Participating Community Cover in the Event of a Material Failure.** In the event of termination, the Collection Contractor's surety shall have the right to take over and perform under the Collection Agreement. However, if the surety does not commence performance, the Participating Community shall take over performance by contract or otherwise at the expense of the surety. In the event there is no surety-provided cover, or

the Participating Community is unable to provide or obtain cover, the effective termination date may be delayed by the Participating Community until the Participating Community completes the process of obtaining a substitute service provider of the Collection Services. In such event, the Collection Contractor shall continue to perform its responsibilities under this Collection Agreement until the effective date of termination. Material failure includes, but is not limited to, the Participating Community's receipt of more than twenty (20) bona fide complaints in any given month regarding the Collection Services. A bona fide complaint is a complaint that the Participating Community has investigated and determined that the complaints represent failures of the Collection Contractor to provide the required Collection Services. Material failure also includes the failure of the Collection Contractor to provide the Performance Bond and proof of insurance as required, or payment of the Participating Community income taxes.

- 7.3. Termination for Change of Control of Collection Contractor.** The award of this Collection Agreement is based on the ownership and control of the Collection Contractor as of the time of the award. Such ownership and control is a material term in such award. If during the term of this Collection Agreement, the Collection Contractor shall be merged or sold, the Participating Community shall have the right, in its sole discretion, to terminate this Collection Agreement upon thirty (30) days' written notice of termination to the Collection Contractor. In the event of such notice of termination, the Collection Contractor shall continue to perform under the terms of this Collection Agreement until such time as the Participating Community is able to obtain alternate or substitute service.
- 7.4. Termination for Excessive Fuel Price Adjustment.** In the event that the fuel price adjustment provision results in a twenty percent (20%) increase in the price per Residential Unit per month for the Collection Services from the initial price per Residential Unit per month accepted by the Participating Community, the Participating Community may, in the exercise of its sole discretion and without liability to the Collection Contractor, terminate this Agreement and issue a replacement Invitation to Bid. In the event of termination by the Participating Community as provided herein, the effective date of any such termination shall be the date of the Notice to Proceed in the replacement Invitation to Bid.
- 7.5. Expiration or Termination of Participating Community-Designated Facility Agreements.** The Collection Contractor is required to deliver materials collected pursuant to the Collection Services to certain Participating Community-Designated Facilities. In the event of the expiration or termination of an agreement with a Participating Community - Designated Facility, and until notification by the Participating Community of an alternative facility selected by the Participating Community, the Collection Contractor shall be excused from delivering materials to the Participating Community-Designated Facility and may deliver such materials to an alternate facility selected by the Collection Contractor. Upon the Participating Community's designation of an alternate facility, the Collection Contractor shall deliver all applicable materials to the alternate Participating Community-Designated Facility. Any increase or decrease in the cost of providing Collection Services as a result of utilizing an alternate facility due to the expiration or termination of a Participating Community-Designated Facility agreement shall be documented and provided to the Participating Community. Any additional reasonable costs as determined by the Participating Community incurred by the Collection Contractor may be invoiced as an authorized increase in the price for that service on a per Residential Unit basis. In the

event that any such increase in price requires that the Participating Community obtain competitive bids for the Collection Services, the Collection Contractor shall continue to provide the Collection Services at the increased price as authorized until the Participating Community is able to issue a replacement Invitation to Bid. In the event of termination by the Participating Community as provided herein, the effective date of any such termination shall be the date of the Notice to Proceed in the replacement Invitation to Bid.

ARTICLE VII - MISCELLANEOUS PROVISIONS

- 8.1. Entire Agreement.** This Collection Agreement, Bid Forms and other attachments and exhibits incorporated herein represent the entire agreement of the parties, and supersede all other prior written or oral understandings. This Collection Agreement may be modified or amended only by a writing signed by both parties.
- 8.2. Notices.** Unless otherwise stated herein, written notice required to be given under this Collection Agreement shall be sufficient if delivered personally or mailed by certified mail, return receipt requested, to the Collection Contractor, attention _____ (name or title), and to the Participating Community, attention _____ (name or title), at their respective addresses set forth above. Any change in address must be given in like manner.
- 8.3. Waiver.** No waiver, discharge, or renunciation of any claim or right of the Township or the Collection Contractor arising out of a breach of this Collection Agreement by the Participating Community or the Collection Contractor shall be effective unless in writing signed by the Participating Community and the Collection Contractor.
- 8.4. Applicable Law.** This Collection Agreement shall be governed by, and construed in accordance with, the laws of the State of Ohio. Venue is proper in Franklin County, Ohio.
- 8.5. Unenforceable Provision.** If any provision of this Collection Agreement is in any way unenforceable, such provision shall be deemed stricken from this Collection Agreement and the parties agree to remain bound by all remaining provisions. The parties agree to negotiate in good faith a replacement provision for any provision so stricken.
- 8.6. Binding Effect.** This Collection Agreement shall be binding upon and shall inure to the benefit of, and be enforceable by and against, each party's successors and assigns. Provided, however, that the Collection Contractor may not assign this Collection Agreement or any of the Collection Contractor's rights or obligations without the express written consent of the Participating Community, which consent may be withheld for any reason or for no reason.
- 8.7. Rights or Benefits.** Nothing herein shall be construed to give any rights or benefits in this Collection Agreement to anyone other than the Participating Community and the Collection Contractor. All duties and responsibilities undertaken pursuant to this Collection Agreement will be for the sole and exclusive benefit of the Participating Community and the Collection Contractor and not for the benefit of any other party.

IN WITNESS WHEREOF, the parties by their duly authorized officers, trustees or partners, have executed this Collection Agreement on the date set forth above.

CITY OF REYNOLDSBURG, OHIO

(Signature)

(Printed Name)

(Title)

The Collection Contractor must indicate whether it is a Corporation, Limited Liability Company, Partnership, Company or Individual. THE INDIVIDUAL SIGNING SHALL, IN HIS OR HER OWN HANDWRITING, SIGN THE PRINCIPAL'S NAME, THE SIGNATORY'S OWN NAME, AND THE SIGNATORY'S TITLE. WHERE THE PERSON SIGNING FOR A CORPORATION IS OTHER THAN PRESIDENT OR VICE PRESIDENT, THE SIGNATORY MUST SHOW AUTHORITY TO BIND THE CORPORATION BY AFFIDAVIT.

LOCAL WASTE SERVICES

(Signature)

(Printed Name)

(Title)

(Street Address)

(City/State/Zip)

EXHIBIT A

Defined Terms

2027 Consortium 1 Communities: collectively, the Cities of Bexley, Dublin, Gahanna, New Albany, Reynoldsburg, Westerville, and Blendon, Mifflin, Plain, and Washington Townships each located within the jurisdiction of the Solid Waste Authority of Central Ohio and participating in a Joint Bid Process to obtain the Collection Services.

Bid Bond: a bond ensuring the Participating Communities that the Successful Bidder will execute the agreements for the Collection Services substantially in the form provided in the Bid Documents.

Bidder: a person, partnership, joint venture, corporation or limited liability company submitting a Bid in response to the Joint Bid Process.

Bid Documents: the documents prepared and furnished by the Participating Communities inviting bids to obtain the Collection Services, including the Legal Notice to Bidders, Overview and Instructions to Bidders, Bid Forms, forms of Agreement and any and all attachments and exhibits contained therein.

Bid Form: the exhibit(s) to each of the agreements included in the Bid Documents upon which a Bidder shall submit its bid price for the Collection Services and related services.

Bulk Items: any single item of Solid Waste that is too large to be contained in a single collection container utilized by a Resident, either by weight or by volume (up to and including a 95 gallon sized collection container); examples include, but are not limited to: stoves, water tanks, washing machines, furniture (e.g. chair and matching ottoman counting as one item), mattresses and box springs (counting as one item), other household items and non-Freon containing appliances.

Carry-out Collection Services: the collection of Solid Waste, Recyclable Materials and Yard Waste from any location other than that defined as Curbside.

Collection Agreement, Collection Services Agreement, or Agreement: agreement for collection of Solid Waste, Recyclable Materials and/or Yard Waste by and between the Collection Contractor and a Participating Community.

Collection Contractor: the individual or entity selected by a Participating Community for the collection of Solid Waste, Recyclable Materials and Yard Waste at Residential Units, Municipal Facilities and during Special Events within the Participating Community, and, if applicable, the individual or entity selected to provide Food Waste collection.

Collection Routes: the route identified by the Collection Contractor pursuant to Section 4.1 of the Collection Agreement and approved by the Participating Community as per the Implementation Plan and identifies the mileage for purposes of Section 6.5 of the Collection Agreement.

Collection Services: the collection, transportation and delivery for disposal or processing of Solid Waste, Recyclable Materials, Yard Waste or Food Waste generated at Residential Units, Residential

Unit Equivalents, Municipal Facilities and during Special Events within the Participating Community.

Curbside Collection Service: the collection of Solid Waste, Recyclable Materials, Yard Waste or Food Waste placed by the Resident at a single point of pick-up at the curbside; or if there is no curb, at any other single location appropriate for each Residential Unit contiguous to a municipal street, as determined by the Participating Community.

Disposal Service: the delivery and acceptance of Solid Waste at the Franklin County Sanitary Landfill (or any in-district transfer station owned and operated by SWACO).

Effective Date: the date of last execution of the Agreement for the Collection Services.

Food Waste: means (i) waste material of plant or animal origin, or a combination thereof, that results from the preparation or processing of food for animal or human consumption, (ii) that is separated by the generator from the municipal solid waste stream, and (iii) managed separately from other solid waste materials. Food wastes may also include packaging, utensils, and food containers composed of readily biodegradable material capable of decomposition in accordance with the ASTM D6400 standard required for use. During the term of this Agreement, the Participating Community may require collection of organics or Food Waste with Yard Waste. In the event the Participating Community implements a program for the collection of organics or Food Waste and requires the Collection Contractor to perform collection services of such materials, Food Waste may be included in the definition of Yard Waste or Source-Separated Yard Waste for purposes of this Agreement. In the event the Participating Community implements a program for the collection of organics or Food Waste and requires the Collection Contractor to perform collection services of such materials separately from Yard Waste, the Collection Contractor may be required to enter into a separate contract with the Participating Community that designates the Food Waste Processing Facility and that outlines the weekly curbside collection services.

Force Majeure: Any failure or delay in performance under this Agreement due to circumstances beyond a party's reasonable control that could not have been prevented or avoided if such party had exercised reasonable diligence, including, without limitation, Acts of God, war, terrorist acts, and official, governmental and judicial action not the fault of the party failing or delaying in performance.

Franklin County Sanitary Landfill: the location where all Solid Waste must be ultimately delivered according to SWACO Rules, located at 3851 London Groveport Road, Grove City, Ohio, 43123.

Governmental Fee: a fee applied to the disposal or processing of Solid Waste, Recyclable Materials or Yard Waste levied by the United States Federal Government, State of Ohio, Franklin County, the Solid Waste Authority of Central Ohio or other public entity. A Governmental Fee does not include any charge by a private corporation.

Identified Facility or Designated Facility: the location or facility, or an associated SWACO facility, to which the Collection Contractor shall deliver all Solid Waste, Recyclable Materials,

Yard Waste or Food Waste based upon agreements between the Participating Communities and such facilities, or SWACO Rules.

Invitation to Bid: the request of the Participating Communities to secure the Collection Services.

Joint Bid Process: the bidding process for the Collection Services and other optional services of the Participating Communities.

Judicial Set-Out Order/Eviction: When a court or landlord authorizes an eviction, the Residential Unit Owner is responsible for the clean-up of any remaining debris from the street following the eviction or court-ordered twenty-four (24) hour period. The Residential Unit Owner may contract with a private hauler or if collected by the Collection Contractor, the Collection Contractor may directly bill the Residential Unit Owner at the bid price on Exhibit G.

Multi-Family: A residential dwelling consisting of four (4) or more units, unless otherwise defined as a Residential Unit Equivalent by the City or Township.

Municipal Facilities: Participating Community-owned buildings, parks, and other locations specifically identified on Exhibit E, attached to the Collection Agreements.

Notice of Award: written notification that a Bid has been accepted by a Participating Community for the Collection Contractor to provide the Collection Services.

Optional Services: any services provided by the Collection Contractor at the request of an individual Resident other than basic Collection Services, for which the Participating Community is not responsible for the charge, including but not limited to Optional Carry-Out Collection Services; chlorofluorocarbon (CFC) removal; and rental or purchase of additional 95, 65 or 32 gallon collection containers.

Organics: See the definition of Food Waste.

Owner: the legal titleholder of record of any Residential Unit or Residential Unit Equivalent within the City or Township, according the property roll of the Franklin County Auditor or deed filed with the Franklin County Recorder.

Participating Community or Communities: the following political subdivisions, individually or collectively, located within the jurisdiction of the Solid Waste Authority of Central Ohio and participating in a Joint Bid Process to obtain the Collection Services, including Cities of Bexley, Dublin, Gahanna, New Albany, Reynoldsburg, Westerville, and Blendon, Mifflin, Plain, and Washington Townships.

Participating Community-Approved Collection Route(s): the route showing the starting and ending points of collection within the Participating Community as approved by the Participating Community and the collection routes that the Collection Contractor shall use to provide the Collection Services.

Participating Community-Designated Facilities: the facilities where all Participating Community-generated Solid Waste, Recyclable Materials, Yard Waste and Food Waste must be

delivered; for Solid Waste, the Franklin County Sanitary Landfill located at 3851 London-Groveport Road, Grove City, Ohio, 43123, or to any transfer station owned and operated by SWACO; for Recyclable Materials, Rumpke's Material Recovery Facility located at 1190 Joyce Avenue, Columbus, Ohio 43219 ; for Yard Waste, any facility that has entered into an agreement with SWACO to provide Yard Waste Services, or any other facility designated by the Participating Community.

Performance Bond: the bond insuring performance of the Collection Services, to be submitted in substantially the same form as that included in the Bid Documents.

Recyclable Materials or Recyclables: not less than the following: steel cans, aluminum cans (including empty aerosol containers), plastic bottles, jugs, tubs, and cups (all colors and resin types), cartons and aseptic containers, newspapers, magazines and other residential mixed paper, cardboard, paper cups, glass bottles and glass jars (all colors) and clear clamshell containers. Any other materials identified as acceptable by the Recycling Services processor shall also be included.

Recycling Services: the acceptance and processing of Source-Separated Recyclable Materials at the Participating Community-Designated Facility.

Resident: an adult occupant, Owner or tenant of a Residential Unit.

Residential Unit or Units: all residential dwellings within the corporate limits of the Participating Community occupied by a family unit and considered by the Participating Community to qualify as a Residential Unit; including but not limited to residences of three (3) units or less and single-family condominiums. A Residential Unit shall be deemed "occupied" when either water or power services have been established.

Residential Unit Equivalent: a commercial establishment that receives Collection Services in the same manner as a Residential Unit by agreement of the Participating Community.

Service Charges: the fee charged by the Collection Contractor to an Owner or to a Participating Community for the provision of Collection Services and Optional Services, which may not exceed the prices contained on the Bid Form; may also include any applicable fuel surcharge, or pass through charges permitted by this Collection Agreement. No other charges shall be included. A Collection Contractor may not charge multiple Owners for the shared use of the same Curbside Collection Services if each Residential Unit is not provided with a separate collection container.

Solid Waste: unwanted residual solid or semisolid material as results from industrial, commercial, agricultural, and community operations, excluding earth or material from construction, mining or demolition operations, or other waste materials of the type that would normally be included in demolition debris, nontoxic fly ash, spent nontoxic foundry sand, and slag and other substances that are not harmful or inimical to public health, and includes, but is not limited to, garbage, tires, combustible and non-combustible material, street dirt, and debris. Solid Waste does not include any material that is an infectious waste or a hazardous waste.

Solid Waste Authority of Central Ohio, or SWACO: the Board of Trustees of the Solid Waste Authority of Central Ohio with its principal offices located at 4239 London-Groveport Road, Grove City, Ohio 43123.

Source-Separated Recyclable Materials: Recyclable Materials that are separated from other Solid Waste at the location where such materials are generated for the purpose of recycling.

Special Events: services provided to Municipal Facilities and during Participating Community-identified events listed on Exhibit E, attached to each Participating Community's Collection Agreement and included in the Bid Documents, including but not limited to City or Township-wide designated clean-up weeks.

Successful Bidder: the Bidder the Participating Community concludes has submitted the lowest price and best Bid for the Collection Services, receiving a final Notice of Award.

Textile or Other Reusable Items: materials, including but not limited to clothing and other household items, frequently donated or collected for reuse by governmental, non-profit or other private entities.

Transfer Station: either of the two in-district transfer stations operated by the Solid Waste Authority of Central Ohio, located at **4262 Morse Road, Gahanna, Ohio 43230 and 2566 Jackson Pike, Columbus, Ohio 43223; or any subsequent in-district transfer station owned or operated by the Solid Waste Authority of Central Ohio.**

Yard Waste or Source-Separated Yard Waste: Solid Waste consisting of all garden residues, leaves, grass clippings, shrubbery and tree prunings, and similar material as meets the requirements for acceptance by the Yard Waste processing facility utilized by the Collection Contractor. During the term of this Agreement, the Participating Community may require collection of organics or Food Waste with Yard Waste. In the event the Participating Community implements a program for the collection of organics or Food Waste and requires the Collection Contractor to perform collection services of such materials, Food Waste shall be included in the definition of Yard Waste or Source-Separated Yard Waste for purposes of this Agreement.

Yard Waste Services: the acceptance and processing of Yard Waste by composting at a City or Township-Designated Facility.

EXHIBIT E

City of Reynoldsburg

Number of Residential Units:

- 11,500

Approximate annual volume (by ton) of:

- Solid Waste = 10,389
- Recyclable Materials = 2,094
- Yard Waste = 1,191

Current Collection Day: Wednesday: West of Lancaster Road

Thursday: East of Lancaster Road

Entity that performs billing services: City of Reynoldsburg

Entity that pays Recycling Processing fees: City of Reynoldsburg

The City provides 65-gallon wheeled recycling containers to residents.

Governmental Facilities and Community Events requiring service:

The Contractor shall provide containers and collection services the following facilities, to be serviced twice a week, at no charge:

FACILITY	QUANTITY	SIZE (YARD)	MATERIAL
City Hall	1	8	Solid Waste
Police Station	1	8	Solid Waste
	1	8	Recycling
Senior Citizen Center	1	8	Solid Waste
Parks and Public Service Facility	2	30	Solid Waste
	1	8	Recycling
	1	30	Organics

The contractor shall provide weekly collection service for the City's existing containers located on Main Street, between Waggoner Road and the City's western corporation limit, at no charge.

The Contractor shall provide containers and collection services for the following Special Events annually, at no charge, upon the request of the Public Service Director:

SPECIAL EVENTS	QUANTITY	SIZE (YARD)	MATERIAL
Spring Clean-up	8	30	Solid Waste
4 th of July	1	30	Solid Waste
Tomato Festival	3	30	Solid Waste
	2	30	Recycling
Diwali	3	30	Solid Waste
Pumpkin Composting	1	20	Organics
Leaf Collection	2	40	Organics
Two Sports Events	2	30	Solid Waste

The Contractor shall provide eight (8) pulls per Special Event. Additional pulls may be requested at the price, if any, indicated on the Bid Form.

The Contractor shall provide open top roll-off containers and collection services for the minor remodeling of any Municipal Facility, include up to five (5) pulls per year. Additional pulls may be requested at the price, if any, indicated on the Bid Form.

No additional fee shall be charged to the City for these services notwithstanding the size, number and location of collection containers, the frequency of collections that may be required, or the volume or nature of the waste collected.

NOTICE OF AWARD

To: Rick Cattran
c/o James Weaver
1300 S. Columbus Airport Road
Columbus, Ohio 43207

PROJECT DESCRIPTION: The Collection, Transportation and Delivery for Disposal or Processing of Solid Waste, Recyclable Materials and Yard Waste generated by Residential Units, Municipal Facilities and during Special Events to Participating Community-Designated Facilities (“Collection Services”).

(Five Years): The term of the Collection Services Agreement shall commence 12:01 a.m., the 1st day of January 2027, and expire at midnight, the 31st day of December 2031.

The community of **City of Reynoldsburg, Ohio** (“Participating Community”) has considered the bid submitted by you for the above described project in response to the public notice and Invitation to Bid. You are hereby notified that your bid to provide Collection Services has been accepted.

You are required by the Instructions to Bidders to execute the Collection Services Agreement within ten (10) calendar days from the date of this Notice to you. If you fail to execute the Collection Services Agreement within ten (10) days from the date of this Notice of Award, the Participating Community will be entitled to consider all of your rights arising out of the award of the bid to you as abandoned. The Participating Community will be entitled to such other rights as may be granted by law. You are required to return an acknowledged copy of this NOTICE OF AWARD to the Participating Community within ten (10) calendar days.

Dated this _____ day of _____, 2026.

By: _____ Title: _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged

By: _____

this _____ day of _____, 2026.

By: _____

Title: _____



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing the Mayor to Enter into a Contract with Rumpke Trash and Recycling for Recycling Processing Generated by Residential, Municipal, and Special Events in the City of Reynoldsburg

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 RUMPKE TRASH AND RECYCLING FOR RECYCLING PROCESSING GENERATED BY RESIDENTIAL, MUNICIPAL, AND SPECIAL EVENTS IN THE CITY OF REYNOLDSBURG

WHEREAS, the Consortium received bids from one (1) company interested in providing services related to the processing of recyclable material; and

WHEREAS, after a review of the proposals, it was determined that the lowest and best bidder for such services was Rumpke Trash and Recycling; and

WHEREAS, the Consortium has also concluded that Rumpke Trash and Recycling has the ability, resources, and experience to provide those services; and

WHEREAS, the Consortium has recommended that the primary bid of \$35.00 per ton for five years from Rumpke Trash and Recycling be awarded.

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

Section 1. The exclusive contract for the recycling processing be awarded to Rumpke Trash and Recycling in accordance with the bid specifications and the bid proposal received.

Section 2. The Mayor is hereby authorized on behalf of the City of Reynoldsburg to enter into a contract with Rumpke Trash and Recycling for the processing of recyclable material.

Section 3. The contract amount shall be based on the primary bid submitted by Rumpke Trash and Recycling for a five-year price of \$35.00 per ton to commence January 1, 2027 through December 31, 2031.

Section 4. This Ordinance shall hereby be effective January 1, 2027 following the approval of Council and the signature of the Mayor.

**AGREEMENT FOR THE ACCEPTANCE AND PROCESSING OF RECYCLABLE
MATERIALS GENERATED IN AND COLLECTED FROM
THE CITY OF REYNOLDSBURG, OHIO**

THIS AGREEMENT for the acceptance and processing of Recyclable Materials generated in and collected from within the City of Reynoldsburg, Ohio (“Agreement” or “Recycling Services Agreement”) entered into this ____ day of _____ 2026, is by and between the community of the City of Reynoldsburg, Ohio (“Participating Community”), with its offices located at 7232 E. Main Street, Reynoldsburg, Ohio 43068, and Rumpke of Ohio, Inc. (“Contractor”), a corporation with an office located at 3990 Generation Drive, Cincinnati, Ohio 45251.

RECITALS

WHEREAS, pursuant to Section 715.43 and Section 3707.43 or Section 505.27 of the Ohio Revised Code, the Participating Community may establish such collection systems and Solid Waste facilities as may be necessary or appropriate to provide for the safe and sanitary management of Solid Waste, including Recyclable Materials, generated within the Participating Community; and

WHEREAS, the Participating Community has determined that it is in the best interests of the Participating Community and its residents that the Participating Community arrange for the guaranteed acceptance and processing of all Recyclable Materials generated at Residential Units, Residential Unit Equivalents and Municipal Facilities and during Special Events located within the Participating Community from a single Contractor on an exclusive basis (“Recycling Services”); and

WHEREAS, on June 11, 2026 and June 18, 2026, the Participating Community, as part of a Joint Bidding Process with several communities located within the jurisdiction of the Solid Waste Authority of Central Ohio (“2027 Solid Waste Consortium”), invited through advertisement in the Columbus Dispatch qualified providers of the Recycling Services to submit bids to provide Recycling Services on the terms and conditions contained herein; and

WHEREAS, the Contractor owns, operates or has reserved capacity available at a properly licensed and permitted material recovery facility or Legitimate Recycling Facility for the processing of Recyclable Materials, known as **Rumpke’s Material Recovery Facility** and located at **1190 Joyce Avenue, Columbus, Ohio 43219** (“Identified Facility”); and

WHEREAS, the Contractor submitted a Bid to become the sole provider of Recycling Services for Recyclable Materials generated at Residential Units and Municipal Facilities and during Special Events located within the Participating Community; and

WHEREAS, the Participating Community has accepted and awarded a separate contract to a Collection Contractor, for the collection, transportation and delivery of all Recyclable Materials generated at Residential Units and Municipal Facilities and during Special Events located within the Participating Community; and

WHEREAS, in reliance upon the Contractor’s Bid, the Participating Community requires

that the Collection Contractor deliver all Recyclable Materials to the Contractor's Identified Facility for processing by the Contractor; and

WHEREAS, the Participating Community desires to accept the Contractor's Recycling Services Bid and engage the Contractor to be the sole provider of Recycling Services; and

WHEREAS, the Participating Community and the Contractor each represents that it has the authority to execute this Agreement for the Recycling Services.

NOW, THEREFORE, in consideration of the promises and mutual covenants below, the parties incorporate the foregoing recitals and agree as follows:

ARTICLE I - DEFINITIONS

The capitalized terms used herein shall be defined in Exhibit A, which is attached and incorporated.

ARTICLE II - TERM

- 2.1. Term of Agreement.** The term of this Agreement shall be a five (5) year term. The Agreement shall commence on January 1, 2027, upon its execution by both parties hereto and shall expire on December 31, 2031. The Participating Community shall have a right to terminate at any time for cause. Cause includes but is not limited to violation of the terms of this Agreement, substantial non-performance, or as set forth in in paragraph 3.5 herein.

ARTICLE III – CONTRACTOR'S OBLIGATIONS

- 3.1. Recycling Services.** The Contractor agrees to accept any and all Recyclable Materials generated and collected from within the Participating Community and delivered to the Contractor's Identified Facility by the Participating Community's Collection Contractor, the Participating Community or its Residents during the term and any renewal term of this Agreement. The Contractor shall make such Recycling Services available to the Collection Contractor between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, excluding the following holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and Christmas Day.
- 3.2. Charges for Recycling Services.** The Contractor agrees that it shall charge the Community an amount not to exceed thirty-five dollars (\$35.00) per ton, or pay to the Participating Community an amount not to exceed twenty dollars (\$ 20.00) per ton, in accordance with the amount provided in the Bid Form, attached hereto and incorporated herein as Exhibit C, measured on a per ton basis or fraction thereof of Recyclable Materials delivered to the Identified Facility by Collection Contractor.
- 3.3. Recyclable Materials.** The Successful Bidder shall accept and process for recycling not less than the following Recyclable Materials: steel cans, aluminum cans (including empty aerosol containers), plastic bottles, jugs (all colors and resin types), and polypropylene tubs and cups (all colors), cartons and aseptic containers, newspapers, magazines and other residential mixed paper, cardboard, glass bottles and glass jars (all colors). The processor may identify other material types accepted (e.g., clamshell containers).

- 3.4. Performance Bond.** Within ten (10) days after receiving the Notice of Award, the Contractor shall furnish and maintain for the term and any renewal term of this Agreement, a Performance Bond, substantially in the form attached hereto and incorporated herein as Exhibit B, executed by a duly authorized surety, acceptable to the Participating Community in all respects, or such other security acceptable to Participating Community, in the amount of twenty-five thousand dollars (\$25,000.00).
- 3.5. Performance Assurance.** The Contractor shall immediately report to the Participating Community any notice or order from any governmental agency or court or any event, circumstance or condition which may adversely affect the ability of the Contractor to fulfill its obligations. If upon receipt of such report or upon the Participating Community's own determination that any such notice, order, event, circumstance or condition adversely affects the ability of the Contractor to fulfill its obligations, the Participating Community shall have the right to demand adequate assurances from the Contractor that the Contractor is able to continue to perform. Within fourteen (14) days of reading such demand, the contractor shall submit to the Participating Community its written response. In the event that the Participating Community, in good faith, does not agree that the Contractor's response provides adequate assurance of future performance to the Participating Community and its Residents, the Participating Community may, in the exercise of its sole discretion, seek substitute or additional sources for the delivery of all or a portion of the Recycling Services, declare the Contractor is in default of its obligations under this Agreement and terminate the Agreement or take such other action the Participating Community deems necessary to assure that the Recycling Services will be provided to the Participating Community and its Residents.
- 3.6. Notice Requirement** The Contractor shall immediately notify the Participating Community of any problem or dispute, including payment, which the Contractor has with the Collection Contractor. The Contractor shall not issue a fee other than the per ton bid price for processing Recyclable Materials or refuse to accept any Recyclable Materials collected from within the Participating Community delivered by the Collection Contractor for processing for any reason, including but not limited to contamination, unless and until the Participating Community has been notified, provided photographic evidence, and has had a reasonable opportunity to investigate and correct any violation and resolve the dispute.
- 3.7. Environmental Indemnification.** The Contractor shall save, indemnify and hold the Participating Community, its members of council, employees, agents, officers and consultants (each a "Participating Community Indemnatee") harmless from and against any and all liabilities, claims, demands, causes of action, penalties, judgments, forfeitures, liens, suits, costs and expenses whatsoever (including those arising out of death, injury to persons, or damage to or destruction of property), and the cost and expenses incident thereto (including reasonable attorneys' fees), which any Participating Community Indemnatee may incur, become responsible for, or pay out for or resulting from contamination of or adverse effects on the environment, or any violation of governmental laws, regulations, or orders, in each case, to the extent caused by the Contractor's negligence or willful misconduct relating to the operation of the Identified Facility, including the processing of Recyclable Materials within said Identified Facility. Any Participating Community Indemnatee shall promptly notify Contractor of any assertion of

any claim against it for which it is entitled to be indemnified, shall give the Contractor the opportunity to defend such claim and shall not settle such claim without the approval of the Contractor. This Section 3.7 shall survive expiration or earlier termination of this Agreement.

- 3.8. Employment Practices.** The Contractor agrees that the Contractor and its agents and subcontractors shall not discriminate, by reason of race, color, religion, sex, military status, national origin, disability, age, or ancestry against any person with respect to hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment in the performance of the Recycling Services.
- 3.9. Compliance with Applicable Laws.** The Contractor agrees that it will provide the Recycling Services and operate and maintain its Identified Facility in strict compliance with all applicable federal, state, and local laws, ordinances, rules and regulations, including but not limited to the rules and regulations of the Solid Waste Authority of Central Ohio (including Rule 4-2017) which may apply to the performance of the Recycling Services.
- 3.10. Volume of Generation.** The Contractor acknowledges that the Participating Community makes no commitment that any specific amount of Recyclable Materials will be available for processing.
- 3.11. Records and Inspections.** The Recycling Services Contractor shall permit representatives of the Participating Community and/or SWACO, at the Participating Community and/or SWACO's sole expense, respectively, to inspect the Identified Facility, audit, or obtain copies of: Recyclable Materials log sheets; weight tickets; gate receipts; and any documents relevant to processing fees and rebates that are maintained by the Identified Facility for incoming, outgoing, delivery to market, or sale of Recyclable Materials and residual Solid Waste attributable to the Participating Community, including material allocations, contamination levels, and any processing fees identified in a revenue sharing formula. Any such inspection or copying requested by the Participating Community and/or SWACO shall be conducted during the Identified Facility's normal business hours and the Participating Community and/or SWACO shall give the Recycling Services Contractor at least twenty-four (24) hours prior notice of any such inspection or copying. In the event that the Participating Community and/or SWACO requests copies of log sheets, weight tickets, gate receipts, or any documents relevant to processing fees and rebates, the Recycling Services Contractor agrees to make such copies available to the Participating Community within a reasonable time.

ARTICLE IV – MISCELLANEOUS

- 4.1. Bid Forms.** The Bid Form attached as Exhibit C is hereby incorporated. In the event of any conflict between the Bid Forms and a provision of this Agreement, this Agreement shall control.
- 4.2. Entire Agreement.** This Agreement and the incorporated Bid Form represent the entire agreement of the parties and supersedes all other prior written or oral understandings. This Agreement may be modified or amended only by a writing signed by both parties.
- 4.3. Notices.** Written notice required to be given under this Agreement shall be sufficient if

delivered personally or mailed by certified mail, return receipt requested to the Contractor, attention _____, and to the Participating Community, attention _____ at their respective addresses set forth above. Any change in address must be given in like manner.

- 4.4. **Waiver.** No waiver, discharge, or renunciation of any claim or right of the Participating Community or the Contractor arising out of a breach of this Agreement by the Participating Community or the Contractor shall be effective unless in writing signed by the Participating Community and Contractor.
- 4.5. **Applicable Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Ohio. Venue is proper in Franklin County, Ohio.
- 4.6. **Unenforceable Provision.** If any provision of this Agreement is determined by a court of law to be unenforceable, such provision shall be deemed stricken. The parties agree to remain bound by all remaining provisions and to negotiate in good faith a replacement for any stricken provision.
- 4.7. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of, and be enforceable by and against, the respective successors and assigns of each party, provided, however, that the Contractor may not assign this Agreement or any of the Contractor's rights or obligations without the express written consent of the Participating Community, which consent may be withheld for any reason or for no reason.
- 4.8. **Rights or Benefits.** Nothing herein shall be construed to give any rights or benefits in this Agreement to anyone other than the Participating Community and the Contractor and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Participating Community and the Contractor and not for the benefit of any other party
- 4.9. Political subdivisions located within the Solid Waste Management District that may "opt in" to this contract at a later date without the necessity of a further competitive bidding process, in accordance with Ohio Revised Code section 9.48.
- 4.10. At any time during the term of this contract, the Participating Community may "opt in" to a competitively bid recycling processing contract established between SWACO and the Contractor for the acceptance and processing of Recyclable Materials if SWACO has executed such a contract for the purpose of providing recycling processing services that are available to all communities within SWACO's jurisdiction.

IN WITNESS WHEREOF, the parties by their duly authorized officers, trustees or partners, have executed this Agreement on the date set forth above.

THE CITY OF REYNOLDSBURG, OHIO

(Signature)

(Printed Name)

(Title)

Contractor must indicate whether Corporation, Partnership, Limited Liability Company or Individual. THE PERSON SIGNING SHALL, IN OWN HANDWRITING, SIGN THE PRINCIPAL'S NAME, HIS OWN NAME, AND HIS TITLE. WHERE THE PERSON SIGNING FOR A CORPORATION IS OTHER THAN PRESIDENT OR VICE PRESIDENT, HE MUST SHOW AUTHORITY TO BIND THE CORPORATION BY AFFIDAVIT.

RUMPKE OF OHIO, INC.

(Signature)

(Printed Name)

(Title)

(Street Address)

(City/State/Zip)

EXHIBIT A

DEFINED TERMS

2027 Consortium: collectively, the Cities of Bexley, Dublin, Gahanna, New Albany, Reynoldsburg and Westerville; Blendon, Mifflin, Plain, and Washington Townships, each located within the jurisdiction of the Solid Waste Authority of Central Ohio and participating in a Joint Bid Process to obtain the Recycling Services.

Bid Bond: a bond insuring the Participating Communities that the Successful Bidder will execute the agreements for the Recycling Services substantially in the form provided in the Bid Documents.

Bidder: a person, partnership, joint venture, corporation or limited liability company submitting a Bid in response to the Invitation to Bid or requests for proposals by the Participating Communities.

Bid Documents: the documents prepared and furnished by the Participating Communities inviting bids to obtain the Recycling Services; including the Legal Notice to Bidders, Instructions to Bidders, Bid Forms, forms of agreement and any and all attachments and exhibits.

Bid Form: the exhibit to the Recycling Services Agreement included in the Bid Documents upon which a Bidder shall submit its bid price for the acceptance and processing of Recyclable Materials.

Bid Process: the bidding process for the Recycling Services designed by the Participating Communities.

Collection Contractor: an individual or entity selected by the Participating Communities for the collection of Solid Waste, Recyclable Materials and/or Yard Waste at Residential Units, Municipal Facilities and during Special Events within the Participating Communities, if any.

Effective Date: the date of last execution of the Recycling Services Agreement.

Identified Facility or Designated Facility: the facility or location where all Recyclable Materials generated in the Participating Communities must be delivered upon commencement of this Recycling Services Agreement.

Invitation to Bid: the request of the Participating Communities to secure the Recycling Services.

Legitimate Recycling Facility: an engineered facility or site where Recycling of material other than scrap tires is the primary objective of the facility, including: (a) Facilities that accept only Source-Separated Recyclable Materials, except scrap tires, and/or commingled Recyclables which are currently recoverable utilizing existing technology; and (b) Facilities that: (i) accept mixed or Source-Separated Solid Waste; (ii) recover for beneficial use not less than sixty per cent (60%) of the weight of Solid Waste brought to the facility each month (as averaged monthly) for not less than eight (8) months in each calendar year, and (iii) dispose of not more than forty per cent (40%)

of the total weight of Solid Waste brought to the facility each month (as averaged monthly) for not less than eight (8) months in each calendar year.

Municipal Facilities: Participating Community-owned buildings, parks, street collection containers and/or other locations, including commercial businesses where a Participating Community collects Recyclable Materials, which may be a source of Participating Community-generated Recyclable Materials.

Notice of Award: written notification that a Bid has been accepted for the Recycling Services.

Participating Communities: the following political subdivisions, located within the jurisdiction of the Solid Waste Authority of Central Ohio and participating in a Joint Bid Process to obtain the Recycling Services, including the Cities of Bexley, Dublin, Gahanna, New Albany, Reynoldsburg and Westerville; Blendon, Mifflin, Plain, and Washington Townships.

Performance Bond: the bond insuring performance of the Recycling Services, to be submitted in substantially the same form as that included in the Bid Documents.

Recyclable Material: means not less than the following Recyclable Materials: steel cans, aluminum cans (including empty aerosol containers), plastic bottles and jugs (all colors and resin types), and polypropylene tubs and cups (all colors), cartons and aseptic containers, newspapers, magazines and other residential mixed paper, cardboard, glass bottles, glass jars (all colors). The processor may identify other material types accepted (e.g., clamshell containers).

Recycling Services Agreement, Recycling Agreement, or Agreement: agreement establishing where all Source-Separated Recyclable Materials, shall be delivered for Recycling Services by and between the provider of Recycling Services and the Participating Communities.

Recycling Services: the acceptance of Source-Separated Recyclable Materials at the location where Source-Separated Recyclable Materials are to be delivered, and the processing of Source-Separated Recyclable Materials at the location where Source-Separated Recyclable Materials are to be processed, pursuant to the Recycling Services Agreement.

Residential Unit or Units: all residential dwellings within the corporate limits of each Participating Community occupied by a family unit, and considered by that Participating Community to qualify as a Residential Unit; including but not limited to residences of three (3) units or less and single-family condominiums. A Residential Unit shall be deemed “occupied” when either water or power services have been established.

Residential Unit Equivalent: a commercial establishment that receives Collection Services in the same manner as a Residential Unit by agreement of the Participating Community.

Solid Waste: unwanted residual solid or semisolid material as results from industrial, commercial, agricultural, and community operations, excluding earth or material from construction, mining or demolition operations, or other waste materials of the type that would normally be included in demolition debris, nontoxic fly ash, spent nontoxic foundry sand, and slag and other substances that are not harmful or inimical to public health, and includes, but is not limited to, garbage, tires, combustible and non-combustible material, street dirt, and debris. Solid Waste does not include any material that is an infectious waste or a hazardous waste.

Solid Waste Authority of Central Ohio, or SWACO: the Board of Trustees of the Solid Waste Authority of Central Ohio with its principal offices located at 4239 London-Groveport Road, Grove City, Ohio 43123.

Source-Separated Recyclable Materials: Solid Waste Recyclable Materials that are separated from other Solid Waste at the location where such materials are generated for the purpose of recycling.

Special Events: services provided to Municipal Facilities and during Participating Community - identified events listed on Exhibit E, attached to each Participating Community's Collection Agreement, including but not limited to Participating Community-wide designated clean-up weeks.

Successful Bidder: the Bidder that the Participating Communities conclude has submitted the lowest price and best bid for the Recycling Services, receiving a final Notice of Award.

Unacceptable Materials: any Solid Waste that does not constitute a Recyclable Material and is not permitted and/or processable at the Designated Facility.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance to Establish Chapter 753 of the Codified Ordinances of the City of Reynoldsburg for the Purpose of Permitting and Regulating Food Trucks

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

AN ORDINANCE TO ESTABLISH CHAPTER 753 OF THE CODIFIED ORDINANCES OF THE CITY OF REYNOLDSBURG FOR THE PURPOSE OF PERMITTING AND REGULATING FOOD TRUCKS

WHEREAS, the City of Reynoldsburg desires to be a welcoming community for diverse culinary options; and

WHEREAS, the City recognizes that food trucks are an increasingly popular food service option for many residents and visitors of the City; and

WHEREAS, food trucks are not currently a recognized use in any zoning district, which has made it difficult for City staff to appropriately review any application and/or proposal received for such use; and

WHEREAS, the City finds that the best interests of the City are served by providing a permitting process for food truck operators to lawfully conduct business in the City, consistent with their intended operation as mobile cuisine providers; and

WHEREAS, this Council has review Chapter 753, which would provide a permitting process for food trucks, along with additional regulations regarding their use, and finds the same to be

consistent with community interests.

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

Section 1. That Section 753 of the Codified Ordinances of the City of Reynoldsburg, Mobile Food Trucks, attached as Exhibit A, be adopted.

Section 2. That this Ordinance shall take effect thirty days following approval by Council and the signature of the Mayor.

CHAPTER 753
MOBILE FOOD TRUCKS

§ 753.01	Definitions
§ 753.03	Mobile Food Truck Permit
§753.05	General Requirements
§753.07	Rights of Way
§753.09	Hours of Operation
§753.99	Penalty

§753.01 DEFINITIONS

- (A) “Mobile Food Truck” shall mean either of the following that is not intended to be a permanent structure:
- (1) A retail food establishment that is a motorized vehicle; or
 - (2) A trailer that is licensed for use on public roadways and is designed and equipped for serving food and/or beverages.
- (B) “Food” shall mean any raw, cooked, or processed edible substance, ice, beverage, or ingredient used or intended for use or for sale at least in part for human consumption.

§753.03 MOBILE FOOD TRUCK PERMIT

- (A) Food Truck Operators must obtain a Mobile Food Truck Permit from the City of Reynoldsburg before operating within city limits. To obtain a permit, the Food Truck Operator must provide:
- (1) Proof of insurance on the vehicle/trailer that is being used.
 - (2) A copy of a current Food Service License issued by a health department in the State of Ohio possessing licensing authority.
 - (3) Proof of fire inspection from the local fire department.
- (B) No Mobile Food Truck may offer any food for sale without a valid Permit.
- (C) A new Permit must be obtained every calendar year before the Food Truck may operate within the City. Permits shall expire on December 31st of each year.
- (D) The application fee for all Mobile Food Truck Permits shall be \$100.00. Application fees for a Mobile Food Truck that is operating as an extension of a retail food establishment located within the City of Reynoldsburg or that has been approved for operation only within Reynoldsburg’s public parks shall be waived.
- (E) The City may revoke an individual’s permit if the operator’s Food Service License has been suspended, canceled, or revoked, or if the operator fails to maintain compliance with

all applicable regulations imposed by the City of Reynoldsburg, the Ohio Department of Health, or any other local, state, or federal entities.

§753.05 GENERAL REQUIREMENTS

- (A) All Mobile Food Trucks must have a valid Food Service License and Permit conspicuously displayed at all times while in operation.
- (B) All Mobile Food Trucks must keep the surrounding area clean and free from waste by providing a trash receptacle and disposing of all waste generated by its operation. Any waste water or sewage must be internally stored within the vehicle for proper disposal.
- (C) Mobile Food Trucks must not create a nuisance with loud speakers or devices in such a way that violates the City's ordinances.
- (D) All applicable state and local laws must be adhered to, including all fire codes, food safety codes, and the City's traffic codes.
- (E) Food Truck Operators must exercise reasonable care to ensure the health and safety of his or her customers, as well as members of the general public, are not put at risk by operation of the Food Truck.
- (F) Written permission from the property owner is required when operating a Mobile Food Truck and selling to the public while on private property.
- (G) The Food Truck and any vending devices must be attended at all times during hours of operation.

§753.07 RIGHTS OF WAY

- (A) Food Truck Operators are prohibited from parking and operating in a public right of way or on a City street unless participating in a community event, parade, or festival, or where a temporary road closure has been approved for an activity.
- (B) Food Truck Operators must obtain written approval to park and operate on public property, including public parks.
- (C) Ice Cream Trucks may not operate from the right of way at any one location for more than 15 minutes without relocating to another location.

§753.09 HOURS OF OPERATION

- (A) Mobile Food trucks may start operation at dawn and must close operations at dusk.

(B) Food Trucks must be removed from their location in a timely manner once no longer in operation or participating in a community event.

§753.99 PENALTY

Whoever violates or fails to comply with any of the provisions of this Chapter is guilty of an unclassified misdemeanor that shall be punishable by up to one-thousand dollars (\$1000.00) in fines. Each separate violation shall constitute a separate offense, and a separate offense shall be deemed committed for each day during or on which a violation or non-compliance occurs or continues.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: A Resolution of Intent to Appropriate Property and Easements for the Waggoner Road Phase II Project and Related Improvements for the Public Purpose of Making or Repairing a Public Road

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

This is a one-read Resolution to authorize land appropriations for the Waggoner Road Phase II project. This request would permit the City Attorney to proceed with eminent domain proceedings under Chapter 163 of the Ohio Revised Code for right of way and easement acquisitions necessary for the project to remain on schedule.

A Resolution of Intent to Appropriate Property and Easements for the Waggoner Road Phase II Project and Related Improvements for the Public Purpose of Making or Repairing a Public Road

WHEREAS, the City of Reynoldsburg is planning to make capital improvements to the Waggoner Road corridor between Main Street and East Broad Street (the Project); and

WHEREAS, the Waggoner Road corridor is in need of improvements to support safe vehicular, pedestrian, and bicycle traffic in conjunction with development along the project corridor, which includes the Spring Hill Farm residential subdivision; and

WHEREAS, this Project is a priority need for the community; and

WHEREAS, the City's Consulting Engineer, EMH&T, has prepared plans for Phase II of the Project and related improvements as shown in each attachment herein; and

WHEREAS, the Project requires that the City obtain, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, multiple property interests from multiple properties, as described and depicted in the attached exhibits; and

WHEREAS, pursuant to Section 719.04 of the Ohio Revised Code, it is necessary for Council to declare its intent to appropriate property for the improvements related to the Project.

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

SECTION 1. This Council considers it necessary and declares its intention to appropriate certain fee simple interests for public right of way, without limitation of existing access rights, and easements in and to the premises described in the attached exhibits for the Waggoner Road Phase II Project and related improvements.

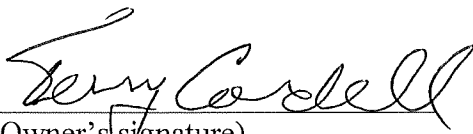
SECTION 2. That the Service Director or designee is authorized and directed to cause written notice of the passage of this Resolution to be given to the owners having an interest of record in the premises. the notice shall be served and returned according to law.

SECTION 3. This Resolution shall take effect immediately upon the signature of the Mayor.

**ACKNOWLEDGMENT OF RECEIPT
OF
NOTICE OF INTENT TO ACQUIRE AND GOOD FAITH OFFER**

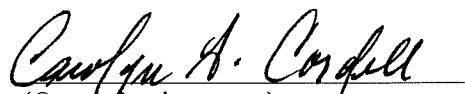
Re: Waggoner Rd Ph 2
Parcel Number: 73
Interest Acquired: T

Each of the undersigned acknowledges that a copy of the foregoing Notice of Intent to Acquire and Good Faith Offer was delivered to the undersigned by City of Reynoldsburg. This Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has waived or will waive any objections the undersigned might have, to City of Reynoldsburg efforts to acquire the undersigned's property. Furthermore, the undersigned's signature on this Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has accepted or will accept any of the terms, provision or conditions set out in this Good Faith Offer.


(Owner's signature)

3-11-26
(Date)

Terry Cordell
(Print owner's name)


(Owner's signature)

3-11-26
(Date)

CAROLYN CORDELL
(Print owner's name)

TEMPORARY EASEMENT
73-T
0.040 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Quarter Township 4, Township 1, Range 16, United States Military District, being on, over and across Lot 6 of that subdivision titled "Deerfield Estates" of record in Plat Book 33, Page 19, and conveyed to Terry Cordell and Carol Cordell by deed of record in Instrument Number 201709250133003 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

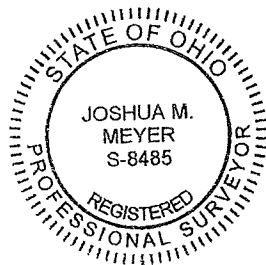
BEGINNING in the westerly right-of-way line of Waggoner Road (County Road 106) (width varies), at the easterly common corner of said Lot 6 and Lot 5 of said "Deerfield Estates" subdivision as conveyed to M.T. Woody by deed of record in Instrument Number 202407290075160;

Thence North 81° 58' 45" West, with the line common to said Lots 6 and 5, a distance of 13.97 feet to a point;

Thence North 08° 01' 15" East, across said Lot 6, a distance of 125.00 feet to a point in the northerly line of said Lot 6, the southerly line of Lot 7 of said "Deerfield Estates" subdivision as conveyed to Melvin Bethea and Dororty T. Bethea by deed of record in Instrument Number 200906240091793;

Thence South 81° 58' 45" East, with the line common to said Lots 6 and 7, a distance of 13.94 feet to the easterly common corner thereof, in the westerly right-of-way line of said Waggoner Road (County Road 106);

Thence South 08° 00' 11" West, with the easterly line of said Lot 6, said westerly right-of-way line, a distance of 125.00 feet to the POINT OF BEGINNING, containing 0.040 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Josh M. Meyer

Joshua M. Meyer
Professional Surveyor No. 8485

February 27, 2025

Date

JMM:smh
73-T_0_040 ac 20211337-VS-ESMT-TEMP.docx

EMH&T

Evans, Mechwart, Hambleton & Tillan, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3448
 emht.com

TEMPORARY EASEMENT

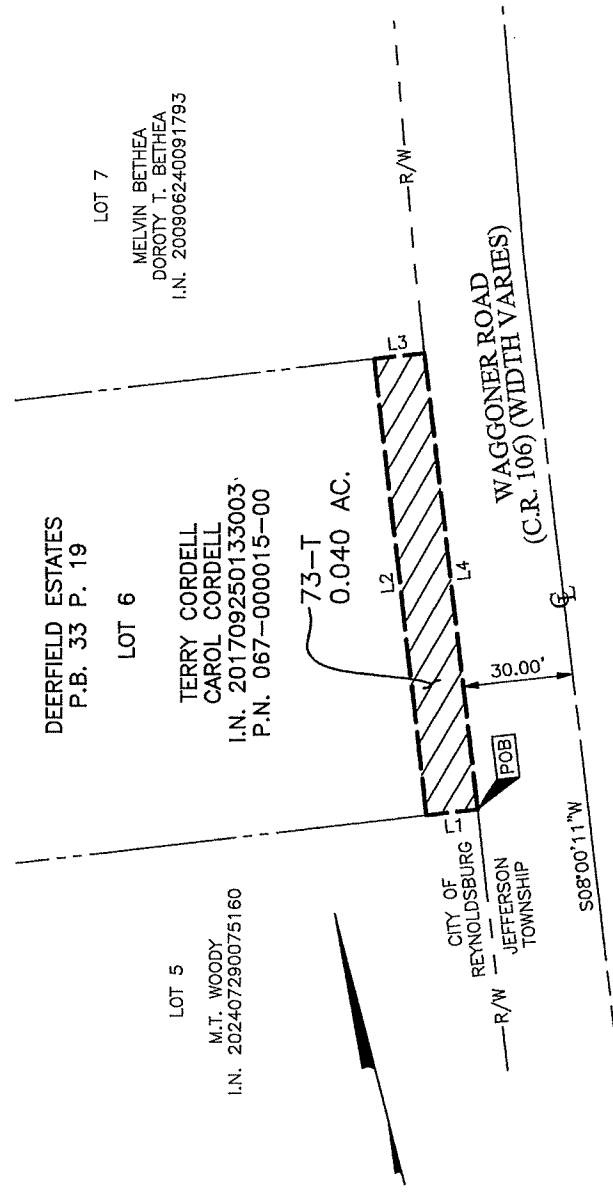
LOT 6 OF DEERFIELD ESTATES, PLAT BOOK 33, PAGE 19
 QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
 UNITED STATES MILITARY DISTRICT
 CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 27, 2025

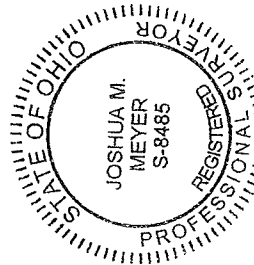
Scale: 1" = 40'

Job No: 2021-1337

Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°58'45"W	13.97'
L2	N08°01'15"E	125.00'
L3	S81°58'45"E	13.94'
L4	S08°00'11"W	125.00'



February 27, 2025

By *Joshua M. Meyer*
 Joshua M. Meyer
 Professional Surveyor No. 8485
 jmeyer@emht.com

Date

U:\2021\1337\DWG\04SHEETS\EASEMENTS\PAGE 2\3-T_20211337-10-ESMT-TEMP.DWG plotted by HARRIS, STEVEN on 2/27/2025 11:34:38 AM last saved by SHARRIS on 2/27/2025 11:34:11 AM

**ACKNOWLEDGMENT OF RECEIPT
OF
NOTICE OF INTENT TO ACQUIRE AND GOOD FAITH OFFER**

Re: Waggoner Rd Ph 2
Parcel Number: 57
Interest Acquired: SW

Each of the undersigned acknowledges that a copy of the foregoing Notice of Intent to Acquire and Good Faith Offer was delivered to the undersigned by City of Reynoldsburg. This Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has waived or will waive any objections the undersigned might have, to City of Reynoldsburg efforts to acquire the undersigned's property. Furthermore, the undersigned's signature on this Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has accepted or will accept any of the terms, provision or conditions set out in this Good Faith Offer.

Amel Forgal
(Owner's signature)

7/6/26
(Date)

Amel Forgal
(Print owner's name)

(Owner's signature)

(Date)

(Print owner's name)



**DRAINAGE EASEMENT
57-SW
0.017 ACRE**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Section 6, Township 16, Range 20, Refugee Lands, being on, over and across that 0.689 acre tract conveyed to Sone Investments LLC by deed of record in Instrument Number 202208260123302 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the westerly right-of-way line of Waggoner Road (County Road 106) (width varies), at the corner common to said 0.689 acre tract and Lot 1 of that subdivision titled "Braeburn" of record in Plat Book 79, Page 80 and conveyed to Andrea S. Sargent and Corey A. Bateman by deed of record in Instrument Number 201908270109744;

Thence North 06° 07' 28" East, with the easterly line of said 0.689 acre tract and the westerly right-of-way line of said Waggoner Road (County Road 106), a distance of 54.63 feet to the TRUE POINT OF BEGINNING;

Thence across said 0.689 acre tract the following courses and distances:

North 06° 07' 28" East, a distance of 58.44 feet to a point; and

South 83° 52' 32" East, a distance of 25.00 feet to a point in the easterly line of said 0.689 acre tract, the westerly right-of-way line of said Waggoner Road (County Road 106);

Thence South 29° 17' 11" West, with the easterly line of said 0.689 acre tract, the westerly right-of-way line of said Waggoner Road (County Road 106), a distance of 63.56 feet to the TRUE POINT OF BEGINNING, containing 0.017 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

February 24, 2025

Date

JMM:smh
57-SW_0_017 ac 20211337-VS-ESMT-DRAN.docx

EMH&T
 Evans, Machwart, 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

DRAINAGE EASEMENT

SECTION 6, TOWNSHIP 16, RANGE 20

REFUGEE LANDS

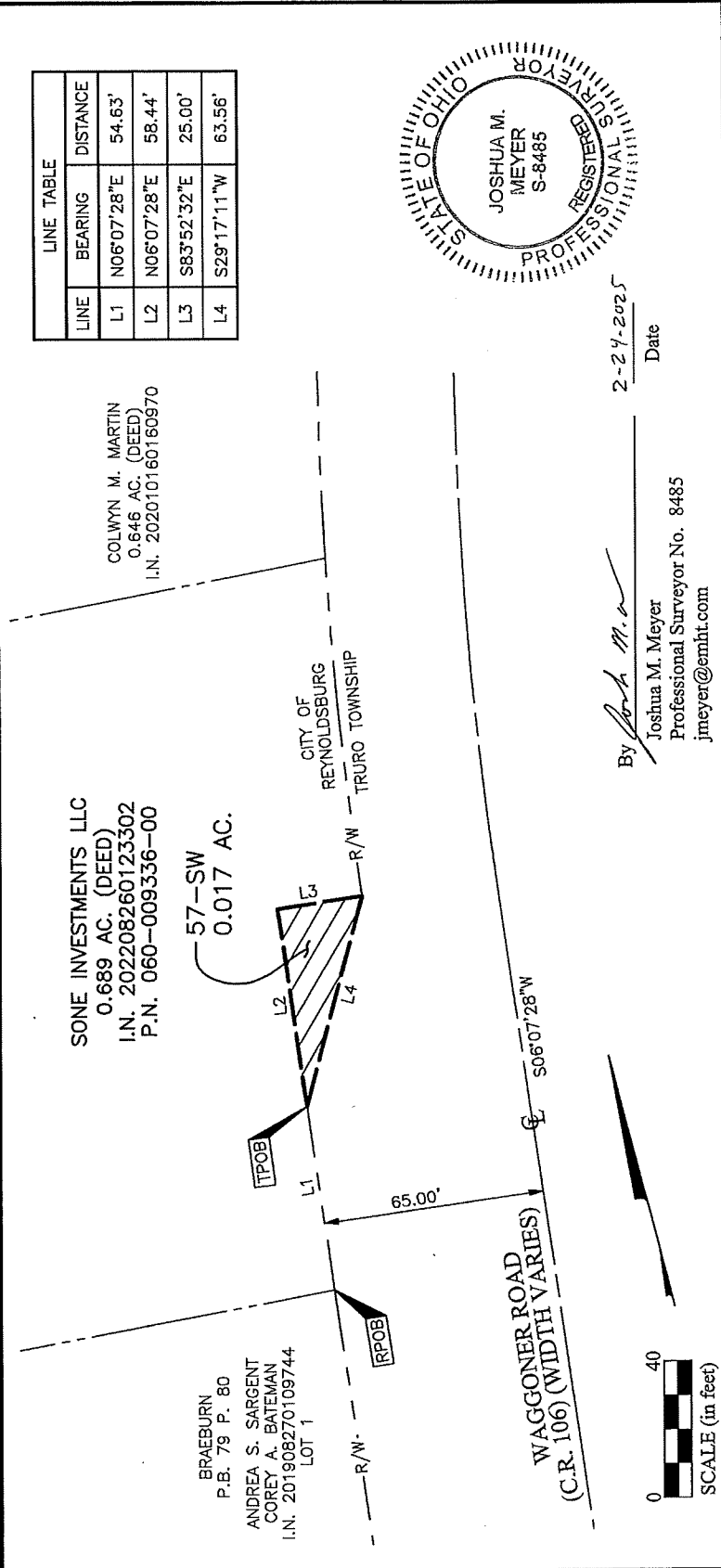
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 24, 2025

Scale: 1" = 40'

Job No: 2021-1337

Sheet No: 1 of 1



J:\2021\1337\DWG\04SHEETS\EASEMENTS\PHASE 2\57-SW_20211337-16-ESMT-ORAN.DWG plotted by HARRIS, STEVEN on 2/24/2025 11:22:26 AM last saved by SHARRIS on 2/24/2025 11:21:51 AM

**ACKNOWLEDGMENT OF RECEIPT
OF
NOTICE OF INTENT TO ACQUIRE AND GOOD FAITH OFFER**

Re: Waggoner Rd Ph 2
Parcel Number: 49
Interest Acquired: WD, T1, T2

Each of the undersigned acknowledges that a copy of the foregoing Notice of Intent to Acquire and Good Faith Offer was delivered to the undersigned by City of Reynoldsburg. This Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has waived or will waive any objections the undersigned might have, to City of Reynoldsburg efforts to acquire the undersigned's property. Furthermore, the undersigned's signature on this Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has accepted or will accept any of the terms, provision or conditions set out in this Good Faith Offer.

Tammy J. Hall
(Owner's signature)

Tammy J. Hall
(Print owner's name)

March 6, 2026
(Date)

(Owner's signature)

(Date)

(Print owner's name)

TEMPORARY EASEMENT
49-T1
0.055 ACRE

Situated in the State of Ohio, County of Franklin, Township of Truro, lying in Section 6, Township 16, Range 20, Refugee Lands, being on, over and across those 1.123 and 1.847 acre tracts conveyed to Tammy J. Hall by deed of record in Instrument Number 201909230124140 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Waggoner Road (County Road 106) (width varies) with Rodebaugh Road of record in Plat Book 79, Page 80, being the southeasterly corner of that subdivision titled "Braeburn" as demonstrated in Plat Book 79, Page 80, the northeasterly corner of that 0.146 acre tract conveyed as Parcel 4-WD to Franklin County Commissioners by deed of record in Instrument Number 200305220152895;

Thence South 06° 07' 28" West, with the centerline of said Waggoner Road (County Road 106), the easterly line of said 0.146 acre tract, a distance of 86.78 feet to a point;

Thence North 83° 52' 32" West, across said Waggoner Road (County Road 106) and said 0.146 acre tract, a distance of 40.00 feet to a point in the westerly right-of-way line of said Waggoner Road (County Road 106), a line common to said 0.146 acre tract and the remainder of said 1.123 acre tract, being the TRUE POINT OF BEGINNING;

Thence with said westerly right-of-way line, the easterly lines of the remainders of said 1.123 and 1.847 acre tracts, the westerly line of said 0.146 acre tract and with the westerly line of that 0.184 acre tract conveyed as Parcel 3-WD to Franklin County Commissioners by deed of record in Instrument Number 200305220152896, the following courses and distances;

South 06° 07' 28" West, a distance of 25.25 feet to a point; and

South 07° 01' 59" West, a distance of 201.44 feet to the southerly common corner of said 0.184 acre tract and the remainder of said 1.847 acre tract, being in the northerly line of that 0.924 acre tract conveyed to Ty Newberry by deed of record in Instrument Number 201808230113714;

Thence North 85° 29' 03" West with the line common to said 1.847 and 0.924 acre tracts, a distance of 7.01 feet to a point;

Thence across said 1.847 and 1.123 acre tracts, the following courses and distances:

North 07° 01' 59" East, a distance of 83.88 feet to a point;

North 82° 58' 01" West, a distance of 33.00 feet to a point;

North 07° 01' 59" East, a distance of 25.00 feet to a point;

South 82° 58' 01" East, a distance of 33.00 feet to a point;

North 07° 01' 59" East, a distance of 118.01 feet to a point; and

South 83° 52' 32" East, a distance of 6.60 feet to the TRUE POINT OF BEGINNING, containing 0.055 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Josh M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485

February 26, 2025

Date

JMM:djf
49-T1_0_055 ac 20211337-VS-ESMT-TEMP.docx

TEMPORARY EASEMENT
49-T2
0.038 ACRE

Situated in the State of Ohio, County of Franklin, Township of Truro, lying in Section 6, Township 16, Range 20, Refugee Lands, being on, over and across that 1.123 acre tract conveyed to Tammy J. Hall by deed of record in Instrument Number 201909230124140 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Waggoner Road (County Road 106) (width varies) with Rodebaugh Road of record in Plat Book 79, Page 80, being the southeasterly corner of that subdivision titled "Braeburn" as demonstrated in Plat Book 79, Page 80, the northeasterly corner of that 0.146 acre tract conveyed as Parcel 4-WD to Franklin County Commissioners by deed of record in Instrument Number 200305220152895;

Thence South $06^{\circ} 07' 28''$ West, with the centerline of said Waggoner Road (County Road 106), the easterly line of said 0.146 acre tract, a distance of 86.78 feet to a point;

Thence North $83^{\circ} 52' 32''$ West, across said Waggoner Road (County Road 106) and said 0.146 acre tract, a distance of 40.00 feet to a point in the westerly right-of-way line of said Waggoner Road (County Road 106), a line common to said 0.146 acre tract and the remainder of said 1.123 acre tract;

Thence with said westerly right-of-way line, the line common to said 0.146 acre tract and the remainder of said 1.123 acre tract, the following courses and distances:

North $06^{\circ} 07' 28''$ East, a distance of 20.00 feet to a point; and

North $83^{\circ} 52' 32''$ West, a distance of 20.00 feet to the TRUE POINT OF BEGINNING;

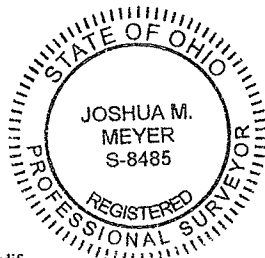
Thence across said 1.123 acre tract, the following courses and distances:

North $83^{\circ} 52' 32''$ West, a distance of 38.58 feet to a point;

North $06^{\circ} 07' 32''$ East, a distance of 42.35 feet to a point; and

South $83^{\circ} 52' 32''$ East, a distance of 38.58 feet to a point in said westerly right-of-way line, the line common to said 0.146 acre tract and the remainder of said 1.123 acre tract;

Thence South $06^{\circ} 07' 28''$ West, with said westerly right-of-way line, said common line, a distance of 42.35 feet to the TRUE POINT OF BEGINNING, containing 0.038 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

February 26, 2025

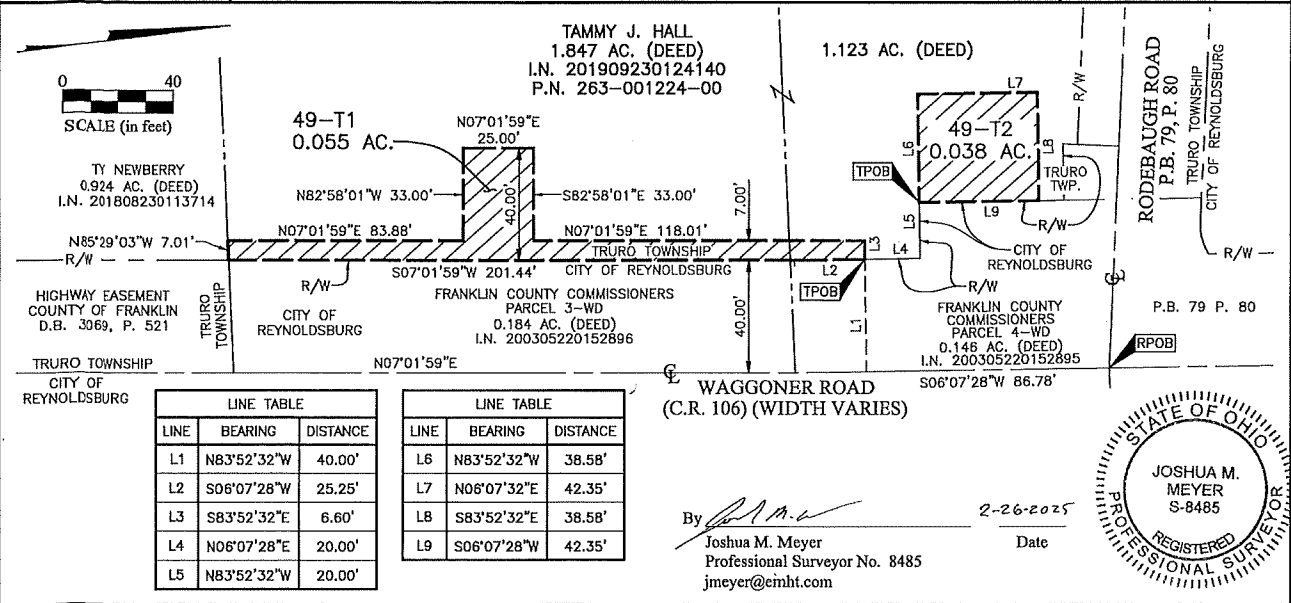
Date

JMM:djf
49-T2_0_038 ac 20211337-VS-ESMT-TEMP.docx



TEMPORARY EASEMENTS SECTION 6, TOWNSHIP 16, RANGE 20 REFUGEE LANDS TOWNSHIP OF TRURO, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 26, 2025
 Scale: 1" = 40'
 Job No: 2021-1337
 Sheet No: 1 of 1



J:\2021\1337\Drawings\Sheets\Easements\Phase 2\49-T_20211337-VS-ESMT-TEMP.dwg plotted by Ferguson, David on 2/26/2025 11:36:43 AM last saved by dferguson on 2/26/2025 11:36:41 AM

49-WD
0.009 ACRE

Situated in the State of Ohio, County of Franklin, Township of Truro, lying in Section 6, Township 16, Range 20, Refugee Lands, being part of that 1.123 acre tract conveyed to Tammy J. Hall by deed of record in Instrument Number 201909230124140 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey (FCGS) monument 5013 Reset found at the centerline intersection of Waggoner Road (County Road 106) (width varies) with Rodebaugh Road (width varies) (reference Franklin County Geodetic Survey (FCGS) monument 1446 found North 80° 31' 19" West, at a distance of 163.17 feet), being the southeasterly corner of that subdivision titled "Braeburn" as demonstrated in Plat Book 79, Page 80, the northeasterly corner of that 0.146 acre tract conveyed as Parcel 4-WD to Franklin County Commissioners by deed of record in Instrument Number 200305220152895, being in the westerly line of that 0.673 acre tract conveyed to The City of Reynoldsburg, Ohio by deed of record in Instrument Number 200308190261909;

Thence South 06° 07' 28" West, with the centerline of said Waggoner Road (County Road 106), the line common to said 0.146 and 0.673 acre tracts and partially with the westerly line of that 0.531 acre tract conveyed as Parcel 8-WD to Franklin County Commissioners by deed of record in Instrument Number 200306250193441, a distance of 66.78 feet to a point (reference Franklin County Geodetic Survey (FCGS) monument 4408 Reset found South 06° 07' 28" West, at a distance of 45.57 feet);

Thence North 83° 52' 32" West, across said Waggoner Road (County Road 106) and said 0.146 acre tract, a distance of 40.00 feet to an iron pin set at an angle point in the westerly right-of-way line of said Waggoner Road (County Road 106), a common corner of said 0.146 acre tract and the remainder of said 1.123 acre tract, being the TRUE POINT OF BEGINNING,

Thence South 06° 07' 28" West, with said westerly right-of-way line, the line common to said 0.146 acre tract and the remainder of said 1.123 acre tract, a distance of 20.00 feet to an iron pin set;

Thence across said 1.123 acre tract, the following courses and distances:

North 83° 52' 32" West, a distance of 20.00 feet to an iron pin set; and

North 06° 07' 28" East, a distance of 20.00 feet to an iron pin set at an angle point in said westerly right-of-way line, a common corner of said 0.146 acre tract and the remainder of said 1.123 acre tract;

Thence South 83° 52' 32" East, with said westerly right-of-way line, the line common to said 0.146 acre tract and the remainder of said 1.123 acre tract, a distance of 20.00 feet to the TRUE POINT OF BEGINNING, containing 0.009 acre, more or less, all of which is within Auditor's Parcel Number 263-001224-00, and none of which is within the present roadway occupied.

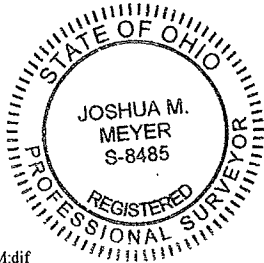
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Control for bearings was from coordinates of monuments GLENREST and FRANK48, having a bearing of North 08° 32' 44" East, established by the Franklin County Engineering Department, using G.N.S.S. procedures and equipment.

49-WD
0.009 ACRE
-2-

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2022 and 2023.



JMM:djf
49-WD_0_009 ac 20211337-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

2-10-2025

Joshua M. Meyer
Professional Surveyor No. 8485

Date

PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.

jwiggins

02/11/2025 11:16:11 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



Evans, Medsker, Henselton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
4500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4300 Fax: 614.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

SECTION 6, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TOWNSHIP OF TRURO, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 10, 2025

Scale: 1" = 40'

Job No: 2021-1337

Sheet No: 1 of 1

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

02/11/2025 11:16:23 AM

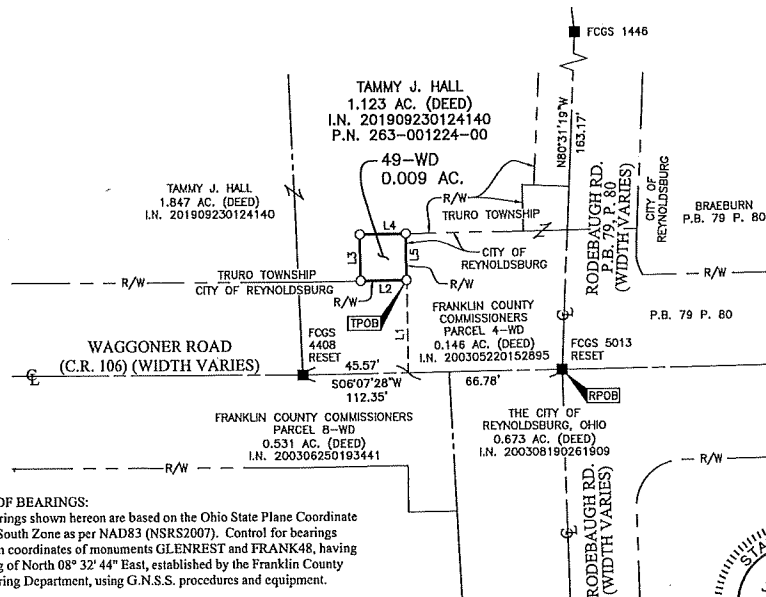
PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original description and plot of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°52'32"W	40.00'
L2	S06°07'28"W	20.00'
L3	N83°52'32"W	20.00'
L4	N06°07'28"E	20.00'
L5	S83°52'32"E	20.00'



BASIS OF BEARINGS:

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Control for bearings was from coordinates of monuments GLENREST and FRANK48, having a bearing of North 08° 32' 44" East, established by the Franklin County Engineering Department, using G.N.S.S. procedures and equipment.

REFERENCE:

- Roadway Plan titled "Waggoner Road 1937" on file with the Franklin County Engineer.
- Deeds and Plats of record shown hereon are on file with the Franklin County Recorder.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in 2022 and 2023.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

0 40
SCALE (in feet)



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

2-10-2025

Date

J:\2021\1337\dwg\045\sheet\boundary\Phase 2-49-WD_20211337-VS-BNDY.dwg plotted by Ferguson, David on 2/10/2025 3:55:39 PM last saved by dferguson on 2/10/2025 3:55:37 PM

 COPY

**TEMPORARY EASEMENT
48-T
0.002 ACRE**

Situated in the State of Ohio, County of Franklin, Truro Township, lying in Section 6, Township 16, Range 20, Refugee Lands, being on, over and across that 0.924 acre tract conveyed to Ty Newberry by deed of record in Instrument Number 201808230113714 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Waggoner Road (County Road 106) (width varies) at the easterly common corner of said 0.924 acre tract and that 0.925 acre tract conveyed to Bernard L. Moyer by deed of record in Instrument Number 200203110062846;

Thence North 85° 28' 14" West, across said Waggoner Road (County Road 106), with the line common to said 0.924 and 0.925 acre tracts, a distance of 40.04 feet to a point in the westerly right-of-way line of said Waggoner Road (County Road 106), the TRUE POINT OF BEGINNING;

Thence North 85° 28' 14" West, continuing with said common line, a distance of 2.00 feet to a point;

Thence across said 0.924 acre tract, the following courses and distances:

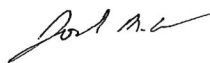
North 07° 01' 59" East, a distance of 39.42 feet to a point;

South 82° 58' 01" East, a distance of 2.00 feet to a point in the westerly right-of-way of said Waggoner Road (County Road 106); and

South 07° 01' 59" West, with said westerly right-of-way line, a distance of 39.33 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.





Joshua M. Meyer
Professional Surveyor No. 8485

February 24, 2025

Date

JMM:smh
48-T_0_002 ac 20211337-VS-ESMT-TEMP.docx

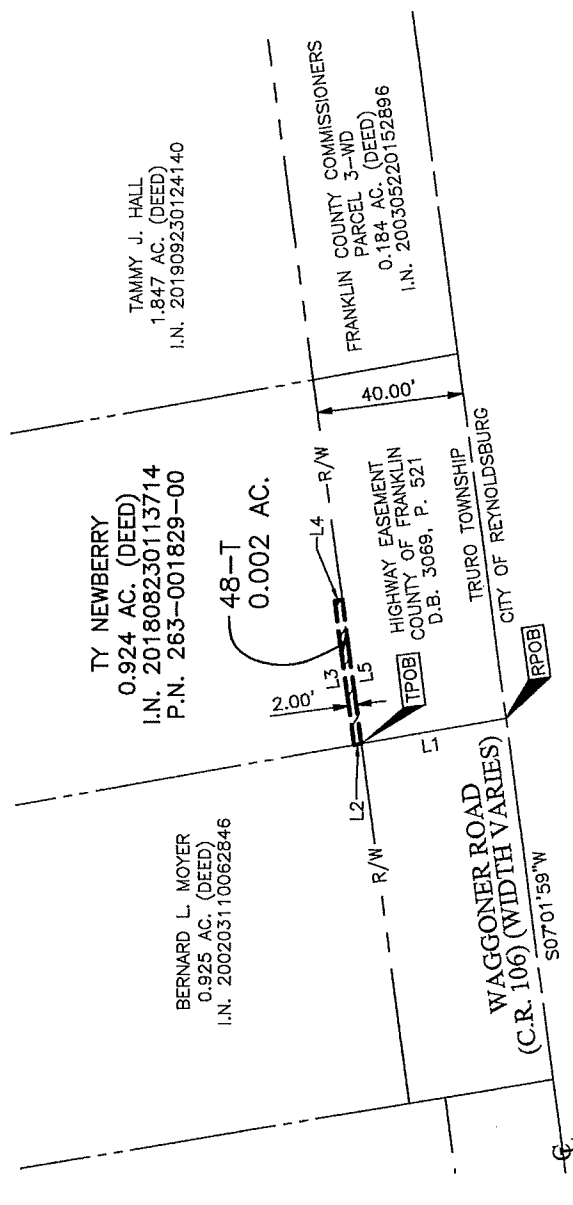


Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

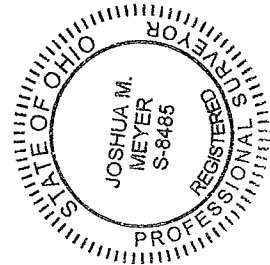
TEMPORARY EASEMENT

SECTION 6, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
TRURO TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 24, 2025
Scale: 1" = 40'
Job No: 2021-1337
Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85°28'14"W	40.04'
L2	N85°28'14"W	2.00'
L3	N07°01'59"E	39.42'
L4	S82°58'01"E	2.00'
L5	S07°01'59"W	39.33'



By Date: 2-24-2025
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

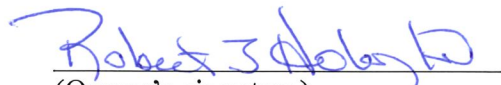


J:\2021\1337\DWG\CASESHEETS\EASEMENTS\PHASE 2\48-T-20211337-VS-ESMT-TEMP.DWG plotted by HARRIS, STEVEN on 2/24/2025 10:09:51 AM last saved by SHARRIS on 2/24/2025 10:09:11 AM

**ACKNOWLEDGMENT OF RECEIPT
OF
NOTICE OF INTENT TO ACQUIRE AND GOOD FAITH OFFER**

Re: Waggoner Rd Ph 2
Parcel Number: 79
Interest Acquired: T

Each of the undersigned acknowledges that a copy of the foregoing Notice of Intent to Acquire and Good Faith Offer was delivered to the undersigned by City of Reynoldsburg. This Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has waived or will waive any objections the undersigned might have, to City of Reynoldsburg efforts to acquire the undersigned's property. Furthermore, the undersigned's signature on this Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has accepted or will accept any of the terms, provision or conditions set out in this Good Faith Offer.


(Owner's signature)

2-2-26
(Date)


(Print owner's name)

(Owner's signature)

(Date)

(Print owner's name)

TEMPORARY EASEMENT

79-T

0.080 ACRE

Situated in the State of Ohio, County of Franklin, Township of Truro, lying in Section 6, Township 16, Range 20, Refugee Lands, being on, over and across that 2.856 acre tract conveyed to Robert J. Holomuzki and Margaret M. Holomuzki by deed of record in Instrument Number 200002010022313 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an angle point in the centerline of Waggoner Road (County Road 106), the southwesterly corner of said 2.856 acre tract, the northwesterly corner of that 5.454 acre tract conveyed to Tyler Fullington and Jessica Nash by deed of record in Instrument Number 202403290030264

Thence South 86° 05' 34" East, across said Waggoner Road (County Road 106) and with the line common to said 2.856 and 5.454 acre tracts, a distance of 30.04 feet to a point in the easterly right-of-way line of said Waggoner Road (County Road 106), being the TRUE POINT OF BEGINNING;

Thence North 07° 01' 59" East, with said easterly right-of-way line and across said 2.856 acre tract, a distance of 224.46 feet to a point in the northerly line of said 2.856 acre tract, the southerly line of that 0.5 acre tract conveyed as Parcel 3, Parcel Two to Rhoderick C. Griffin, Trustee of The Rhoderick C. Griffin Trust dated May 15, 2017 by deeds of record in Instrument Numbers 201705300071557;

Thence South 86° 31' 08" East, with the line common to said 0.5 and 2.856 acre tracts, a distance of 2.86 feet to a point;

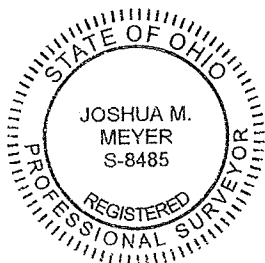
Thence across said 2.856 acre tract, the following courses and distances:

South 07° 01' 59" West, a distance of 56.79 feet to a point;

South 08° 12' 12" East, a distance of 102.11 feet to a point; and

South 14° 28' 20" West, a distance of 68.77 feet to a point in the line common to said 2.856 and 5.454 acre tracts;

Thence North 86° 05' 34" West, with said common line, a distance of 20.82 feet to the TRUE POINT OF BEGINNING, containing 0.080 acre, more or less, all of which is within Auditor's Parcel Number 263-000244-00 and none of which is within the present roadway occupied.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

February 28, 2025

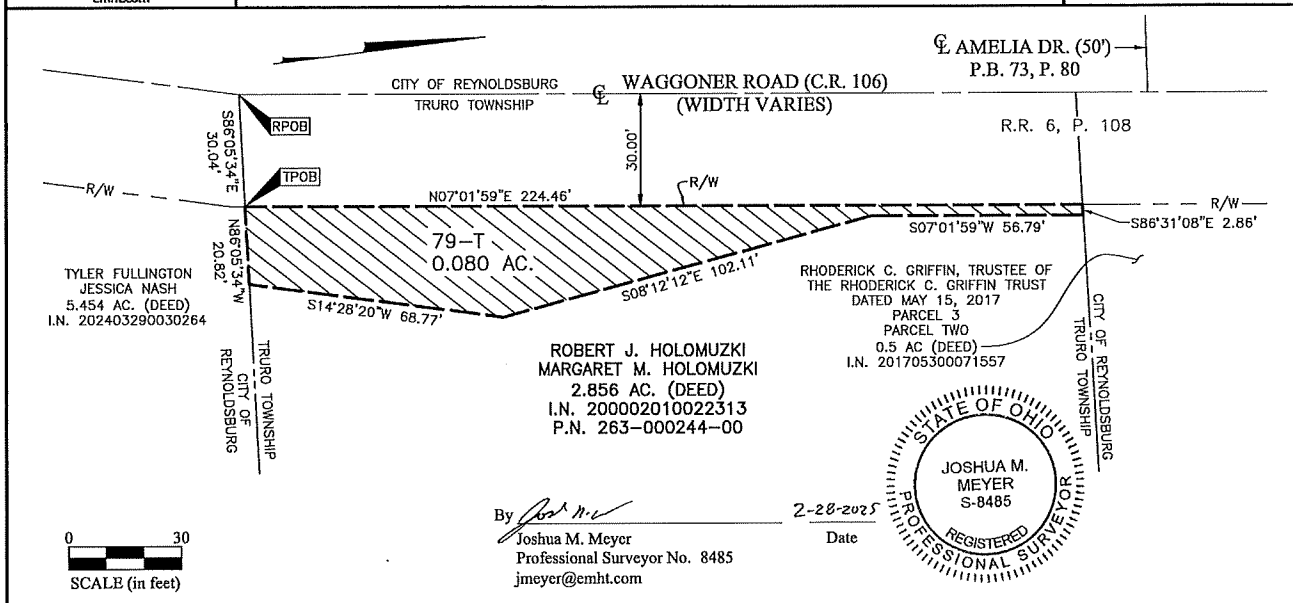
Date

JMM:djf
79-T_0_080 ac 20211337-VS-ESMT-TEMP.docx

EMHT
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5550 New Albany Road, Columbus, OH 43054
 Phone: 614/775-6500 Toll Free: 800/775-3468
 emht.com

TEMPORARY EASEMENT
 SECTION 6, TOWNSHIP 16, RANGE 20
 REFUGEE LANDS
 TOWNSHIP OF TRURO, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	February 28, 2025
Scale:	1" = 30'
Job No:	2021 - 1337
Sheet No:	1 of 1



J:\20211337\DWG\045heets\Easements\Phase 2\79-T_20211337-VS-ESMT-TEMP.dwg plotted by Ferguson, David on 2/28/2025 11:30:10 AM last saved by dferguson on 2/28/2025 11:30:08 AM

**ACKNOWLEDGMENT OF RECEIPT
OF
NOTICE OF INTENT TO ACQUIRE AND GOOD FAITH OFFER**

Re: Waggoner Rd Ph 2
Parcel Number: 78
Interest Acquired: WD, T1, T2

Each of the undersigned acknowledges that a copy of the foregoing Notice of Intent to Acquire and Good Faith Offer was delivered to the undersigned by City of Reynoldsburg. This Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has waived or will waive any objections the undersigned might have, to City of Reynoldsburg efforts to acquire the undersigned's property. Furthermore, the undersigned's signature on this Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has accepted or will accept any of the terms, provision or conditions set out in this Good Faith Offer.



(Owner's signature)

1/23/2026

(Date)

Tyler Fullington

(Print owner's name)

(Owner's signature)

(Date)

(Print owner's name)

78-WD
0.322 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Section 6, Township 16, Range 20, Refugee Lands, being part of that 5.454 acre tract conveyed to Tyler Fullington and Jessica Nash by deed of record in Instrument Number 202403290030264 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Waggoner Road (County Road 106) (width varies) with Amelia Drive (50 feet wide) of record in Plat Book 73, Page 80, being in the easterly line of that subdivision titled "Waggoner Hills Section 1" as demonstrated in Plat Book 73, Page 80 and the westerly line of that 0.5 acre tract conveyed as Parcel 3, Parcel Two to Rhoderick C. Griffin, Trustee of The Rhoderick C. Griffin Trust dated May 15, 2017 by deed of record in Instrument Number 201705300071557;

Thence South 07° 01' 59" West, with the centerline of said Waggoner Road (County Road 106), the easterly line of said "Waggoner Hills Section 1" subdivision, the westerly line of said 0.5 acre tract and with the westerly line of that 2.856 acre tract conveyed to Robert J. Holomuzki and Margaret M. Holomuzki by deed of record in Instrument Number 200002010022313, a distance of 243.66 feet to Franklin County Geodetic Survey (FCGS) monument 4424 found at an angle point in the centerline of said Waggoner Road (County Road 106), the westerly common corner of said 2.856 and 5.454 acre tracts, being the TRUE POINT OF BEGINNING;

Thence South 86° 05' 34" East, with the line common to said 5.454 and 2.856 acre tracts, a distance of 30.04 feet to 3/4 inch iron pipe found capped "BDM" found in the easterly right-of-way line of said Waggoner Road (County Road 106);

Thence across said 5.454 acre tract, the following courses and distances:

South 07° 01' 59" West, with said easterly right-of-way line, a distance of 3.59 feet to an iron pin set;

South 14° 28' 20" West, continuing with said easterly right-of-way line, a distance of 260.84 feet to an iron pin set;

South 75° 31' 40" East, a distance of 20.00 feet to an iron pin set; and

South 14° 28' 20" West, a distance of 119.04 feet to an iron pin set in the southerly line of said 5.454 acre tract, the northerly line of that 5 acre tract conveyed to Judy L. Brammer (Life Estate), Matthew L. Brammer and Mark A. Brammer by deed of record in Instrument Number 202003120036559;

Thence North 86° 04' 40" West, with the line common to said, 5.454 and 5 acre tracts (passing a 3/4 inch iron pipe capped "AHLERS MOE" found in the existing easterly right-of-way line of said Waggoner Road (County Road 106) at a distance of 20.34 feet), a total distance of 50.86 feet to a magnetic nail set at the westerly common corner of said 5.454 and 5 acre tracts, in the centerline of said Waggoner Road (County Road 106), the easterly line of that 1.472 acre tract conveyed as Parcel 1 to Ronald F. Day and Joyce E. Day by deed of record in Deed Book 3556, Page 572;

Thence North 14° 28' 20" East, with the westerly line of said 5.454 acre tract, said centerline, the easterly line of said 1.472 acre tract, the easterly line of that 0.332 acre tract conveyed as Parcel 3 to Ronald F. Day and Joyce E. Day by deed of record in Deed Book 3556, Page 572 and the easterly line of said "Waggoner Hills Section 1" subdivision, a distance of 387.24 feet to the TRUE POINT OF BEGINNING, containing 0.322 acre, more or less, all of which is within Auditor's Parcel Number 060-009300-00, and 0.267 acre of which is within the present roadway occupied.

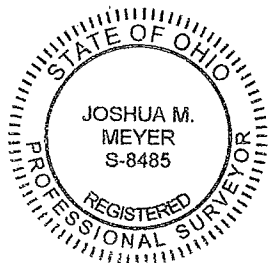
78-WD
0.322 ACRE
-2-

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Control for bearings was from coordinates of monuments GLENREST and FRANK48, having a bearing of North 08° 32' 44" East, established by the Franklin County Engineering Department, using G.N.S.S. procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2022 and 2023.



JMM:djf
78-WD_0_322 ac 20211337-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

February 3, 2025

Date

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

jwiggins

02/07/2025 10:14:53 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

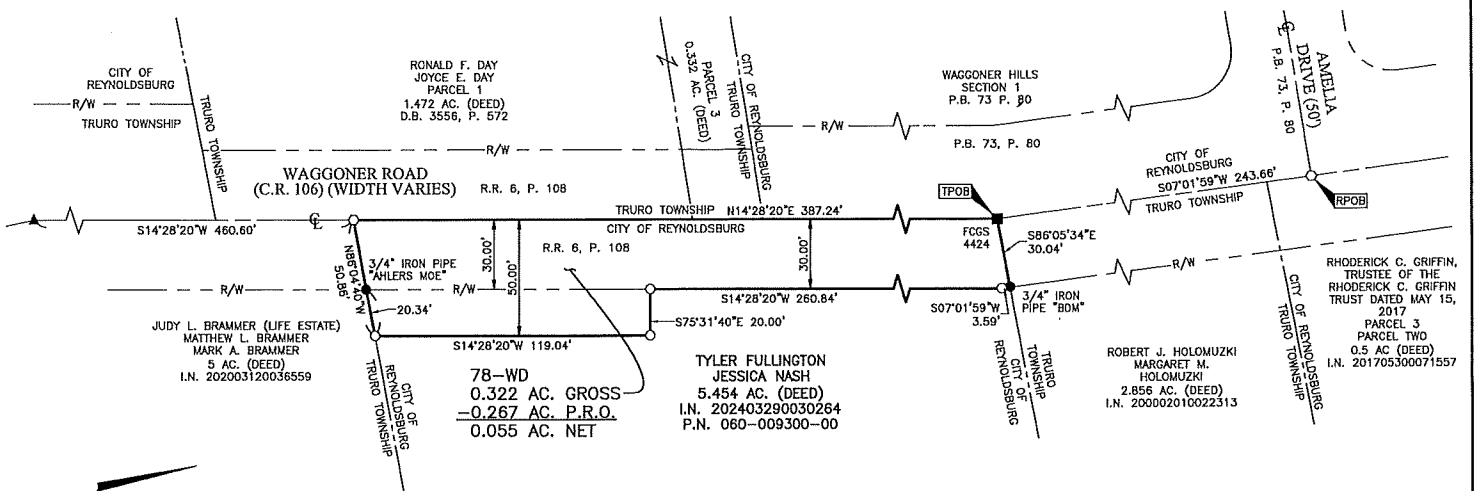


Evans, Mechwart, Hornbelen & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3500 New Albany Road, Columbus, OH 43004
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

SURVEY OF ACREAGE PARCEL

SECTION 6, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 3, 2025
Scale: 1" = 40'
Job No: 2021-1337
Sheet No: 1 of 1



0 40
SCALE (in feet)

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.
02/07/2025 10:15:01 AM
PENDING ORIGINALS
*Submitted via digital format
Please return this approval along with the original
description and plat of survey, as prepared by the
surveyor, signed, sealed, and dated in blue ink.

BASIS OF BEARINGS:

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Control for bearings was from coordinates of monuments GLENREST and FRANK48, having a bearing of North 08° 32' 44" East, established by the Franklin County Engineering Department, using G.N.S.S. procedures and equipment.

REFERENCE:

- Road Record 6, Page 108 and Roadway Plan titled "Wagoner Road 1937" on file with the Franklin County Engineer.
- Deeds and Plats of record shown hereon are on file with the Franklin County Recorder.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in 2022 and 2023.

By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

2-3-2025
Date



TEMPORARY EASEMENT
78-T1
0.116 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Section 6, Township 16, Range 20, Refugee Lands, being on, over and across that 5.454 acre tract conveyed to Tyler Fullington and Jessica Nash by deed of record in Instrument Number 202403290030264 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Waggoner Road (County Road 106) (width varies), at the southwesterly corner of said 5.454 acre tract, the northwesterly corner of that 5 acre tract conveyed to Judy L. Brammer (Life Estate), Matthew L. Brammer and Mark A. Brammer by deed of record in Instrument Number 202003120036559;

Thence South 86° 04' 40" East, across said Waggoner Road (County Road 106) and with the line common to said 5.454 and 5 acre tracts, a distance of 30.52 feet to a point in the easterly right-of-way line of said Waggoner Road (County Road 106);

Thence across said 5.454 acre tract, the following courses and distances:

North 14° 28' 20" East, with said easterly right-of-way line, a distance of 122.76 feet to the TRUE POINT OF BEGINNING,

North 14° 28' 20" East, continuing with said easterly right-of-way line, a distance of 85.23 feet to a point;

South 75° 31' 40" East, a distance of 15.00 feet to a point;

South 14° 28' 20" West, a distance of 25.00 feet to a point;

South 56° 20' 20" East, a distance of 39.68 feet to a point;

South 18° 49' 51" East, a distance of 18.81 feet to a point;

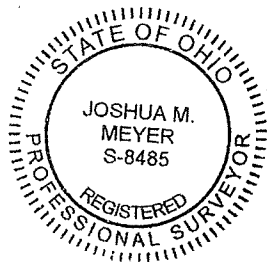
South 75° 03' 10" West, a distance of 24.03 feet to a point;

South 14° 28' 20" West, a distance of 106.66 feet to a point;

North 75° 31' 40" West, a distance of 21.87 feet to a point;

North 14° 28' 20" East, a distance of 87.00 feet to a point; and

North 75° 31' 40" West, a distance of 20.00 feet to the TRUE POINT OF BEGINNING, containing 0.116 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Josh M. Meyer

Joshua M. Meyer
Professional Surveyor No. 8485

March 10, 2025

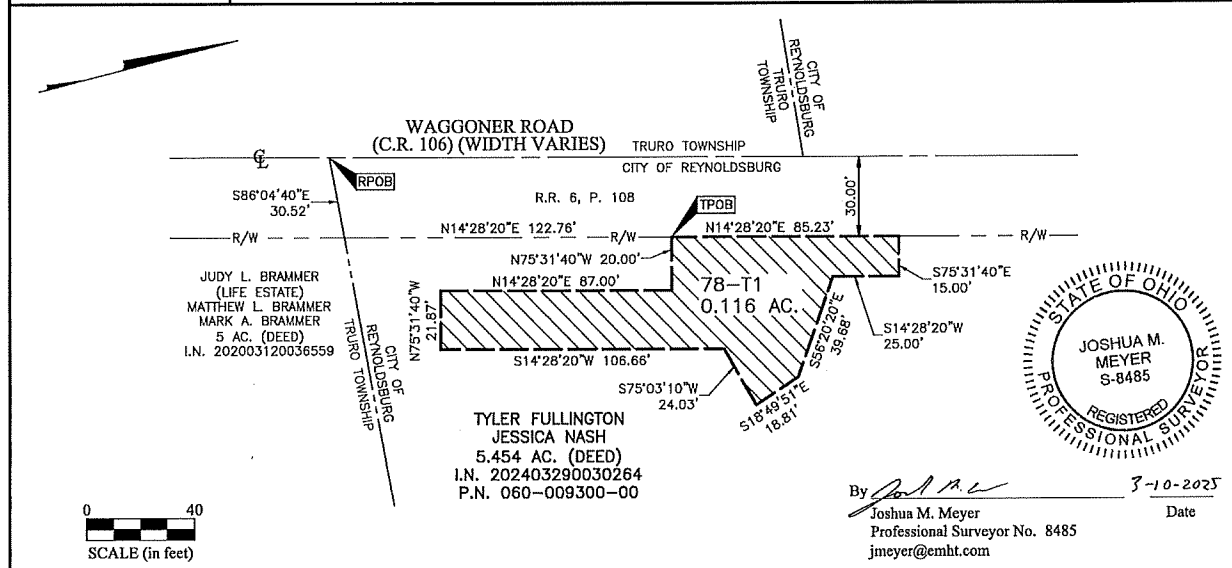
Date

JMM:djf
78-T1_0_116 ac 20211337-VS-ESMT-TEMP.docx



TEMPORARY EASEMENT
SECTION 6, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	March 10, 2025
Scale:	1" = 40'
Job No:	2021-1337
Sheet No:	1 of 1



\\cmhdata01\project\01\20211337\Drawings\Sheets\Easements\Phase 2\78-T1_20211337-VS-ESMT-TEMP.dwg plotted by Goodheart, Owen on 3/10/2025 11:27:16 AM last saved by ogoodheart on 3/10/2025 11:24:00 AM

TEMPORARY EASEMENT

39-T

0.070 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Section 6, Township 16, Range 20, Refugee Lands, being on, over and across that 8.00 acre tract conveyed to Havens Corner & Dixon LLC by deed of record in Instrument Number 202109280173642 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Waggoner Road (County Road 106) (width varies) at the northeasterly corner of that 0.300 acre tract conveyed as Parcel 1-WD to Franklin County Commissioners by deed of record in Instrument Number 202203310050084, the southeasterly corner of that 1.472 acre tract conveyed as Parcel 1 to Ronald F. Day and Joyce E. Day by deed of record in Deed Book 3556, Page 572;

Thence North 86° 42' 55" West, across said Waggoner Road (County Road 106), with the line common to said 0.300 and 1.472 acre tracts and partially with the westerly right-of-way line of said Waggoner Road (County Road 106), a distance of 50.97 feet to the northerly common corner of said 0.300 acre tract and the remainder of said 8.00 acre tract, being the TRUE POINT OF BEGINNING;

Thence South 14° 28' 20" West, with the said easterly right-of way line, the line common to said 0.300 acre tract and the remainder of said 8.00 acre tract, a distance of 261.42 feet to the southerly common corner thereof, in the northerly line of that 3 acre tract conveyed to Arthur Baer and His Successors as Trustee under AB Living Trust of March 29, 2018 by deed of record in Instrument Number 201803290041086, in the line common to said Section 6 and Half Section 8, Section 7 of said Township 16;

Thence North 86° 42' 55" West, with the line common to said 8.00 and 3 acre tracts and partially with the northerly line of that 4 acre tract conveyed Arthur Baer and His Successors as Trustees under AB Living Trust of March 29, 2018 by deed of record in Instrument Number 201803290041088, a distance of 50.00 feet to a point;

Thence across said 8.00 acre tract, the following courses and distances:

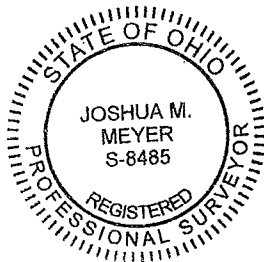
North 03° 17' 05" East, a distance of 24.37 feet to a point;

South 86° 42' 55" East, a distance of 47.10 feet to a point; and

North 14° 28' 20" East, a distance of 236.57 feet to a point in the northerly line of said 8.00 acre tract, the southerly line of said 1.472 acre tract;

Thence South 86° 42' 55" East, with the line common to said 8.00 and 1.472 acre tracts, a distance of 7.72 feet to the TRUE POINT OF BEGINNING, containing 0.070 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Joshua M. Meyer
Professional Surveyor No. 8485

February 27, 2025

Date

JMM:smh
39-T_0_070 ac 20211337-VS-ESMT-TEMP.docx

Page 125 of 246

**44-WD
0.003 ACRE**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Section 6, Township 16, Range 20, Refugee Lands, being part of Lot 1 of that subdivision titled "Waggoner Hills Section 1" of record in Plat Book 73, Page 80 and conveyed to Moti Lumjel and Sarah Lumjel by deed of record in Instrument Number 202011160181497 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Waggoner Road (County Road 106) (width varies) with Amelia Drive (50 feet wide) of record in Plat Book 73, Page 80 (reference Franklin County Geodetic Survey (FCGS) monument 4408 Reset found North 07° 01' 59" East at a distance of 644.36 feet and FCGS monument 4424 found South 07° 01' 59" West, at a distance of 243.66 feet);

Thence South 07° 01' 59" West, with the centerline of said Waggoner Road (County Road 106), a distance of 57.30 feet to a point;

Thence North 82° 58' 01" West, across said Waggoner Road (County Road 106), a distance of 40.00 feet to an iron pin set in the westerly right-of-way line of said Waggoner Road (County Road 106), the easterly line of said Lot 1, being the TRUE POINT OF BEGINNING;

Thence across said Lot 1, with the arc of a curve to the left, having a central angle of 91° 51' 32", a radius of 30.00 feet, an arc length of 48.10 feet, a chord bearing of North 38° 53' 47" West and chord distance of 43.11 feet to an iron pin set in the northerly line of said Lot 1, the southerly right-of-way line of said Amelia Drive;

Thence with the southerly right-of-way line of said Amelia Drive and the westerly right-of-way line of said Waggoner Road (County Road 106), the following courses and distances:

South 84° 49' 33" East, a distance of 10.33 feet to a 3/4 inch iron pipe capped "BDM" found at a point of curvature;

With the arc of a curve to the right, having a central angle of 91° 51' 32", a radius of 20.00 feet, an arc length of 32.06 feet, a chord bearing of South 38° 53' 47" East and chord distance of 28.74 feet to a 3/4 inch iron pipe found at a point of tangency; and

South 07° 01' 59" West, a distance of 10.33 feet to the TRUE POINT OF BEGINNING, containing 0.003 acre, more or less, none of which is within the present roadway occupied and all of which is within Auditor's Parcel Number 060-007783-00.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Control for bearings was from coordinates of monuments GLENREST and FRANK48, having a bearing of North 08° 32' 44" East, established by the Franklin County Engineering Department, using G.N.S.S. procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2022 and 2023.



JMM:djf
44-WD_0_003 ac 6611337-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

February 25, 2025

Date

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

jwiggins

02/27/2025 8:14:21 AM

PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the





SURVEY OF ACREAGE PARCEL

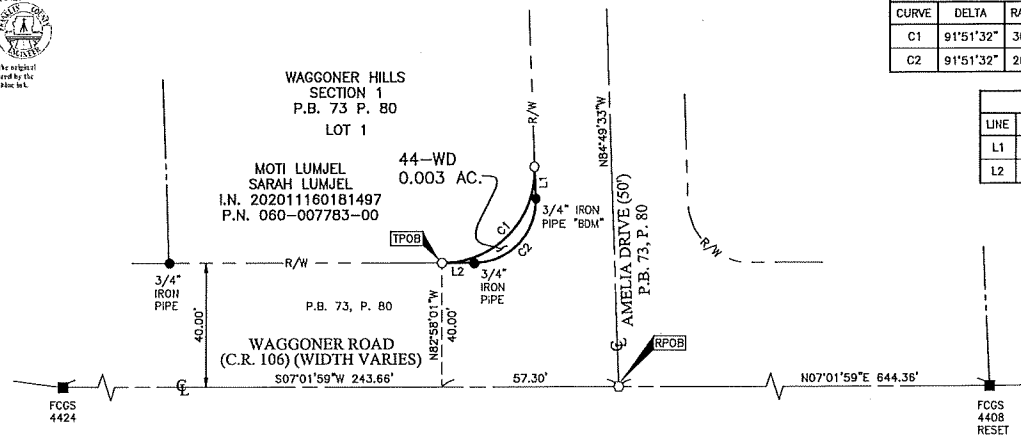
LOT 1 OF WAGGONER HILLS SECTION 1, PLAT BOOK 73, PAGE 80
SECTION 6, TOWNSHIP 16, RANGE 20, REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 25, 2025
Scale: 1" = 30'
Job No: 2021-1337
Sheet No: 1 of 1

PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.

02/27/2025 8:14:28 AM
PENDING ORIGINALS
Submitted via digital format

Please return this approval, along with the subject
description and plot of survey, as prepared by the
surveyor, signed, sealed, and dated in blue ink.



CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CH. BEARING
C1	91°51'32"	30.00'	48.10'	N38°53'47"W
C2	91°51'32"	20.00'	32.06'	S38°53'47"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°49'33"E	10.33'
L2	S07°01'59"W	10.33'

BASIS OF BEARINGS:

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Control for bearings was from coordinates of monuments GLENREST and FRANK48, having a bearing of North 08° 32' 44" East, established by the Franklin County Engineering Department, using G.N.S.S. procedures and equipment.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- ▲ P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



REFERENCE:

- Road Record 6, Page 108 and Roadway Plan titled "Waggoner Road 1937" on file with the Franklin County Engineer.
- Deeds and Plats of record shown hereon are on file with the Franklin County Recorder.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in 2022, 2023 and 2024.

By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

2-25-2025
Date



TEMPORARY EASEMENT

44-T

0.049 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Section 6, Township 16, Range 20, Refugee Lands, being on, over and across Lot 1 of that subdivision titled "Waggoner Hills Section 1" of record in Plat Book 73, Page 80 and conveyed to Moti Lumjel and Sarah Lumjel by deed of record in Instrument Number 202011160181497 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Waggoner Road (County Road 106) (width varies) with Amelia Drive (50 feet wide) of record in Plat Book 73, Page 80;

Thence South 07° 01' 59" West, with the centerline of said Waggoner Road (County Road 106), a distance of 57.30 feet to a point;

Thence North 82° 58' 01" West, across said Waggoner Road (County Road 106), a distance of 40.00 feet to a point in the westerly right-of-way line of said Waggoner Road (County Road 106), the easterly line of said Lot 1, being the TRUE POINT OF BEGINNING;

Thence South 07° 01' 59" West, with said westerly right-of-way line, said easterly line, a distance of 89.07 feet to the southeasterly corner of said Lot 1, the northeasterly corner of Lot 9 of said "Waggoner Hills Section 1" subdivision;

Thence North 84° 49' 33" West, with the line common to Lots 1 and 9, a distance of 10.01 feet to a point;

Thence across said Lot 1, the following courses and distances:

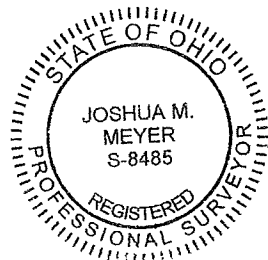
North 07° 01' 59" East, a distance of 68.02 feet to a point;

North 35° 08' 40" West, a distance of 55.11 feet to a point; and

North 07° 01' 59" East, a distance of 10.00 feet to a point in the northerly line of said Lot 1, the southerly right-of-way line of said Amelia Drive;

Thence South 84° 49' 33" East, with the southerly right-of-way line of said Amelia Drive, a distance of 16.04 feet to a point of curvature;

Thence across said Lot 1 and with the arc of a curve to the right, having a central angle of 91° 51' 32", a radius of 30.00 feet, an arc length of 48.10 feet, a chord bearing of South 38° 53' 47" East and chord distance of 43.11 feet to the TRUE POINT OF BEGINNING, containing 0.049 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

February 26, 2025

Date

JMM:djf
44-T_0_049 ac 20211337-VS-ESMT-TEMP.docx



Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.275.3646
emht.com

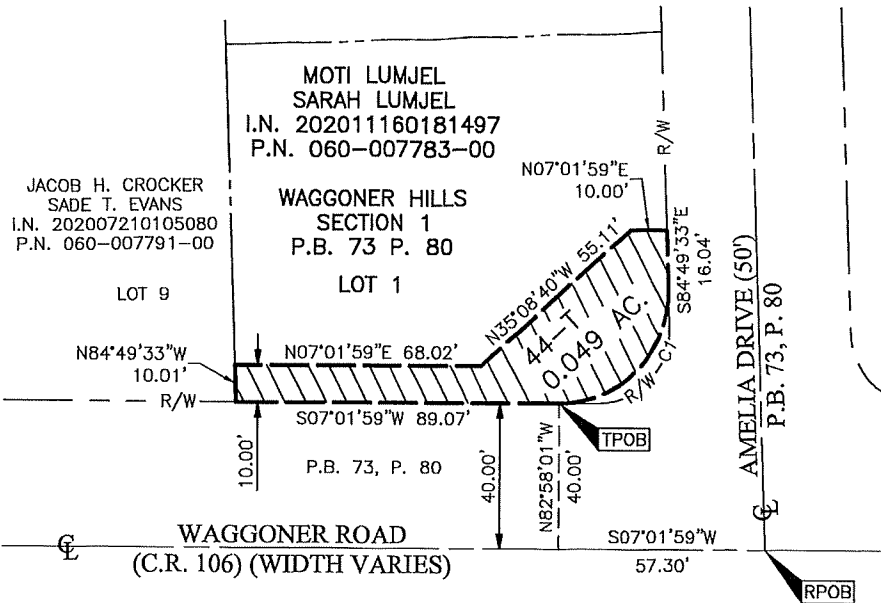
TEMPORARY EASEMENT

LOT 1 OF WAGGONER HILLS SECTION 1, PLAT BOOK 73, PAGE 80
SECTION 6, TOWNSHIP 16, RANGE 20

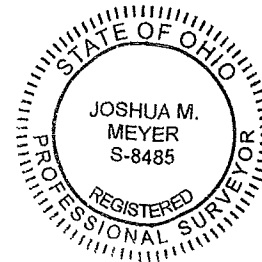
REFUGEE LANDS

CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 26, 2025 Scale: 1" = 40' Job No: 2021-1337 Sheet No: 1 of 1



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	91°51'32"	30.00'	48.10'	S38°53'47"E	43.11'



0 40
SCALE (in feet)

By Joshua M. Meyer 2-26-2025
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com
Date

I:\2021\1337\Drawings\04\Sheets\Easements\Phase 2\44-T_20211337-VS-ESMT-TEMP.dwg plotted by Ferguson, David on 2/26/2025 11:16:48 AM last saved by dferguson on 2/26/2025 11:16:46 AM

TEMPORARY EASEMENT

88-T

0.040 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Section 6, Township 16, Range 20, Refugee Lands, being on, over, and across Lot 15 of that subdivision titled "The Park at Waggoner, Section 1, Part 1" of record in Plat Book 92, Page 67, conveyed to Yohannes Kebede and Genet Kifle by deed of record in Instrument Number 200104040069380 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

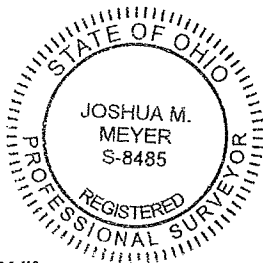
BEGINNING in the easterly right-of-way line of Waggoner Road (County Road 106), at the northwesterly corner of said Lot 15, the southwesterly corner of Lot 16 of said "The Park at Waggoner, Section 1, Part 1" subdivision as conveyed to James Patrick Rentals, LLC by deeds of record in Instrument Numbers 202306150058908 and 202309200098218;

Thence South $86^{\circ} 19' 08''$ East, with the line common to said Lots 15 and 16, a distance of 25.02 feet to a point;

Thence South $06^{\circ} 07' 28''$ West, across said Lot 15, a distance of 70.06 feet to a point in the southerly line of said Lot 15, the northerly line of Lot 14 of said "The Park at Waggoner, Section 1, Part 1" subdivision as conveyed to Kenneth L. King by deed of record in Instrument Number 200604170070818;

Thence North $86^{\circ} 19' 08''$ West, with the line common to said Lots 15 and 14, a distance of 25.02 feet to the westerly common corner thereof, in said easterly right-of-way line;

Thence North $06^{\circ} 07' 28''$ East, with said easterly right-of-way line, the westerly line of said Lot 15, a distance of 70.06 feet to the POINT OF BEGINNING, containing 0.040 acre, more or less, none of which is within the present roadway occupied and all of which is within Auditor's Parcel Number 060-008463-00.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

February 28, 2025

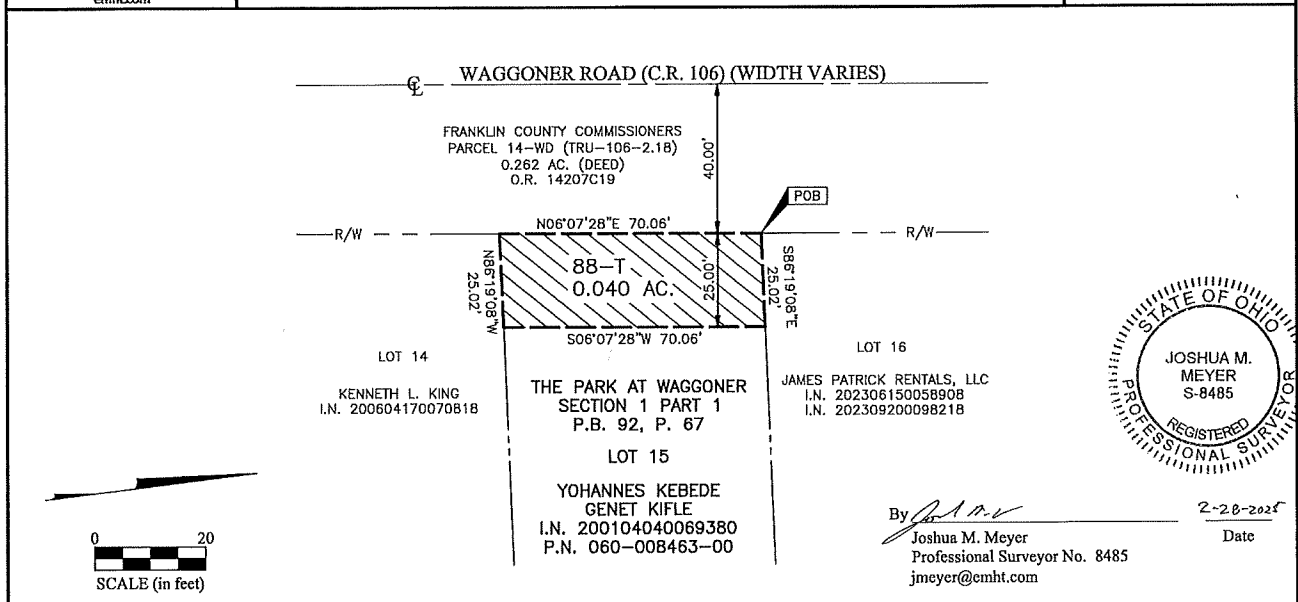
Date

JMM:djf
88-T_0_040 ac 20211337-VS-ESMT-TEMP.docx



TEMPORARY EASEMENT
LOT 16 OF THE PARK AT WAGONER, SECTION 1, PART 1, P.B 92, P. 67
SECTION 6, TOWNSHIP 16, RANGE 20, REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	February 28, 2025
Scale:	1" = 20'
Job No:	2021 - 1337
Sheet No:	1 of 1



J:\2021\1337\Drawings\045\Drawings\Easements\Phase 2\88-T_20211337-VS-ESMT-TEMP.dwg plotted by Ferguson, David on 2/28/2025 11:45:10 AM last saved by dferguson on 2/28/2025 11:45:07 AM

TEMPORARY EASEMENT

60-T

0.006 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Quarter Township 4, Township 1, Range 16, United States Military District, being on, over and across Lot 1 of that subdivision titled "Asbury Park Section 1" of record in Plat Book 81, Page 34, and conveyed to Nataliya Polishuk by deeds of record in Instrument Numbers 200412280291569 and 202306010053201 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the westerly right-of-way line of Waggoner Road (County Road 106) (width varies) and at the northeasterly corner of said Lot 1;

Thence with the easterly line of said Lot 1, the westerly right-of-way line of said Waggoner Road (County Road 106), the following courses and distances:

South 07° 56' 39" West, a distance of 156.31 feet to a point; and

With the arc of a curve to the right, having a central angle of 32° 45' 18", a radius of 20.00 feet, an arc length of 11.43 feet, a chord bearing of South 24° 19' 18" West and chord distance of 11.28 feet to the TRUE POINT OF BEGINNING;

Thence with said westerly right-of-way line and the northerly right-of-way line of Astra Circle (60 feet) as demonstrated in Plat Book 81, Page 34, the following courses and distances:

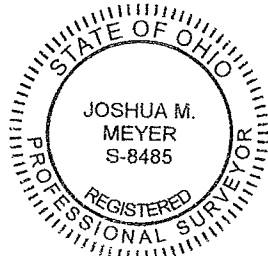
With the arc of a curve to the right, having a central angle of 53° 07' 48", a radius of 20.00 feet, an arc length of 18.55 feet, a chord bearing of South 67° 15' 51" West and chord distance of 17.89 feet to a point of tangency; and

North 86° 10' 15" West, a distance of 20.64 feet to a point;

Thence across said Lot 1, the following courses and distances:

North 03° 49' 45" East, a distance of 8.00 feet to a point; and

South 86° 10' 15" East, a distance of 36.64 feet to the TRUE POINT OF BEGINNING, containing 0.006 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

March 3, 2025

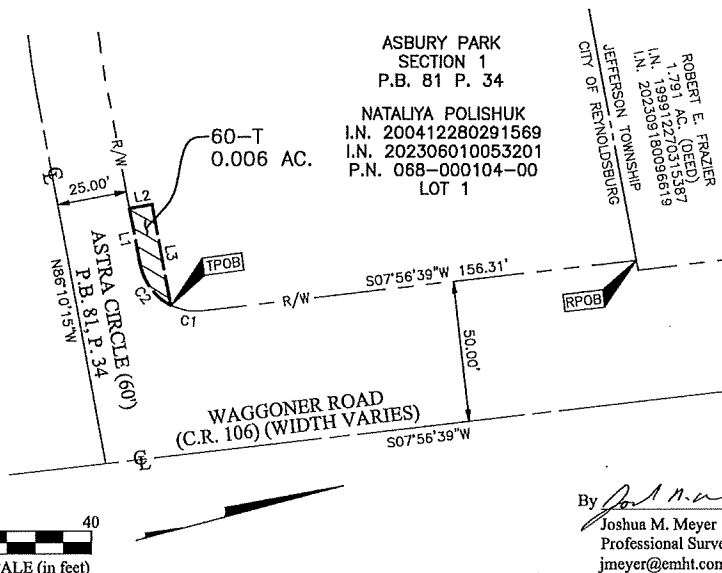
Date

JMM:smh
60-T_0_006 ac 20211337-VS-ESMT-TEMP.docx



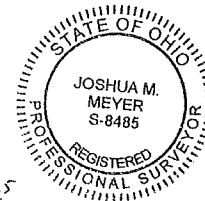
TEMPORARY EASEMENT
LOT 1 OF ASHBURY PARK SECTION 1, PLAT BOOK 81, PAGE 34
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY DISTRICT
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 3, 2025
Scale: 1" = 40'
Job No: 2021-1337
Sheet No: 1 of 1



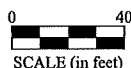
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°10'15\"W	20.64'
L2	N03°49'45\"E	8.00'
L3	S86°10'15\"E	36.64'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	32°45'18\"	20.00'	11.43'	S24°19'18\"W	11.28'
C2	53°07'48\"	20.00'	18.55'	S67°15'51\"W	17.89'



By Joshua M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

3-3-2025
Date



A:\20211337\DWG\ASHEETS\EASEMENTS\PHASE 2\60-T_20211337-VS-ESMT-TEMP.DWG plotted by FERGOUSON, DWG on 3/3/2025 4:05:43 PM last saved by DFERGOUSON on 3/3/2025 4:05:40 PM

TEMPORARY EASEMENT

76-T

0.007 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Quarter Township 4, Township 1, Range 16, United States Military District, being on, over and across that 1.267 acre tract conveyed to United Dairy Farmers, Inc. by deed of record in Instrument Number 201709200131042 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference at the southeasterly corner of said 1.267 acre tract, the northeasterly corner of that subdivision titled "Deerfield Estates" as demonstrated in Plat Book 33, Page 19;

Thence with the line common to said 1.267 acre tract and said "Deerfield Estates" subdivision, the following courses and distances:

North 81° 13' 30" West, across Waggoner Road (County Road 106), a distance of 28.01 feet to a point in the westerly right-of-way line thereof, the northeasterly corner of Lot 8 of said "Deerfield Estates" subdivision as conveyed to Lawrence W. Clemens, IV and Alyssa K. Clemens, Trustees of the Clemens Family Trust dated January 19, 2021 by deed of record in Instrument Number 202102160029622, being the TRUE POINT OF BEGINNING; and

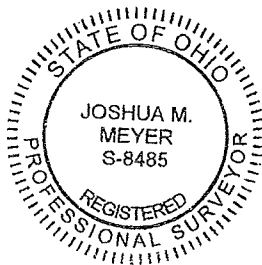
North 81° 13' 30" West, a distance of 15.00 feet to a point;

Thence across said 1.267 acre tract, the following courses and distances:

North 09° 49' 19" East, a distance of 20.27 feet to a point,

South 80° 10' 41" East, a distance of 15.00 feet to a point in the westerly right-of-way line of said Waggoner Road (County Road 106); and

South 09° 49' 19" West, with the easterly line of said 1.267 acre tract, said westerly right-of-way line, a distance of 20.00 feet to the TRUE POINT OF BEGINNING, containing 0.007 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

January 28, 2025

Date

JMM:smh
76-T_0_007 ac 20211337-VS-ESMT-TEMP.docx



Evans, Meacham, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

TEMPORARY EASEMENT

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY DISTRICT
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 28, 2025
Scale: 1" = 40'
Job No: 2021-1337
Sheet No: 1 of 1

DEERFIELD ESTATES
P.B. 33 P. 19

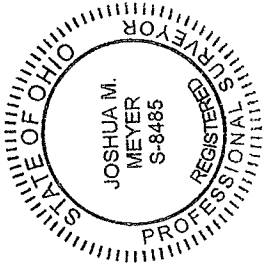
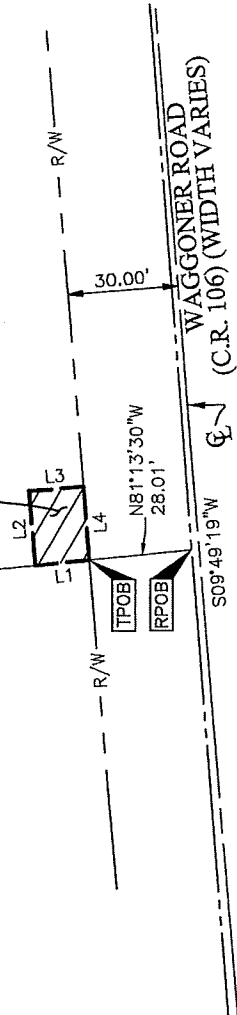
LOT 8

LAWRENCE W. CLEMENS, IV
AND ALYSSA K. CLEMENS,
TRUSTEES OF THE
CLEMENS FAMILY TRUST
DATED JANUARY 19, 2021
I.N. 202102160029622

UNITED DAIRY FARMERS, INC.
1.267 AC. (DEED)
I.N. 201709200131042
P.N. 067-000009-00

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°13'30"W	15.00'
L2	N09°49'19"E	20.27'
L3	S80°10'41"E	15.00'
L4	S09°49'19"W	20.00'

76-T
0.007 AC.



By *Joshua M. Meyer* Date 1-28-2025
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

0 40
SCALE (in feet)

**82-WD
0.009 ACRE**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Section 6, Township 16, Range 20, Refugee Lands, being part of that tract known as Reserve "A" of that subdivision titled "Spring Hill Farm Section 1" as demonstrated in Plat Book 130, Page 57 and conveyed to Spring Hill Farm Homeowners' Association, Inc. by deed of record in Instrument Number 202202180028083 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey (FCGS) monument 5013 Reset found at the centerline intersection of Waggoner Road (County Road 106) (width varies) with Rodebaugh Road (width varies) (reference Franklin County Geodetic Survey (FCGS) monument 1446 found North 80° 31' 19" West, at a distance of 163.17 feet), being the southeasterly corner of that subdivision titled "Braeburn" as demonstrated in Plat Book 79, Page 80, the northeasterly corner of that 0.146 acre tract conveyed as Parcel 4-WD to Franklin County Commissioners by deed of record in Instrument Number 200305220152895, being in the westerly line of that 0.673 acre tract conveyed to The City of Reynoldsburg, Ohio by deed of record in Instrument Number 200308190261909;

Thence South 06° 07' 28" West, with the centerline of said Waggoner Road (County Road 106), the line common to said 0.146 and 0.673 acre tracts and partially with the westerly line of that 0.531 acre tract conveyed as Parcel 8-WD to Franklin County Commissioners by deed of record in Instrument Number 200306250193441, a distance of 67.79 feet to a point (reference Franklin County Geodetic Survey (FCGS) monument 4408 Reset found South 06° 07' 28" West, at a distance of 44.56 feet);

Thence South 83° 52' 32" East, across said Waggoner Road (County Road 106) and said 0.531 acre tract, a distance of 40.00 feet to an iron pin set at an angle point in the easterly right-of-way line of said Waggoner Road (County Road 106), a common corner of said Reserve "A" and said 0.531 acre tract, being the TRUE POINT OF BEGINNING;

Thence South 83° 52' 00" East, with said easterly right-of-way line and a line common to said Reserve "A" and said 0.531 acre tract, a distance of 20.00 feet to an iron pin set;

Thence across said Reserve "A", the following courses and distances:

South 06° 07' 28" West, a distance of 20.00 feet to an iron pin set; and

North 83° 52' 00" West, a distance of 20.00 feet to an iron pin set in the easterly right-of-way line of said Waggoner Road (County Road 106), a line common to said Reserve "A" and said 0.531 acre tract;

Thence North 06° 07' 28" East, with said easterly right-of-way line, said common line, a distance of 20.00 feet to the TRUE POINT OF BEGINNING, containing 0.009 acre, more or less, all of which is within Auditor's Parcel Number 060-009400-00, and none of which is within the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

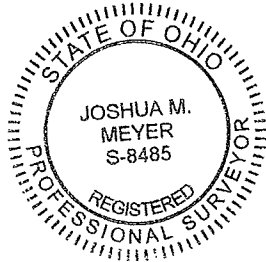
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Control for bearings was from coordinates of monuments GLENREST and FRANK48, having a bearing of North 08° 32' 44" East, established by the Franklin County Engineering Department, using G.N.S.S. procedures and equipment.

82-WD
0.009 ACRE

-2-

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2022 and 2023.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in blue ink, appearing to read "Josh M. Meyer".

February 12, 2025

Joshua M. Meyer
Professional Surveyor No. 8485

Date

JMM:djf
82-WD_0_009 ac 20211337-VS-BNDY.docx

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

jwiggins

02/11/2025 11:24:38 AM

PENDING ORIGINALS

Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



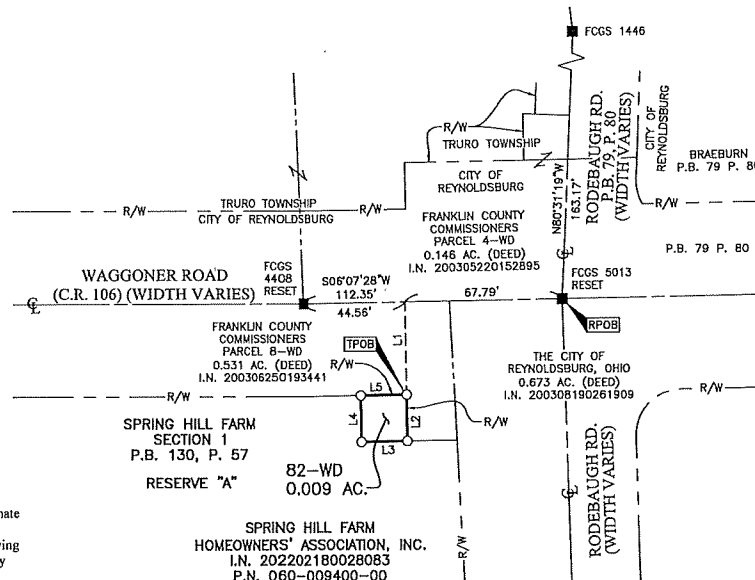
Evans, Mechwart, Hornbrien & Tiron, Inc.
Engineers • Surveyors • Planners • Scientists
5300 New Albany Road, Columbus, OH 43244
Phone: 614.775.4500 Tel. Fax: 614.775.3448
emht.com

SURVEY OF ACREAGE PARCEL

RESERVE "A" OF SPRING HILL FARM SECTION 1, P.B. 130, P. 57
SECTION 6, TOWNSHIP 16, RANGE 20, REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 12, 2025
Scale: 1" = 40'
Job No: 2021-1337
Sheet No: 1 of 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83°52'32"E	40.00'
L2	S83°52'00"E	20.00'
L3	S06°07'28"W	20.00'
L4	N83°52'00"W	20.00'
L5	N06°07'28"E	20.00'



PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.

02/12/2025 12:36:19 PM
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original
description and plat of survey, as prepared by the
surveyor, signed, sealed, and dated in blue ink.

BASIS OF BEARINGS:

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Control for bearings was from coordinates of monuments GLENREST and FRANK48, having a bearing of North 08° 32' 44" East, established by the Franklin County Engineering Department, using G.N.S.S. procedures and equipment.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

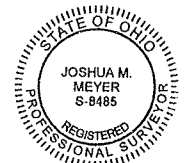
0 40
SCALE (in feet)

REFERENCE:

- Roadway Plan titled "Wagoner Road 1937" on file with the Franklin County Engineer.
- Deeds and Plats of record shown hereon are on file with the Franklin County Recorder.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in 2022 and 2023.



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

2-12-2025
Date

**DRAINAGE EASEMENT
82-SW
0.003 ACRE**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, lying in Section 6, Township 16, Range 20, Refugee Lands, being on, over and across that tract known as Reserve "B" of that subdivision titled "Spring Hill Farm Section 1" of record in Plat Book 130, Page 57 and conveyed to Spring Hill Farm Homeowners' Association, Inc. by deed of record in Instrument Number 202202180028083 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an angle point in the easterly right-of-way line of Waggoner Road (County Road 106) (width varies), being the southwesterly corner of said Reserve "B", the southeasterly corner of that 0.531 acre tract conveyed as Parcel 8-WD to Franklin County Commissioners by deed of record in Instrument Number 200306250193441, in the northerly line of that 5.888 acre tract conveyed to Rhoderick C. Griffin, Trustee of the Rhoderick C. Griffin Trust, dated May 15, 2017 by deed of record in Instrument Number 202403050021707;

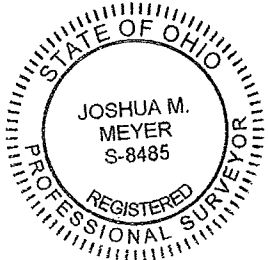
Thence North 07° 01' 59" East, with the easterly right-of-way line of said Waggoner Road (County Road 106), the line common to said Reserve "B" and said 0.531 acre tract, a distance of 15.93 feet to a point;

Thence across said Reserve "B", the following courses and distances:

South 82° 58' 01" East, a distance of 7.50 feet to a point; and

South 03° 28' 52" West, a distance of 15.44 feet to a point in the line common to said Reserve "B" and said 5.888 acre tract;

Thence North 86° 31' 08" West, with said common line, a distance of 8.47 feet to the POINT OF BEGINNING, containing 0.003 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

February 28, 2025

Date

JMM:djf
82-SW_0_003 ac 20211337-VS-ESMT-DRAN.docx

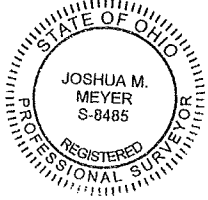
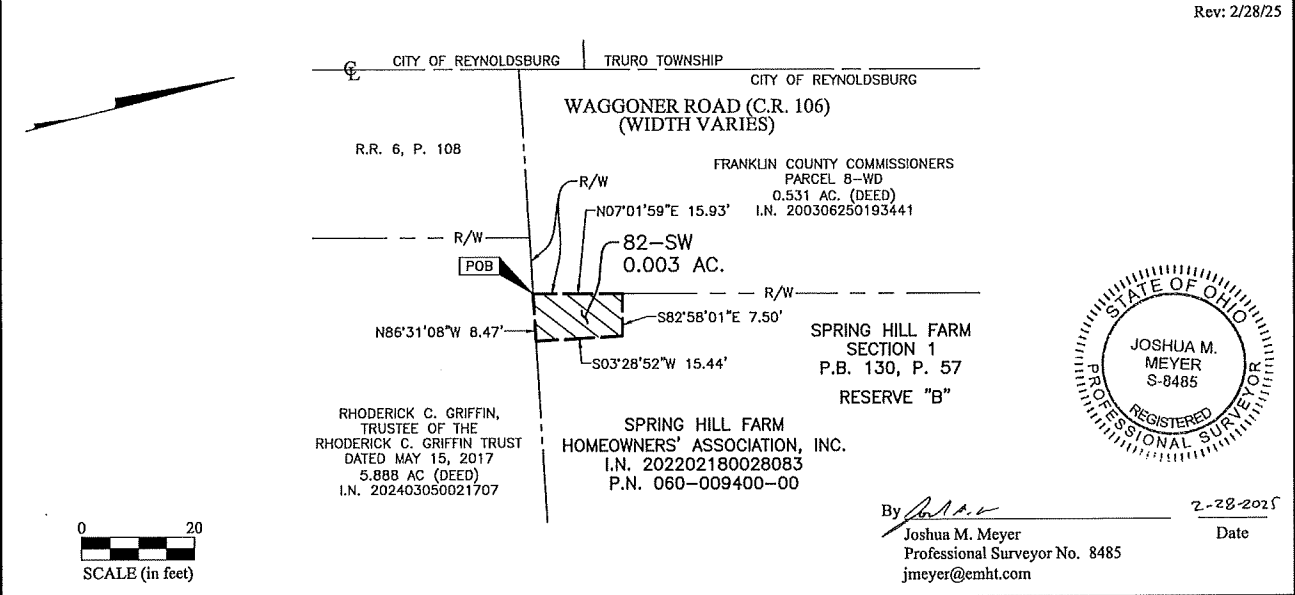
EMHT
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4300 Toll Free: 888.775.3448
 emht.com

DRAINAGE EASEMENT

RESERVE "B" OF SPRING HILL FARM SECTION 1, PLAT BOOK 130, PAGE 57
 SECTION 6, TOWNSHIP 16, RANGE 20, REFUGEE LANDS
 CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	February 27, 2025
Scale:	1" = 20'
Job No:	2021-1337
Sheet No:	1 of 1

Rev: 2/28/25



By Joshua M. Meyer Date 2-28-2025
 Joshua M. Meyer
 Professional Surveyor No. 8485
 jmeyer@emht.com

\\cmldata01\project01\20211337\Drawings\Sheets\Easements\Phase 2\82-SW_20211337-VS-ESMT-DRAN.dwg plotted by Webb, Teague on 2/28/2025 10:18:25 AM last saved by twebb on 2/28/2025 10:17:51 AM



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance to Amend the Investment Policy of the Treasury Board

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

AN ORDINANCE TO AMEND THE TREASURY INVESTMENT BOARD INVESTMENT POLICY

WHEREAS, the City Auditor has determined the need to update the City's current Investment Policy in order to be compliant with best practices; and

WHEREAS, the last update of the policy was passed by Council in December 2015.

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

SECTION 1. That the existing Investment Policy of the Treasury Investment Board be and is hereby amended as represented in Exhibit A hereby attached.

SECTION 2. That Ordinance will be effective thirty days following the approval by and following the signature of the Mayor.

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

, 2026

I. SCOPE OF POLICY

The City of Reynoldsburg, Ohio (the "*City*") pools all cash for investment purposes. The funds available for investment include the General Fund, special revenue funds, capital project funds, enterprise funds, debt service funds and trust and agency funds to the extent that they are not required by law to be kept segregated and managed separately. All cash not immediately required for expenditures shall be invested by the City Auditor as described in this Investment Policy.

II. OBJECTIVES

All investments of the City shall be made while pursuing the following objectives in the order of priority as follows: (a) preservation of capital and protection of principal, (b) maintenance of sufficient liquidity to meet any expected or unexpected needs (c) maximization of return on the portfolio, (d) diversification of investments into various Eligible Investments and (e) diversification of investments into various Eligible Institutions.

III. INVESTING AUTHORITY

Responsibility for the collection and investment of all City funds is assigned to the City Auditor pursuant to Section 7.06 of the City Charter, subject to the direction of City Council by ordinance or resolution. To assist the City Auditor in this responsibility, the Treasury Investment Board was created pursuant to Section 7.06 of the City Charter.

IV. DEFINITIONS

The following capitalized terms shall have the following meanings in this Investment Policy, unless the context clearly otherwise requires:

"City" means the City of Reynoldsburg, Ohio.

"City Auditor" means the City Auditor of the City.

"City Council" means the City Council of the City.

"Designated Public Depository" means an eligible public depository described in Section 135.03 of the Ohio Revised Code and designated by the City in accordance with Section 135.12 of the Ohio Revised Code.

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

_____, 2026

"Eligible Dealer" means a member of the Financial Industry Regulatory Authority (FINRA) or savings and loan association regulated by the Superintendent of Financial Institutions, or through an institution regulated by the Comptroller of the Currency, Federal Deposit Insurance Corporation, or Board of Governors of the Federal Reserve System.

"Eligible Institution" means any national bank, any bank doing business under authority granted by the Superintendent of Financial Institutions, or any bank doing business under authority granted by the regulatory authority of another state of the United States, or any federal savings association, any savings and loan association or savings bank doing business under authority granted by the Superintendent of Financial Institutions, or any savings and loan association or savings bank doing business under authority granted by the regulatory authority of another state of the United States, located in this state, and authorized to accept deposits that satisfies the requirements of Section 135.03 of the Ohio Revised Code.

"Eligible Investments" means those investments described in Section V.

"Federal Securities" means, collectively, (a) United States treasury bills, notes, bonds, or any Other Obligation or security issued by the United States Treasury or any Other Obligation guaranteed as to principal and interest by the United States; and (b) bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the Federal National Mortgage Association, Federal Home Loan Bank, Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, and Government National Mortgage Association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities.

"Investment or Deposit Agreement" means any agreement between the City and a person, under which agreement the person agrees to invest, deposit, or otherwise manage the City monies on behalf of the City, or agrees to provide investment advice to the City.

"Investment Policy" means this Investment Policy, which was approved by the City Council on January 21, 2015.

"Treasury Investment Board" means the Treasury Investment Board of the City.

INVESTMENT POLICY OF THE CITY OF REYNOLDSBURG, OHIO

_____, 2026

"Written Repurchase Agreement" means an agreement entered into between the City and any Eligible Institution or any Eligible Dealer, under which the City purchases, and such Eligible Institution or Eligible Dealer agrees unconditionally to repurchase any of the following securities: (a) Eligible Securities described in Section V(A)(1); (b) Eligible Securities described in Section V(A)(2); (c) Eligible Securities described in Section V(A)(3) or (d) CDARS described in Section V(C).

V. ELIGIBLE INVESTMENTS AND RELATED PROVISIONS

A. Eligible Securities

The City Auditor may invest or deposit any part or all of the City's monies in any of the following classifications of obligations (collectively, "*Eligible Securities*"):

1. United States treasury bills, notes, bonds, or any Other Obligation or security issued by the United States Treasury or any Other Obligation guaranteed as to principal and interest by the United States.
2. Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to; the Federal National Mortgage Association, Federal Home Loan Bank, Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, and Government National Mortgage Association. All federal agency securities shall be rated at the time of purchase in the three (3) highest classifications established by at least one nationally recognized standard rating service and be direct issuances of federal government agencies or instrumentalities.
3. Bonds and other obligations of this state, or the political subdivisions of this state, provided that, with respect to bonds or other obligations of political subdivisions, all of the following apply: (a) the bonds or other obligations are payable from general revenues of the political subdivision and backed by the full faith and credit of the political subdivision; (b) the bonds or other obligations are rated at the time of purchase in the two (2) highest classifications established by at least one nationally recognized standard rating service and purchased through a registered securities broker or dealer; (c) the aggregate value of the bonds or other obligations does not exceed 20% of City monies available for investment at the time of purchase; and (d) the City Auditor is not the sole purchaser of the bonds or other obligations at original issuance.

The City Auditor shall not make any investment in bonds and other obligations of this state, or the political subdivisions of this state, unless the City Auditor has completed additional training for making these investments that is approved by the Treasurer of State.

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

_____, 2026

4. Bonds or other obligations of the City.
5. Commercial paper notes issued by an entity that is defined in division (K) of section 1706.01 of the Ohio Revised Code and that has assets exceeding five hundred million dollars, to which notes all of the following apply: (a) the notes are rated at the time of purchase in the highest classification established by at least two nationally recognized statistical rating organizations; (b) the aggregate value of the notes does not exceed ten percent of the aggregate value of the outstanding commercial paper of the issuing corporation; (c) the notes mature not later than two hundred seventy days after purchase; and (d) the investment in commercial paper notes of a single issuer shall not exceed in the aggregate five percent of the moneys available for investment at the time of purchase.

The total investment in commercial paper notes shall not exceed forty percent of the City's moneys available for investment at time of purchase. The City Auditor shall not make any investment in commercial paper notes unless the City Auditor has completed additional training for making those investments that is approved by the Treasurer of State.

6. No-load money market mutual funds consisting exclusively of obligations described in 1. or 2. of this section and repurchase agreements secured by such obligation, provided that investment are made only through eligible institutions mentioned in section 135.03 of the Ohio Revised Code.
7. The Ohio subdivision's fund; provided that the City Auditor shall not invest public moneys of the City in the Ohio subdivision's fund if the fund does not maintain the highest letter or numerical rating provided by at least one nationally recognized standard rating service. The City Auditor shall not be required to divest in the fund during the initial 180 days following the Auditor of State's receipt of notice that the fond does not maintain the highest letter or numerical rating provided by at least one nationally recognized standard rating service.

B. Written Repurchase Agreement

The City Auditor may enter into a Written Repurchase Agreement. The market value of securities subject to an overnight Written Repurchase Agreement must exceed the principal value of the overnight Written Repurchase Agreement by at least 2%. A Written Repurchase Agreement shall not exceed 30 days and the market value of securities subject to a Written Repurchase Agreement must exceed the principal value of the Written Repurchase Agreement by at least 2% and be marked to market daily. All securities purchased pursuant to a Written Repurchase Agreement shall be delivered into the custody of the City Auditor or

INVESTMENT POLICY OF THE CITY OF REYNOLDSBURG, OHIO

 , 2026

an agent designated by the City Auditor. A Written Repurchase Agreement with an Eligible Dealer shall be transacted on a delivery versus payment basis. The agreement shall contain the requirement that for each transaction pursuant to the agreement the participating Eligible Institution or Eligible Dealer shall provide all of the following information: (1) the par value of the securities; (2) the type, rate, and maturity date of the securities; and (3) a numerical identifier generally accepted in the securities industry that designates the securities.

C. Certificate of Deposit Account Registry Services (CDARS)

In addition to the authority provided elsewhere in this Investment Policy, the City Auditor may invest City monies in certificates of deposit in accordance with all of the following:

1. The City Auditor initially deposits the City monies to be invested with the Designated Public Depository.
2. On the City Auditor's behalf, the Designated Public Depository invests the deposited City monies in certificates of deposit of one or more federally insured banks, savings banks, or savings and loan associations, wherever located.
3. The full amount of principal and any accrued interest of each certificate of deposit invested shall be insured by federal deposit insurance.
4. On the City Auditor's behalf, the Designated Public Depository acts as custodian of the certificates of deposit.
5. On the same date the Designated Public Depository redeposits the public moneys, the Designated Public Depository may, in its sole discretion, choose whether to receive deposits, in any amount, from other banks, savings banks, or savings and loan associations.
6. The Designated Public Depository provides to the City Auditor a monthly account statement that includes the amount of its funds deposited and held at each bank, savings bank, or savings and loan association for which the Designated Public Depository acts as the custodian on the City Auditor's behalf.

City monies deposited or invested in accordance with this Section V are not subject to any pledging requirements described in Sections 135.18, 135.181 or 135.182 of the Ohio Revised Code.

D. PORTFOLIO DIVERSIFICATION

INVESTMENT POLICY OF THE CITY OF REYNOLDSBURG, OHIO

 , 2026

It is the goal of this Investment Policy that the investment portfolio of the City will not exceed the following diversification limits: (a) aggregate investments at any one Eligible Bank or other Eligible Institution will at no time exceed thirty-five percent (35%) of the City's investment portfolio, (b) funds invested in the Ohio subdivision's fund (State Treasurers Investment Pool - STAR OHIO) will not exceed forty percent (40%) of the City's investment portfolio and (c) excess checking deposit funds will be invested at the end of each day in an interest bearing sweep account by the authorized lead bank, if such account is available.

E. MATURITY OF ELIGIBLE INVESTMENTS

The City Auditor will determine what monies may be considered as interim funds. After that determination, and subject to approval by the Treasury Investment Board, the City will invest in eligible investments. The City Auditor will periodically monitor and allocate such eligible investments with varying maturities. The City Auditor will attempt to match the investments to anticipated cash flow requirements.

F. REPORTING

The City Auditor shall provide City Council and the Treasury Investment Board with a monthly investment report providing which provides the following information about each investment: (a) the financial institution, (b) type of investment, (c) certificate or reference number, (d) yield to maturity, (e) purchase date, (f) maturity date, (g) coupon/interest rate, (h) purchase price, (i) par value, (j) current market value and (k) interest earned.

Once a quarter, the City Auditor will submit a report to the Treasury Investment Board and City Council that provides a summary of investment transactions and performance results for the preceding quarter.

Prior to February 1 of each year, the City Auditor will submit a report to City Council and the Treasury Investment Board that provides a summary of investment transactions and performance results for the preceding fiscal year.

VI. PROHIBITED INVESTMENTS

A. Derivatives.

The City Auditor shall not make any investment in a financial instrument or contract or obligation whose value or return is based upon or linked to another asset or index, or both, separate from the financial instrument, contract, or obligation itself. Any security, obligation, trust account, or other instrument that is created from an issue of the United States Treasury or is created from an obligation of a federal agency or instrumentality or is created from both

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

_____, 2026

is considered a derivative instrument. An Eligible Investment with a variable interest rate payment, based upon a single interest payment or single index comprised of Federal Securities, is not a derivative, provided that such variable rate investment has a maximum maturity of two (2) years.

B. Fund Established for Purpose of Investing Public Moneys of Other Subdivisions.

The City Auditor shall not pay City monies into a fund established by another subdivision (including a county), City Auditor, governing board, or investing authority, if that fund was established for the purpose of investing the public moneys of other subdivisions; provided that this prohibition does not apply to the payment of City monies into either of the following: (1) the Ohio subdivision's fund; or (2) a fund created solely for the purpose of acquiring, constructing, owning, leasing, or operating municipal utilities.

C. Leverage.

The City Auditor shall not use leverage, in which the City Auditor uses current investment assets of the City as collateral for the purpose of purchasing other assets.

D. Arbitrage.

The City shall not issue taxable notes for the purpose of arbitrage.

E. Speculation.

The City Auditor shall not contract to sell securities that have not yet been acquired by the City Auditor, for the purpose of purchasing such securities on the speculation that bond prices will decline.

F. Stripped Principal or Interest Obligations.

The City Auditor shall not make any investment in stripped principal or interest obligations of Eligible Investments.

G. Reverse Repurchase Agreements.

The City Auditor shall not enter into a Written Repurchase Agreement under the terms of which the City Auditor agrees to sell securities owned by the City to a purchaser and agrees with that purchaser to unconditionally repurchase those securities.

VII. ACQUISITION, MATURITY, PRESENTATION, AND DESIGNATION OF PAYEE

A. Acquisition of Investments.

INVESTMENT POLICY OF THE CITY OF REYNOLDSBURG, OHIO

 , 2026

All investments (except in the Ohio subdivision's fund and in Bonds and other obligations of the City) shall be made only through an Eligible Dealer.

Payment for investments shall be made only upon the delivery of securities representing such investments to the City Auditor or qualified trustee. If the securities transferred are not represented by a certificate, payment shall be made only upon receipt of confirmation of transfer from the custodian by the City Auditor or qualified trustee.

B. Maturity of Investments.

Except for any Written Repurchase Agreements, which must mature within 30 days, any investments authorized by this Investment Policy must mature within five (5) years, unless they are matched to a specific obligation or debt of the City.

C. Presentation of Investments at Maturity

Whenever City investments or deposits mature and become due and payable, the City Auditor shall present them for payment according to their tenor, and shall collect the moneys payable thereon. The moneys so collected shall be treated as public moneys subject to Sections 135.01 to 135.21 of the Ohio Revised Code.

D. Designated Payee.

If any investments or deposits purchased are issuable to a designated payee or to the order of a designated payee, the name of the City Auditor and the title of the City Auditor's office shall be so designated. If any such securities are registrable either as to principal or interest, or both, then such securities shall be registered in the name of the City Auditor as such.

VIII. INVESTMENT ADVICE AND BROKER/DEALERS

A. Investment Advisor.

In making investments authorized by this Investment Policy, the City Auditor may retain the services of an investment advisor, provided the advisor is licensed by the Division of Securities or is registered with the Securities and Exchange Commission, and possesses experience in public funds investment management, specifically in the area of state and local government investment portfolios, or the advisor is an Eligible Institution.

B. Broker/Dealers.

The Treasury Investment Board will select and maintain a listing of approved security broker/dealers. Criteria for selection shall be developed by the Treasury Investment Board.

INVESTMENT POLICY OF THE CITY OF REYNOLDSBURG, OHIO

_____, 2026

For investment transactions executed by the Investment Advisor, the City may rely upon the Investment Advisor's approved broker/dealer list, which is maintained pursuant to the Advisor's broker/dealer due diligence and monitoring procedures.

C. Signing the Investment Policy.

All entities conducting investment business with the City shall sign this Investment Policy.

All brokers, dealers, and financial Institutions initiating transactions with the City Auditor by giving advice or making investment recommendations shall sign the Investment Policy thereby acknowledging their agreement to abide by the Investment Policy's contents.

All brokers, dealers, and financial institutions executing transactions initiated by the City Auditor, having read the Investment Policy's contents, shall sign the Investment Policy thereby acknowledging their comprehension and receipt.

D. Nonbinding Arbitration in Investment Agreements

The City Auditor may enter into a written Investment or Deposit Agreement that includes a provision under which the parties agree to submit to nonbinding arbitration to settle any controversy that may arise out of the Investment or Deposit Agreement, including any controversy pertaining to losses of public moneys resulting from investment or deposit. The arbitration provision shall be set forth entirely in the Investment or Deposit Agreement, and the Investment or Deposit Agreement shall include a conspicuous notice to the parties that (i) any party to the arbitration may apply to the court of common pleas of the county in which the arbitration was held for an order to vacate, modify, or correct the award, and (ii) any such party may also apply to the court for an order to change venue to a court of common pleas located more than 100 miles from Franklin County.

IX. RECORDKEEPING AND SAFEKEEPING OF DEPOSITS

The City Auditor is responsible for the safekeeping of all documents evidencing a deposit or investment acquired by the City Auditor under this Investment Policy.

Ownership of securities shall be evidenced by a safekeeping receipt issued by a third party financial institution which is acceptable to the City. In all cases, the City must receive delivery of any securities prior to or at the same time that the City releases its funds for payment; and the City must receive payment in full for any securities prior to or at the same time that such securities are delivered to the buyer.

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

_____, 2026

Any securities shall be deposited for safekeeping with a qualified third-party trustee as provided in Section 135.18 of the Revised Code, except the delivery of securities acquired under any Written Repurchase Agreement under this Investment Policy shall be made to a qualified trustee; provided, however, that the qualified trustee shall be required to report to the City Auditor, the City, Auditor of State, or an authorized outside auditor at any time upon request as to the identity, market value, and location of the document evidencing each security, and that if the participating institution is a designated depository of the City for the current designation period, the securities that are the subject of the Written Repurchase Agreement may be delivered to the City Auditor or held in trust by the participating institution on behalf of the City. Interest earned on any investments or deposits authorized by this Investment Policy shall be collected by the City Auditor and credited by the City Auditor to the proper fund of the City.

Counterparties to investment purchases and the investment advisor are prohibited from safekeeping securities.

Upon the expiration of the term of office of the City Auditor or in the event of a vacancy in the office of City Auditor by reason of death, resignation, removal from office, or otherwise, the City Auditor or the City Auditor's legal representative shall transfer and deliver to the City Auditor's successor all documents evidencing a deposit or investment held by the City Auditor. For the investments and deposits so transferred and delivered, the City Auditor shall be credited with and the City Auditor's successor shall be charged with the amount of money held in such investments and deposits.

X. FILING INVESTMENT POLICY

The City Auditor shall not make an investment or deposit of City monies, unless there is on file with the Auditor of State a copy of this Investment Policy, with the following exceptions:

- A. If a copy of this Investment Policy has not been filed on behalf of the City with the Auditor of State, the City Auditor shall invest City monies only in interim deposits pursuant to Section 135.14(B)(3) of the Ohio Revised Code or interim deposits pursuant to Section 135.145 of the Ohio Revised Code and approved by the Auditor of State, no-load money market mutual funds consisting exclusively of Federal Securities, or the Ohio subdivision's fund.
- B. In the event that the average annual portfolio of investments held by the City under this Investment Policy is \$100,000 or less, the restrictions contained in this Section X do not apply to the City provided that the City Auditor certifies, on a form prescribed by the Auditor of State, that the City Auditor will comply and is in compliance with the provisions of Sections 135.01 to 135.21 of the Ohio Revised Code.

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

_____, 2026

XI. ETHICAL STANDARDS

The standard to be used by investment officials of the City shall be the "prudent person" standard which states,

"Investments shall be made with judgment and care under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

XII. POLICY UPDATE

This policy will be reviewed each year by the Treasury Investment Board and a member of the City Council Finance Committee. Any proposed changes will be submitted to the Finance Committee for subsequent approval by City Council.

XIII. GOVERNING LAW

All investments of the City shall comply with this Investment Policy and shall be governed by the applicable provisions of the Ohio Revised Code, including Chapter 135 of the Ohio Revised Code (known as the Uniform Depository Act). In the event that there is a discrepancy between this Investment Policy and the Uniform Depository Act, the Uniform Depository Act shall govern.

(Remainder of this Page Intentionally Left Blank)

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

_____, 2026

SIGNATURE PAGE

Brokers, Dealers and Financial Institutions *Initiating* Transactions. In accordance with Section VIII(C) of the Investment Policy of the City of Reynoldsburg, Ohio (*the "City"*), approved by the City Council of the City on _____, 2026 (*the "Investment Policy"*) and Section 135.14(E) of the Ohio Revised Code, as a broker, dealer and/or financial institution initiating transactions with the City Auditor of the City by giving advice or making investment recommendations, I hereby acknowledge my agreement to abide by the contents of the Investment Policy and the provisions of the Ohio Revised Code, particularly Chapter 135 of the Ohio Revised Code, as they relate to the City:

Financial Institution	Name	Signature	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Brokers, Dealers and Financial Institutions *Executing* Transactions. In accordance with Section VIII(C) of the Investment Policy of the City of Reynoldsburg, Ohio (*the "City"*), approved by the City Council of the City on _____, 2026 (*the "Investment Policy"*) and Section 135.14(E) of the Ohio Revised Code, as a broker, dealer and/or financial institution executing transactions initiated by the City Auditor of the City, I hereby acknowledge my comprehension and receipt of the Investment Policy:

Financial Institution	Name	Signature	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

 2026

I. SCOPE OF POLICY

The City of Reynoldsburg, Ohio (the "*City*") pools all cash for investment purposes. The funds available for investment include the General Fund, special revenue funds, capital project funds, enterprise funds, debt service funds and trust and agency funds to the extent that they are not required by law to be kept segregated and managed separately. All cash not immediately required for expenditures shall be invested by the City Auditor as described in this Investment Policy.

II. OBJECTIVES

All investments of the City shall be made while pursuing the following objectives in the order of priority as follows: (a) preservation of capital and protection of principal, (b) maintenance of sufficient liquidity to meet any expected or unexpected needs (c) maximization of return on the portfolio, (d) diversification of investments into various Eligible Investments and (e) diversification of investments into various Eligible Institutions.

III. INVESTING AUTHORITY

Responsibility for the collection and investment of all City funds is assigned to the City Auditor pursuant to Section 7.06 of the City Charter, subject to the direction of City Council by ordinance or resolution. To assist the City Auditor in this responsibility, the Treasury Investment Board was created pursuant to Section 7.06 of the City Charter.

IV. DEFINITIONS

The following capitalized terms shall have the following meanings in this Investment Policy, unless the context clearly otherwise requires:

"City" means the City of Reynoldsburg, Ohio.

"City Auditor" means the City Auditor of the City.

"City Council" means the City Council of the City.

"Designated Public Depository" means an eligible public depository described in Section 135.03 of the Ohio Revised Code and designated by the City in accordance with Section 135.12 of the Ohio Revised Code.

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

_____, 2026

"Eligible Dealer" means a member of the Financial Industry Regulatory Authority (FINRA) or savings and loan association regulated by the Superintendent of Financial Institutions, or through an institution regulated by the Comptroller of the Currency, Federal Deposit Insurance Corporation, or Board of Governors of the Federal Reserve System.

"Eligible Institution" means any national bank, any bank doing business under authority granted by the Superintendent of Financial Institutions, or any bank doing business under authority granted by the regulatory authority of another state of the United States, or any federal savings association, any savings and loan association or savings bank doing business under authority granted by the Superintendent of Financial Institutions, or any savings and loan association or savings bank doing business under authority granted by the regulatory authority of another state of the United States, located in this state, and authorized to accept deposits that satisfies the requirements of Section 135.03 of the Ohio Revised Code.

"Eligible Investments" means those investments described in Section V.

"Federal Securities" means, collectively, (a) United States treasury bills, notes, bonds, or any Other Obligation or security issued by the United States Treasury or any Other Obligation guaranteed as to principal and interest by the United States; and (b) bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the Federal National Mortgage Association, Federal Home Loan Bank, Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, and Government National Mortgage Association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities.

"Investment or Deposit Agreement" means any agreement between the City and a person, under which agreement the person agrees to invest, deposit, or otherwise manage the City monies on behalf of the City, or agrees to provide investment advice to the City.

"Investment Policy" means this Investment Policy, which was approved by the City Council on January 21, 2015.

"Treasury Investment Board" means the Treasury Investment Board of the City.

INVESTMENT POLICY OF THE CITY OF REYNOLDSBURG, OHIO

_____, 2026

"Written Repurchase Agreement" means an agreement entered into between the City and any Eligible Institution or any Eligible Dealer, under which the City purchases, and such Eligible Institution or Eligible Dealer agrees unconditionally to repurchase any of the following securities: (a) Eligible Securities described in Section V(A)(1); (b) Eligible Securities described in Section V(A)(2); (c) Eligible Securities described in Section V(A)(3) or (d) CDARS described in Section V(C).

V. ELIGIBLE INVESTMENTS AND RELATED PROVISIONS

A. Eligible Securities

The City Auditor may invest or deposit any part or all of the City's monies in any of the following classifications of obligations (collectively, "*Eligible Securities*"):

1. United States treasury bills, notes, bonds, or any Other Obligation or security issued by the United States Treasury or any Other Obligation guaranteed as to principal and interest by the United States.
2. Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to; the Federal National Mortgage Association, Federal Home Loan Bank, Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, and Government National Mortgage Association. All federal agency securities shall be rated at the time of purchase in the three (3) highest classifications established by at least one nationally recognized standard rating service and be direct issuances of federal government agencies or instrumentalities.
3. Bonds and other obligations of this state, or the political subdivisions of this state, provided that, with respect to bonds or other obligations of political subdivisions, all of the following apply: (a) the bonds or other obligations are payable from general revenues of the political subdivision and backed by the full faith and credit of the political subdivision; (b) the bonds or other obligations are rated at the time of purchase in the two (2) highest classifications established by at least one nationally recognized standard rating service and purchased through a registered securities broker or dealer; (c) the aggregate value of the bonds or other obligations does not exceed 20% of City monies available for investment at the time of purchase; and (d) the City Auditor is not the sole purchaser of the bonds or other obligations at original issuance.

The City Auditor shall not make any investment in bonds and other obligations of this state, or the political subdivisions of this state, unless the City Auditor has completed additional training for making these investments that is approved by the ~~Auditor-Treasurer~~ of State.

INVESTMENT POLICY OF THE CITY OF REYNOLDSBURG, OHIO

_____, 2026

4. Bonds or other obligations of the City.

5. Commercial paper notes issued by an entity that is defined in division (K) of section 1706.01 of the Ohio Revised Code and that has assets exceeding five hundred million dollars, to which notes all of the following apply: (a) the notes are rated at the time of purchase in the highest classification established by at least two nationally recognized statistical rating organizations; (b) the aggregate value of the notes does not exceed ten percent of the aggregate value of the outstanding commercial paper of the issuing corporation; (c) the notes mature not later than two hundred seventy days after purchase; and (d) the investment in commercial paper notes of a single issuer shall not exceed in the aggregate five percent of the moneys available for investment at the time of purchase.

The total investment in commercial paper notes shall not exceed forty percent of the City's moneys available for investment. The City Auditor shall not make any investment in commercial paper notes unless the City Auditor has completed additional training for making those investments that is approved by the Treasurer of State.

6. No-load money market mutual funds consisting exclusively of obligations described in 1. or 2. of this section and repurchase agreements secured by such obligation, provided that investment are made only through eligible institutions mentioned in section 135.03 of the Ohio Revised Code.

57. The Ohio subdivision's fund; provided that the City Auditor shall not invest public moneys of the City in the Ohio subdivision's fund if the fund does not maintain the highest letter or numerical rating provided by at least one nationally recognized standard rating service. The City Auditor shall not be required to divest in the fund during the initial 180 days following the Auditor of State's receipt of notice that the fond does not maintain the highest letter or numerical rating provided by at least one nationally recognized standard rating service.

B. Written Repurchase Agreement

The City Auditor may enter into a Written Repurchase Agreement. The market value of securities subject to an overnight Written Repurchase Agreement must exceed the principal value of the overnight Written Repurchase Agreement by at least 2%. A Written Repurchase Agreement shall not exceed 30 days and the market value of securities subject to a Written Repurchase Agreement must exceed the principal value of the Written Repurchase Agreement by at least 2% and be marked to market daily. All securities purchased pursuant to a Written Repurchase Agreement shall be delivered into the custody of the City Auditor

INVESTMENT POLICY OF THE CITY OF REYNOLDSBURG, OHIO

 , 2026

or an agent designated by the City Auditor. A Written Repurchase Agreement with an Eligible Dealer shall be transacted on a delivery versus payment basis. The agreement shall contain the requirement that for each transaction pursuant to the agreement the participating Eligible Institution or Eligible Dealer shall provide all of the following information: (1) the par value of the securities; (2) the type, rate, and maturity date of the securities; and (3) a numerical identifier generally accepted in the securities industry that designates the securities.

C. Certificate of Deposit Account Registry Services (CDARS)

In addition to the authority provided elsewhere in this Investment Policy, the City Auditor may invest City monies in certificates of deposit in accordance with all of the following:

1. The City Auditor initially deposits the City monies to be invested with the Designated Public Depository.
2. On the City Auditor's behalf, the Designated Public Depository invests the deposited City monies in certificates of deposit of one or more federally insured banks, savings banks, or savings and loan associations, wherever located.
3. The full amount of principal and any accrued interest of each certificate of deposit invested shall be insured by federal deposit insurance.
4. On the City Auditor's behalf, the Designated Public Depository acts as custodian of the certificates of deposit.
5. On the same date the Designated Public Depository redeposits the public moneys, the Designated Public Depository may, in its sole discretion, choose whether to receive deposits, in any amount, from other banks, savings banks, or savings and loan associations.
6. The Designated Public Depository provides to the City Auditor a monthly account statement that includes the amount of its funds deposited and held at each bank, savings bank, or savings and loan association for which the Designated Public Depository acts as the custodian on the City Auditor's behalf.

City monies deposited or invested in accordance with this Section V are not subject to any pledging requirements described in Sections 135.18, 135.181 or 135.182 of the Ohio Revised Code.

D. PORTFOLIO DIVERSIFICATION

INVESTMENT POLICY OF THE CITY OF REYNOLDSBURG, OHIO

_____, 2026

It is the goal of this Investment Policy that the investment portfolio of the City will not exceed the following diversification limits: (a) aggregate investments at any one Eligible Bank or other Eligible Institution will at no time exceed thirty-five percent (35%) of the City's investment portfolio, (b) funds invested in the Ohio subdivision's fund (State Treasurers Investment Pool - STAR OHIO) will not exceed forty percent (40%) of the City's investment portfolio and (c) excess checking deposit funds will be invested at the end of each day in ~~Written Repurchase Agreements~~ an interest bearing sweep account by the authorized lead bank, if such account is available.

E. MATURITY OF ELIGIBLE INVESTMENTS

The City Auditor will determine what monies may be considered as interim funds. After that determination, and subject to approval by the Treasury Investment Board, the City will invest in eligible investments. The City Auditor will periodically monitor and allocate such eligible investments with varying maturities. The City Auditor will attempt to match the investments to anticipated cash flow requirements.

F. REPORTING

The City Auditor shall provide City Council and the Treasury Investment Board with a monthly investment report providing which provides the following information about each investment: (a) the financial institution, (b) type of investment, (c) certificate or reference number, (d) yield to maturity, (e) purchase date, (f) maturity date, (g) coupon/interest rate, (h) purchase price, (i) par value, (j) current market value and (k) interest earned.

Once a quarter, the City Auditor will submit a report to the Treasury Investment Board and City Council that provides a summary of investment transactions and performance results for the preceding quarter.

Prior to February 1 of each year, the City Auditor will submit a report to City Council and the Treasury Investment Board that provides a summary of investment transactions and performance results for the preceding fiscal year.

VI. PROHIBITED INVESTMENTS

A. Derivatives.

The City Auditor shall not make any investment in a financial instrument or contract or obligation whose value or return is based upon or linked to another asset or index, or both, separate from the financial instrument, contract, or obligation itself. Any security, obligation, trust account, or other instrument that is created from an issue of the United States Treasury

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

 , 2026

or is created from an obligation of a federal agency or instrumentality or is created from both is considered a derivative instrument. An Eligible Investment with a variable interest rate payment, based upon a single interest payment or single index comprised of Federal Securities, is not a derivative, provided that such variable rate investment has a maximum maturity of two (2) years.

B. Fund Established for Purpose of Investing Public Moneys of Other Subdivisions.

The City Auditor shall not pay City monies into a fund established by another subdivision (including a county), City Auditor, governing board, or investing authority, if that fund was established for the purpose of investing the public moneys of other subdivisions; provided that this prohibition does not apply to the payment of City monies into either of the following: (1) the Ohio subdivision's fund; or (2) a fund created solely for the purpose of acquiring, constructing, owning, leasing, or operating municipal utilities.

C. Leverage.

The City Auditor shall not use leverage, in which the City Auditor uses current investment assets of the City as collateral for the purpose of purchasing other assets.

D. Arbitrage.

The City shall not issue taxable notes for the purpose of arbitrage.

E. Speculation.

The City Auditor shall not contract to sell securities that have not yet been acquired by the City Auditor, for the purpose of purchasing such securities on the speculation that bond prices will decline.

F. Stripped Principal or Interest Obligations.

The City Auditor shall not make any investment in stripped principal or interest obligations of Eligible Investments.

G. Reverse Repurchase Agreements.

The City Auditor shall not enter into a Written Repurchase Agreement under the terms of which the City Auditor agrees to sell securities owned by the City to a purchaser and agrees with that purchaser to unconditionally repurchase those securities.

VII. ACQUISITION, MATURITY, PRESENTATION, AND DESIGNATION OF PAYEE

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

 , 2026

A. Acquisition of Investments.

All investments (except in the Ohio subdivision's fund and in Bonds and other obligations of the City) shall be made only through an Eligible Dealer.

Payment for investments shall be made only upon the delivery of securities representing such investments to the City Auditor or qualified trustee. If the securities transferred are not represented by a certificate, payment shall be made only upon receipt of confirmation of transfer from the custodian by the City Auditor or qualified trustee.

B. Maturity of Investments.

Except for any Written Repurchase Agreements, which must mature within 30 days, any investments authorized by this Investment Policy must mature within five (5) years, unless they are matched to a specific obligation or debt of the City.

C. Presentation of Investments at Maturity

Whenever City investments or deposits mature and become due and payable, the City Auditor shall present them for payment according to their tenor, and shall collect the moneys payable thereon. The moneys so collected shall be treated as public moneys subject to Sections 135.01 to 135.21 of the Ohio Revised Code.

D. Designated Payee.

If any investments or deposits purchased are issuable to a designated payee or to the order of a designated payee, the name of the City Auditor and the title of the City Auditor's office shall be so designated. If any such securities are registrable either as to principal or interest, or both, then such securities shall be registered in the name of the City Auditor as such.

VIII. INVESTMENT ADVICE AND BROKER/DEALERS

A. Investment Advisor.

In making investments authorized by this Investment Policy, the City Auditor may retain the services of an investment advisor, provided the advisor is licensed by the Division of Securities or is registered with the Securities and Exchange Commission, and possesses experience in public funds investment management, specifically in the area of state and local government investment portfolios, or the advisor is an Eligible Institution.

B. Broker/Dealers.

INVESTMENT POLICY OF THE CITY OF REYNOLDSBURG, OHIO

_____, 2026

The Treasury Investment Board will select and maintain a listing of approved security broker/dealers. Criteria for selection shall be developed by the Treasury Investment Board ~~and such selections shall receive the approval of City Council.~~ For investment transactions executed by the Investment Advisor, the City may rely upon the Investment Advisor's approved broker/dealer list, which is maintained pursuant to the Advisor's broker/dealer due diligence and monitoring procedures.

C. Signing the Investment Policy.

All entities conducting investment business with the City shall sign this Investment Policy.

All brokers, dealers, and financial Institutions initiating transactions with the City Auditor by giving advice or making investment recommendations shall sign the Investment Policy thereby acknowledging their agreement to abide by the Investment Policy's contents.

All brokers, dealers, and financial institutions executing transactions initiated by the City Auditor, having read the Investment Policy's contents, shall sign the Investment Policy thereby acknowledging their comprehension and receipt.

D. Nonbinding Arbitration in Investment Agreements

The City Auditor may enter into a written Investment or Deposit Agreement that includes a provision under which the parties agree to submit to nonbinding arbitration to settle any controversy that may arise out of the Investment or Deposit Agreement, including any controversy pertaining to losses of public moneys resulting from investment or deposit. The arbitration provision shall be set forth entirely in the Investment or Deposit Agreement, and the Investment or Deposit Agreement shall include a conspicuous notice to the parties that (i) any party to the arbitration may apply to the court of common pleas of the county in which the arbitration was held for an order to vacate, modify, or correct the award, and (ii) any such party may also apply to the court for an order to change venue to a court of common pleas located more than 100 miles from Franklin County.

IX. RECORDKEEPING AND SAFEKEEPING OF DEPOSITS

The City Auditor is responsible for the safekeeping of all documents evidencing a deposit or investment acquired by the City Auditor under this Investment Policy.

Ownership of securities shall be evidenced by a safekeeping receipt issued by a third party financial institution which is acceptable to the City. In all cases, the City must receive delivery of any securities prior to or at the same time that the City releases its funds for payment; and the City must receive

INVESTMENT POLICY OF THE CITY OF REYNOLDSBURG, OHIO

_____, 2026

payment in full for any securities prior to or at the same time that such securities are delivered to the buyer.

Any securities ~~may~~shall be deposited for safekeeping with a qualified ~~third-party~~ trustee as provided in Section 135.18 of the Revised Code, except the delivery of securities acquired under any Written Repurchase Agreement under this Investment Policy shall be made to a qualified trustee; provided, however, that the qualified trustee shall be required to report to the City Auditor, the City, Auditor of State, or an authorized outside auditor at any time upon request as to the identity, market value, and location of the document evidencing each security, and that if the participating institution is a designated depository of the City for the current designation period, the securities that are the subject of the Written Repurchase Agreement may be delivered to the City Auditor or held in trust by the participating institution on behalf of the City. Interest earned on any investments or deposits authorized by this Investment Policy shall be collected by the City Auditor and credited by the City Auditor to the proper fund of the City.

Counterparties to investment purchases and the investment advisor are prohibited from safekeeping securities.

Upon the expiration of the term of office of the City Auditor or in the event of a vacancy in the office of City Auditor by reason of death, resignation, removal from office, or otherwise, the City Auditor or the City Auditor's legal representative shall transfer and deliver to the City Auditor's successor all documents evidencing a deposit or investment held by the City Auditor. For the investments and deposits so transferred and delivered, the City Auditor shall be credited with and the City Auditor's successor shall be charged with the amount of money held in such investments and deposits.

X. FILING INVESTMENT POLICY

The City Auditor shall not make an investment or deposit of City monies, unless there is on file with the Auditor of State a copy of this Investment Policy, with the following exceptions:

- A. If a copy of this Investment Policy has not been filed on behalf of the City with the Auditor of State, the City Auditor shall invest City monies only in interim deposits pursuant to Section 135.14(B)(3) of the Ohio Revised Code or interim deposits pursuant to Section 135.145 of the Ohio Revised Code and approved by the Auditor of State, no-load money market mutual funds consisting exclusively of Federal Securities, or the Ohio subdivision's fund.
- B. In the event that the average annual portfolio of investments held by the City under this Investment Policy is \$100,000 or less, the restrictions contained in this Section X do not apply to the City provided that the City Auditor certifies, on a form prescribed by the Auditor of

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

_____, 2026

State, that the City Auditor will comply and is in compliance with the provisions of Sections 135.01 to 135.21 of the Ohio Revised Code.

XI. ETHICAL STANDARDS

The standard to be used by investment officials of the City shall be the "prudent person" standard which states,

"Investments shall be made with judgment and care under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

XII. POLICY UPDATE

This policy will be reviewed each year by the Treasury Investment Board and a member of the City Council Finance Committee. Any proposed changes will be submitted to the Finance Committee for subsequent approval by City Council.

XIII. GOVERNING LAW

All investments of the City shall comply with this Investment Policy and shall be governed by the applicable provisions of the Ohio Revised Code, including Chapter 135 of the Ohio Revised Code (known as the Uniform Depository Act). In the event that there is a discrepancy between this Investment Policy and the Uniform Depository Act, the Uniform Depository Act shall govern.

(Remainder of this Page Intentionally Left Blank)

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**

_____, 2026

SIGNATURE PAGE

Brokers, Dealers and Financial Institutions *Initiating* Transactions. In accordance with Section VIII(C) of the Investment Policy of the City of Reynoldsburg, Ohio (*the "City"*), approved by the City Council of the City on _____, 2026 (*the "Investment Policy"*) and Section 135.14(E) of the Ohio Revised Code, as a broker, dealer and/or financial institution initiating transactions with the City Auditor of the City by giving advice or making investment recommendations, I hereby acknowledge my agreement to abide by the contents of the Investment Policy and the provisions of the Ohio Revised Code, particularly Chapter 135 of the Ohio Revised Code, as they relate to the City:

Financial Institution	Name	Signature	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Brokers, Dealers and Financial Institutions *Executing* Transactions. In accordance with Section VIII(C) of the Investment Policy of the City of Reynoldsburg, Ohio (*the "City"*), approved by the City Council of the City on _____, 2026 (*the "Investment Policy"*) and Section 135.14(E) of the Ohio Revised Code, as a broker, dealer and/or financial institution executing transactions initiated by the City Auditor of the City, I hereby acknowledge my comprehension and receipt of the Investment Policy:

Financial Institution	Name	Signature	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**INVESTMENT POLICY
OF THE CITY OF REYNOLDSBURG, OHIO**
_____, 2026



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance to Amend Ordinance 65-2025 Providing for Adjustments to the Annual Budget for the City of Reynoldsburg, State of Ohio, for Fiscal Year Ending December 31, 2025, and to Adjust for Personal Services, TIF Funding, and Other Miscellaneous Expenses, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

single-read emergency

REASON FOR EMERGENCY:

in order to process payments and accept fund revenues in a timely manner

STAFF REPORT:

AN ORDINANCE TO AMEND ORDINANCE NO. 65-2026 PROVIDING FOR ADJUSTMENTS TO THE ANNUAL BUDGET FOR THE CITY OF REYNOLDSBURG, STATE OF OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026 TO ADJUST PERSONAL SERVICES, TIF FUNDING, AND OTHER MISCELLANEOUS EXPENSES, AND DECLARING AN EMERGENCY

WHEREAS, pursuant to the provisions of Section 5.03 (4) of the Charter of the City of Reynoldsburg, Ohio, the City Council adopted the municipal budget for the fiscal year beginning January 1, 2026, with appropriations effective January 1, 2026 and ending December 31, 2026; and

WHEREAS, the Mayor submitted a proposed budget with estimates and explanatory data; and

WHEREAS, the Auditor has recommended appropriations to supplement the previously approved budget to include payments for personal services and supplies.

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

REYNOLDSBURG, OHIO:

SECTION 1. That the annual budget of the City of Reynoldsburg, as established by Ordinance No. 65-2025, is amended by the Council, as recommended by the Auditor, and is hereby adopted.

SECTION 2. That the following appropriations be made from the unappropriated General Fund (110) to the following areas:

GL Info	General Ledger (GL) Description	Amount
110.290.5100	Mechanic – Personal Services	\$2,600
110.290.5200	Mechanic – Supplies	\$7,500
110.522.5100	Mayor – Personal Services	\$12,000
110.593.5100	Clerk of Courts — Personal Services	\$2,000

SECTION 3. That \$92,000 be appropriated from the unappropriated Income Tax Fund Balance to 220.562.5100 Income Tax Division Personal Services.

SECTION 4. That \$430,000 be appropriated to 910.000.5500 Miscellaneous Agency Fund General Department for pass through payroll distributions from the 910 Fund.

SECTION 5. That \$25,000 be appropriated to 915.000.5500 Board of Building Standards General Department for pass-through fees collected and distributed from the 915 Fund.

SECTION 6. That \$200,000 be appropriated to 925.000.5500 Demolition Expense Fund for return of deposits paid to the 925 Fund.

SECTION 7. That \$700,000 be appropriated to 930.000.5500 Columbus Sewer Capacity fund for pass-through distributions from the 930 Fund.

SECTION 8. That \$50,000 be appropriated to 960.000.5500 Engineering Fees/Plan Review for pass-through distributions from the 960 Fund.

SECTION 9. That the following funds be appropriated from the various unappropriated TIF fund balances to account for associated expenses:

From Fund Balance	To GL Area	Amount
970 – Taylor Sq School Tif	970.000.5300 - Services	\$40,000
970 – Taylor Sq School Tif	970.000.5500 - Distributions	\$2,200,000
971 – Brice Main TIF	970.000.5300 – Services	\$3,500
973 - Summit Rd Tif #1	973.000.5300 – Services	\$7,000
974 - Taylor Rd Tif #1	974.000.5300 - Services	\$6,200
975 - Taylor Rd Tif #2	975.000.5300 - Services	\$2,000
976 - Broad Street TIF	976.000.5300 - Services	\$25,000
977 - 2018 Main St/Brice Rd TIF	977.000.5300 - Services	\$31,000
978 - Eastwood Sections 1 & 2	978.000.5300 - Services	\$50,000
978 - Eastwood Sections 1 & 2	978.000.5500 - Distributions	\$1,500,000

SECTION 10 That the following funds be unappropriated from previously appropriated line items to the following areas:

FROM	TO	Amount
------	----	--------

110.340.5300 Parks – Services	110.340.5500 Parks - Refunds	\$13,000
-------------------------------	------------------------------	----------

SECTION 11. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City and further to account for disbursements to various funds; therefore, upon adoption by Council, this Ordinance shall be in effect immediately following the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing the Mayor to Enter into a Contract for City Property, Liability, Automobile, and Terror Insurance for a One-Year Period Beginning October 14, 2026 through October 13, 2027 with Willis Towers Watson and Its Related Companies, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

Two Read Emergency

REASON FOR EMERGENCY:

For the financial needs of the City

STAFF REPORT:

The City of Reynoldsburg entering into a contract with Willis Towers Watson and its related companies for the period beginning Oct 14, 2026 through Oct 13, 2027.

An Ordinance Authorizing the Mayor to Enter into a Contract for City Property, Liability, Automobile, and Terror Insurance for a One-Year Period Beginning October 14, 2026 through October 13, 2027 with Willis Towers Watson and Its Related Companies, and Declaring an Emergency

WHEREAS, the City of Reynoldsburg has contracted our liability insurance with the Willis Towers Watson, Inc. and its related companies for a period of one-year beginning October 14, 2026 through October 13, 2027; and

WHEREAS, the City is required to maintain liability insurance and the Willis Towers Watson, Inc. and its related companies have continuously provided good service at a competitive rate.

NOW, THEREFOR, 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 contract for the City

property, liability, automobile and terror insurance coverage for a one-year period beginning October 14, 2026 through October 13, 2027 with Willis Towers Watson, Inc. and its related companies in the amount not to exceed \$705,000.00.

SECTION 2. That pursuant to Reynoldsburg City Code Section 175, competitive bidding for said insurance is hereby suspended.

SECTION 3. That an additional \$180,000 be appropriated from the unappropriated General Fund to supplement the original budget in 110.595.5300 General and Administrative Services.

SECTION . That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City's government. Therefore, upon adoption by Council, this Ordinance shall be in effect immediately following the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: A Resolution to Approve Payment of Services Performed to the Auditor's Certificate of Availability of Funds for Vector Disease Control

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

A Resolution to Approve Payment of Services Performed to the Auditors Certificate of Availability of Funds for Vector Disease Control

WHEREAS, the City utilizes outside services for mosquito management; and

WHEREAS, the Service Department opened a Purchase Order in 2026 for the fees; however, when the last invoice was received, additional funds were needed and a second Purchase Order was opened after the invoice date; and

WHEREAS, the cost of the occurrence exceeds the original Purchase Order is \$7,642.98; and

WHEREAS, the City Auditor has certified to this Council that at the time of the invoice, and at the present time, sufficient funds were available or in the process of collection, to the credit of the proper fund, properly appropriated, and free from any previous encumbrances; and

WHEREAS, the Ohio Revised Code (ORC) Section 5705.41 (D) grants to this Council the authority to approve payment for this purchase upon certification from the City's financial representative that both were available at the time of the contract.

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

SECTION 1. That in accordance with ORC 5705.41(D) the following payment for services performed to the Auditor's Certificate shall be and is hereby approved:

Vendor: Vector Disease Control
Description: Mosquito Management
Invoice Date: 06/30/2026
Total Amount to Certify: \$7,642.98
Account: 110.448.5339 – Misc Contract Services

SECTION 2. That this Resolution shall be effective immediately following approval of Council and the signature of the Mayor.

THEN AND NOW CERTIFICATE

I, Shanette Strickland, Auditor and Fiscal Officer of the City of Reynoldsburg, do hereby certify that, as required by Ohio Revised Code 5705.41(D):

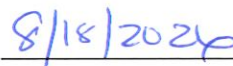
At the time the contract or obligation was incurred, and at the time of this certification, a sufficient sum was and is appropriated for the purpose of said contract or obligation and is in the treasury or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances.

I further certify that the amount required to meet the obligation has been lawfully appropriated and is available for expenditure.

This certification is made in accordance with Section 5705.41(D) of the Ohio Revised Code for the purpose of enabling the legislative authority to authorize payment of the obligation commonly referred to as a "Then and Now Certificate."



Shanette Strickland, Auditor



Date

\$7,642.98

Amount Certified

110.448.5339 – Misc Contract Services

Fund/Account Number(s)

10178 - Vector Disease Control

Vendor & Vendor Number

Description of Obligation: Quarterly payment on Mosquito Management Payment.

Ship To

City of Reynoldsburg-Service Safety Dept
7232 E. Main Street
REYNOLDSBURG, OH 43068

Bill To

City of Reynoldsburg-Service Safety Dept
7232 E. Main Street
REYNOLDSBURG, OH 43068

Purchase Order
No. 2026-00001547

DATE 07/09/2026

VENDOR 10178 - VECTOR DISEASE CONTROL

AL LLC



Contact

VECTOR DISEASE CONTROL INTERNATIONAL
1320 BROOKWOOD DR STE H
LITTLE ROCK, AR 72202

PURCHASE ORDER NUMBER MUST APPEAR ON
ALL INVOICES, SHIPPERS, BILL OF LADING AND
CORRESPONDENCE

DELIVER BY
SHIP VIA
FREIGHT TERMS
PAGE 1 of 1
ORIGINATOR: Kalle Gwilliams

REFERENCE #

QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	Each	Miscellaneous Contract Services - Mosquito Management services 110.448.5339 - Misc Contract Services 24,000.00	24,000.0000	\$24,000.00
6-30-26		PI-A00019032	\$	7642.98 (circled with a checkmark)
APPROVED FOR PAYMENT				
Director: <u>W. A. J.</u>				
Date: <u>July 26, 2026</u>				
TOTAL DUE				\$24,000.00

AUDITOR'S CERTIFICATE

I certify that the funds for the above encumbrance have been
appropriated and are in the treasury free from any obligation.

Shanette E. Strickland

Special Instructions

RECEIVED

JUL 30 2026

Auditor's Office

Ship To

City of Reynoldsburg-Service Safety Dept
7232 E. Main Street
REYNOLDSBURG, OH 43068

Bill To

City of Reynoldsburg-Service Safety Dept
7232 E. Main Street
REYNOLDSBURG, OH 43068

Purchase Order
No. 2026-00001098

DATE 03/24/2026

VENDOR 10178 - VECTOR DISEASE CONTROL

Reprint Purchase

AL LLC

Contact

VECTOR DISEASE CONTROL INTERNATIONAL
1320 BROOKWOOD DR STE H
LITTLE ROCK, AR 72202



PURCHASE ORDER NUMBER MUST APPEAR ON
ALL INVOICES, SHIPPERS, BILL OF LADING AND
CORRESPONDENCE

DELIVER BY
SHIP VIA
FREIGHT TERMS
PAGE 1 of 1
ORIGINATOR: Kalle Gwilliams

REFERENCE #

QUANTITY	UNIT	DESCRIPTION	STATUS	UNIT COST	TOTAL COST												
1.0000	Each	Miscellaneous Contract Services - 2026 Mosquito Management Professional/Consultant Service Contracts that do not represent a significant expenditure of funds and are not properly defined by any of the specific accounts within the Services category of expense. 110.448.5339 - Misc Contract Services 7,900.00 <table><tr><td>Total Cost</td><td>\$7,900.00</td></tr><tr><td>Amount Voided</td><td>\$0.00</td></tr><tr><td>Amount Expensed</td><td>\$7,480.85</td></tr><tr><td>Amount Encumbered</td><td>\$419.15</td></tr><tr><td>Amount Discounted</td><td>\$0.00</td></tr><tr><td>Amount Remaining</td><td>\$419.15</td></tr></table>	Total Cost	\$7,900.00	Amount Voided	\$0.00	Amount Expensed	\$7,480.85	Amount Encumbered	\$419.15	Amount Discounted	\$0.00	Amount Remaining	\$419.15	Open	7,900.0000	\$7,900.00
Total Cost	\$7,900.00																
Amount Voided	\$0.00																
Amount Expensed	\$7,480.85																
Amount Encumbered	\$419.15																
Amount Discounted	\$0.00																
Amount Remaining	\$419.15																

6/30/26

PI-A00019032

APPROVED FOR PAYMENT

Director: W. C. H.

Date: July 26, 2026

RECEIVED

JUL 30 2026

Auditor's Office

\$ 419.15

15

SUBTOTAL \$7,900.00

AUDITOR'S CERTIFICATE

I certify that the funds for the above encumbrance have been
appropriated and are in the treasury free from any obligation.

Shanette E. Strickland

X

IE

\$0.00

\$7,900.00

Special Instructions

1 of 2



1320 Brookwood Dr. Ste H
Little Rock, AR 72202

INVOICE

Invoice Number: PI-A00019032

Invoice Date: 06/30/26

Voice: (800) 413-4445 Fax: (866) 839-8595

PROPERTY: Reynoldsburg
OH

SOLD TO: Reynoldsburg OH
Kalle Williams
7232 E Main St
Reynoldsburg, OH 43068

CUSTOMER ID

REYNOL01

CUSTOMER PO

Payment Terms

Due Upon Receipt

Sales Rep ID

Shipment Method

Ship Date

Due Date

06/30/26

Qty	Item / Description	Unit Price	Extension
0.25	Disease Program Apr 1st- Jun 30th	22,419.29	5,604.82
0.25	Floodwater/Nuisance Program Apr 1st- Jun 30th	7,504.12	1,876.03
24	RAMP Tests Apr 1st- Jun 30th Spec. #:2010-66-52	24.22	581.28

PLEASE REMIT PAYMENT TO:

1320 Brookwood Dr. Ste H
Little Rock, AR 72202

Commercial applicators are licensed by the
Colorado Department of Agriculture.

Subtotal	8,062.13
Sales Tax	0.00
Total Invoice	8,062.13
TOTAL	8,062.13

www.vdci.net

ar@vdci.net



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: Executive Session

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: Pursuant to Ohio Revised Code Section 121.22(G)(5) "matters required to be kept confidential by federal law or regulations or state statutes."

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing an Agreement with VTRE Development, LLC, or an Affiliate, Providing for a Project and a Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

single-read emergency

REASON FOR EMERGENCY:

in order to maintain the confidentiality of the project

STAFF REPORT:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH VTRE DEVELOPMENT, LLC, OR AN AFFILIATE, PROVIDING A PROJECT AND A PROPERTY TAX EXEMPTION PURSUANT TO THE CITY'S COMMUNITY REINVESTMENT AREA PROGRAM, AND DECLARING AN EMERGENCY

WHEREAS, the General Assembly of the State of Ohio, by the enactment of Ohio Revised Code Sections 3735.65 et seq. (the "Community Reinvestment Area Program"), has heretofore authorized municipal corporations to designate Community Reinvestment Areas within the State in order to provide incentives for new residential, commercial or industrial development and/or rehabilitation in such areas, by making available property tax exemption for such new development or rehabilitation; and

WHEREAS, pursuant to said Community Reinvestment Area Program, this Council by Ordinance No. 97-2023 approved the designation of the geographic area described in said Ordinance as the Eastern Community Reinvestment Area (as amended by Ordinance No. 33-2026, the "Community Reinvestment Area"); and

WHEREAS, VTRE Development, LLC, an Ohio limited liability company, or an affiliate (the

“Company”) plans to construct commercial or industrial buildings on an approximately 133-acre site on Parcels #012-027282-00.000, #012-027648-00.000, #012-027654-00.000, and #012-027288-00.000 located on Taylor Road SW between E Main Street and Kingsley Drive (the “Project”); and

WHEREAS, the Company has submitted an application to the City requesting a property tax exemption for the Project, and the City desires to enter into a Community Reinvestment Area Agreement (the “Agreement”) with the Company, a substantially final form of which is on file with the Clerk of Council, and which Agreement further defines and describes the Project and the terms of the tax exemption; and

WHEREAS, the Project is located in the Reynoldsburg City School District and the Licking County Joint Vocational School District, and the Board of Education of the Reynoldsburg City School District and the Board of Education of the Licking County Joint Vocational School District (the “School Districts”) have been notified of the proposed Agreement in accordance with Ohio Revised Code Sections 3735.671 and 5709.83; and

WHEREAS, this Council has determined that it will be in the best interests of the City and its citizens to proceed to enter into the Agreement with the Company, and that fulfillment of such Agreement will carry out the purposes of the Community Reinvestment Area Program.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. Approval of Agreement. This Council hereby approves the Agreement providing for the Project and for an exemption from real property taxation of 75% of the increase in the assessed valuation of real property resulting from improvements to real property for a fifteen-year period for each building comprising the Project upon completion of that building (as evidenced by a temporary certificate of occupancy (or its equivalent)). That Agreement shall be in substantially the form of the Agreement on file with the Clerk of Council, with such revisions as are approved by the City Attorney; and this Council hereby authorizes the Mayor to execute the Agreement on behalf of the City.

SECTION 2. Ratification of Notices. This Council hereby ratifies the notices given to the School Districts and the estimates therein that the amount of taxes charged and payable on any portion of the assessed valuation of the new structures subject to the exemption from real property taxation approved herein that will not be exempted from such taxation under the Agreement equals or exceeds twenty-five per cent of the amount of total taxes of the new structures subject to the exemption from real property taxation.

SECTION 3. Further Authorizations. This Council hereby authorizes and directs the Mayor, the City Attorney, the City Auditor, and the Development Director, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance, the terms and conditions of the aforesaid Agreement and the requirements and policies of the Community Reinvestment Area Program.

SECTION 4. Delivery. Pursuant to Section 3735.671 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of the Agreement to the Director of the Ohio Department of Development within fifteen days after the Agreement is entered into. On or

before March 31 of each year that the exemption set forth in Section 1 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Ohio Department of Development a status report required under Section 3735.672 of the Ohio Revised Code.

SECTION 5. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC 121.22.

SECTION 6. Effective Date. This ordinance is declared to be an emergency measure necessary for the immediate preservation of public peace, health and safety, and for the further reason that this ordinance is required to be effective immediately, so that the Project may commence immediately to provide for the creation of jobs and economic opportunities, which are vitally needed in order to enhance revenues for the City and to improve the economic welfare of the people, therefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing an Agreement with TCC Reynoldsburg I, LLC or an Affiliate, Providing for a Project and a Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

single-read emergency

REASON FOR EMERGENCY:

to commence immediately to provide for the creation of jobs and economic opportunities, which are vitally needed in order to enhance revenues for the City and improve the economic welfare of the people

STAFF REPORT:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH TCC REYNOLDSBURG I, LLC OR AN AFFILIATE, PROVIDING FOR A PROJECT AND A PROPERTY TAX EXEMPTION PURSUANT TO THE CITY'S COMMUNITY REINVESTMENT AREA PROGRAM, AND DECLARING AN EMERGENCY

WHEREAS, the General Assembly of the State of Ohio, by the enactment of Ohio Revised Code Sections 3735.65 et seq. (the "Community Reinvestment Area Program"), has heretofore authorized municipal corporations to designate Community Reinvestment Areas within the State in order to provide incentives for new residential, commercial or industrial development and/or rehabilitation in such areas, by making available property tax exemption for such new development or rehabilitation; and

WHEREAS, pursuant to said Community Reinvestment Area Program, this Council by Ordinance No. 97-2023 approved the designation of the geographic area described in said Ordinance as the Eastern Community Reinvestment Area (as amended by Ordinance No. 33-2026, the "Community Reinvestment Area"); and

WHEREAS, TCC Reynoldsburg I, LLC, an Ohio limited liability company, or an affiliate (the “Company”) plans to construct commercial or industrial buildings on an approximately 10.5-acre site on Parcel #013-027540-00.002 located in the City (the “Project”); and

WHEREAS, the Company has submitted an application to the City requesting a property tax exemption for the Project, and the City desires to enter into a Community Reinvestment Area Agreement (the “Agreement”) with the Company, a substantially final form of which is on file with the Clerk of Council, and which Agreement further defines and describes the Project and the terms of the tax exemption; and

WHEREAS, the Project is located in the Reynoldsburg City School District and the Licking County Joint Vocational School District, and the Board of Education of the Reynoldsburg City School District and the Board of Education of the Eastland-Fairfield Career & Technical Schools (the “School Districts”) have been notified of the proposed Agreement in accordance with Ohio Revised Code Sections 3735.671 and 5709.83; and

WHEREAS, this Council has determined that it will be in the best interests of the City and its citizens to proceed to enter into the Agreement with the Company, and that fulfillment of such Agreement will carry out the purposes of the Community Reinvestment Area Program;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. Approval of Agreement. This Council hereby approves the Agreement providing for the Project and for an exemption from real property taxation of 75% of the increase in the assessed valuation of real property resulting from improvements to real property for a 15-year period for each building comprising the Project upon completion of that building (as evidenced by a temporary certificate of occupancy (or its equivalent)). That Agreement shall be in substantially the form of the Agreement on file with the Clerk of Council, with such revisions as are approved by the City Attorney; and this Council hereby authorizes the Mayor to execute the Agreement on behalf of the City.

SECTION 2. Ratification of Notices. This Council hereby ratifies the notices given to the School Districts and the estimates therein that the amount of taxes charged and payable on any portion of the assessed valuation of the new structures subject to the exemption from real property taxation approved herein that will not be exempted from such taxation under the Agreement equals or exceeds twenty-five per cent of the amount of total taxes of the new structures subject to the exemption from real property taxation.

SECTION 3. Further Authorizations. This Council hereby authorizes and directs the Mayor, the City Attorney, the City Auditor, and the Development Director, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance, the terms and conditions of the aforesaid Agreement and the requirements and policies of the Community Reinvestment Area Program.

SECTION 4. Delivery. Pursuant to Section 3735.671 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of the Agreement to the Director of the Ohio Department of Development within fifteen days after the Agreement is entered into. On or

before March 31st of each year that the exemption set forth in Section 1 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Ohio Department of Development a status report required under Section 3735.672 of the Ohio Revised Code.

SECTION 5. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC 121.22.

SECTION 6. Effective Date. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that this ordinance is required to be immediately effective so that the Project may commence immediately to provide for creation of jobs and economic opportunities, which are vitally needed in order to enhance revenues for the City and to improve the economic welfare of the people, therefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing an Agreement with TCC Reynoldsburg II, LLC or an Affiliate, Providing for a Project and Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH TCC REYNOLDSBURG II, LLC OR AN AFFILIATE, PROVIDING FOR A PROJECT AND A PROPERTY TAX EXEMPTION PURSUANT TO THE CITY'S COMMUNITY REINVESTMENT AREA PROGRAM, AND DECLARING AN EMERGENCY

WHEREAS, the General Assembly of the State of Ohio, by the enactment of Ohio Revised Code Sections 3735.65 et seq. (the Community Reinvestment Area Program), has heretofore authorized municipal corporations to designate Community Reinvestment Areas within the State in order to provide incentives for new residential, commercial or industrial development and/or rehabilitation in such areas, by making available property tax exemption for such new development or rehabilitation; and

WHEREAS, pursuant to said Community Reinvestment Area Program, this Council by Ordinance No. 97-2023 approved the designation of the geographic area described in said Ordinance as the Eastern Community Reinvestment Area (as amended by Ordinance No. 33-2026, the "Community Reinvestment Area"); and

WHEREAS, TCC Reynoldsburg II, LLC, an Ohio limited liability company, or an affiliate (the

“Company”) plans to construct commercial or industrial buildings on an approximately 10.5-acre site on Parcel #013-027540-00.002 located in the City (the “Project”); and

WHEREAS, the Company has submitted an application to the City requesting a property tax exemption for the Project, and the City desires to enter into a Community Reinvestment Area Agreement (the Agreement) with the Company, a substantially final form of which is on file with the Clerk of Council, and which Agreement further defines and describes the Project and the terms of the tax exemption; and

WHEREAS, the Project is located in the Reynoldsburg City School District and the Licking County Joint Vocational School District, and the Board of Education of the Reynoldsburg City School District and the Board of Education of the Eastland-Fairfield Career & Technical Schools (the “School Districts”) have been notified of the proposed Agreement in accordance with Ohio Revised Code Sections 3735.671 and 5709.83; and

WHEREAS, this Council has determined that it will be in the best interests of the City and its citizens to proceed to enter into the Agreement with the Company, and that fulfillment of such Agreement will carry out the purposes of the Community Reinvestment Area Program;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. Approval of Agreement. This Council hereby approves the Agreement providing for the Project and for an exemption from real property taxation of 75% of the increase in the assessed valuation of real property resulting from improvements to real property for a 15-year period for each building comprising the Project upon completion of that building (as evidenced by a temporary certificate of occupancy (or its equivalent)). That Agreement shall be in substantially the form of the Agreement on file with the Clerk of Council, with such revisions as are approved by the City Attorney; and this Council hereby authorizes the Mayor to execute the Agreement on behalf of the City.

SECTION 2. Ratification of Notices. This Council hereby ratifies the notices given to the School Districts and the estimates therein that the amount of taxes charged and payable on any portion of the assessed valuation of the new structures subject to the exemption from real property taxation approved herein that will not be exempted from such taxation under the Agreement equals or exceeds twenty-five per cent of the amount of total taxes of the new structures subject to the exemption from real property taxation.

SECTION 3. Further Authorizations. This Council hereby authorizes and directs the Mayor, the City Attorney, the City Auditor, and the Development Director, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance, the terms and conditions of the aforesaid Agreement and the requirements and policies of the Community Reinvestment Area Program.

SECTION 4. Delivery. Pursuant to Section 3735.671 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of the Agreement to the Director of the Ohio Department of Development within fifteen days after the Agreement is entered into. On or before March 31 of each year that the exemption set forth in Section 1 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the

Ohio Department of Development a status report required under Section 3735.672 of the Ohio Revised Code.

SECTION 5. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC 121.22.

SECTION 6. Effective Date. This ordinance is declared to be an emergency measure necessary for the immediate preservation of public peace, health and safety, and for the further reason that this ordinance is required to be immediately effective so that the Project may commence immediately to provide for the creation of jobs and economic opportunities, which are vitally needed in order to enhance revenues for the City and to improve the economic welfare of the people, therefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance to Approve the Final Plat Plan for the M/I Homes of Central Ohio, LLC Development at Summit Crossing, Section 2, Phases A and B, and Declaring an Emergency

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

Single read emergency

REASON FOR EMERGENCY:

in order for the project to begin

STAFF REPORT:

AN ORDINANCE TO APPROVE THE FINAL PLAT PLAN FOR THE M/I HOMES OF CENTRAL OHIO, LLC DEVELOPMENT AT SUMMIT CROSSING, SECTION 2, PHASES A AND B, AND DECLARING AN EMERGENCY

WHEREAS, Matt Kirk and Kyle Harmon of EMH&T, has submitted the Summit Crossing Final Plat for Section 2, Phases A and B for the approval of 125 lots; and

WHEREAS, the Planning and Zoning Board met on July 30, 2026, where they reviewed and approved the additional development plan for Summit Crossing Final Plat Section 2, Phases A and B.

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

SECTION 1: That the Section 2, Phases A and B Final Plat for Summit Crossing, particularly described as follows, be approved:

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, and in Lot 12, Section 9, Township 16, Range 20, Refugee Lands, containing 125 lots comprised of a part of the tract of

land conveyed to M/I HOMES OF CENTRAL OHIO, LLC.

SECTION 2: That the City Engineer has certified that Summit Crossing meets all requirements.

SECTION 3: That said Plats for Summit Crossing are attached to this Ordinance as Exhibit A and are made a part herein.

SECTION 4: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of public health and safety, and for the further reason that this Ordinance is required to be effective immediately to allow the Project may commence immediately to provide for the creation of jobs and economic opportunities, which are vitally needed in order to enhance revenues for the City and to improve the economic welfare of the people, therefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Reynoldsburg Planning & Zoning Board
Record of Action
July 30, 2026

The Reynoldsburg Planning & Zoning Board took the following action at this meeting:

ITEM: Application #2026-0362; Matt Kirk of EMH&T for M/I Homes of Central Ohio, LLC; Final Plat Application for Summit Crossing Section 2 Phase A

ACTION: Motion was made by the Planning & Zoning Board to approve the Final Plat Application with conditions. The motion to approve the Final Plat with conditions was passed with a 6 to 0 vote, therefore the Final Plat request is approved with the following conditions:

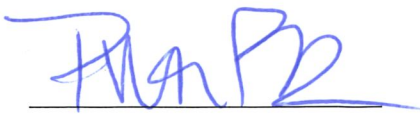
1. Amend the application to state 59 lots proposed on the Final Plat.
2. Clarify in the Legend that B.L. is the Building Setback Line.
3. Provide a Line Type in the Legend, indicating the line used to show the Building Setback Line.
4. Provide a signature line for the Superintendent of Water/Wastewater on Sheet 1.
5. That the plat is revised to City Staff's satisfaction before going to City Council.

NEXT STEPS:

The next steps the applicant should take in the process include:

1. Corrections, showing that the conditions have been met to staff's satisfaction, before going before City Council.
2. The Final Plat will then be sent to City Council for Approval. The Final Plat will go before City Council for three readings.
3. Once the Final Plat is approved by City Council, a Mylar of the approved Final Plat is turned into Permitting. City Staff will provide the appropriate signatures on the Mylar. Please know there is a 30-day referendum period once the Final Plat is approved by City Council, unless it was passed as an emergency.
4. The applicant will then need to record the Mylar with the appropriate County Recorder's office.

Please contact the Planning and Zoning Administrator at 614.322.6829 if you need additional information or assistance.



Phoenix Buathier, Planning and Zoning Administrator
City of Reynoldsburg

July 20, 2026

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Matt Kirk of EMH&T for M/I Homes of Central Ohio, LLC; Summit Crossing Section 2
Phase A Final Plat

Planning and Zoning Board:

Below is the staff review of the above reference Final Plat Application.

1. Project Summary

- a. The 69.4 +/- acre residential subdivision is zoned RM, Residential Medium. Of the 69.4-acre site, 30.1 acres are proposed to be used for the Townhome portion of the site. To the north, west and south of the subject site is Dwelling – Detached Single-Family zoned SR, Suburban Residential. To the east of the site is Dwelling – Detached Single-Family in Etna Township and Vacant land zoned I, Innovation.
- b. The subject site was previously under an agricultural land use. A portion of the site is currently being developed for the 280 Dwelling – Attached Single-Family homes, with a density of 9.6 dwelling units per acre. The approved major site plan also included a total open space area of 25.78 acres, which will include a 22.98-acre City Park. The development has received Final Plat approval for Section 1, Phase A & B.
- c. The parcels apart of the Final Plat are 1.664 acres of parcel 125-026598-00.002, and 2.830 acres of parcel 125-026598-00.003.
- d. The proposed Final Plat application is for Section 2, Phase A, consisting of 4.494 acres and 59 lots. Of the 59 lots proposed on the Final Plat, 58 lots will consist of Dwellings – Attached Single-Family homes. Reserve G is intended to be used as a Private Road that the HOA will be responsible for maintaining.

2. Project Review Zoning

- a. The applicant is seeking Final Plat approval for Summit Crossing Subdivision Section 2 Phase A for 59 lots.
- b. The lot dimensions, right-of-way's, layout, setbacks, and open space configurations are consistent with the approved major site plan and preliminary plat.
- c. The building setback line should be identified in the line type legend.
- d. On Sheet 1 of 3: The Superintended of Water/Wastewater signature line on Sheet 1 needs to be added per Section 1111.15.B.vi

3. Project Review Engineering

- a. No comments.

4. Recommendations

- a. Staff recommends approval for Summit Crossing Subdivision Section 2 Phase A with the following conditions:
 - i. Amend the application to state 59 lots proposed on the Final Plat.
 - ii. Clarify in the Legend that B.L. is the Building Setback Line.
 - iii. Provide a Line Type in the Legend, indicating the line used to show the Building Setback Line.
 - iv. Provide a signature line for the Superintendent of Water/Wastewater on Sheet 1.
 - v. That the plat is revised to City Staff's satisfaction before going to City Council.

*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

*Please know that an application will not be processed until payment has been received.

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

Property Address/Name of Plat:	Summit Crossing Section 2 Phase A
Description of Location:	8718 Summit Road
Parcel ID#(s):	125-026-598-00.002 & 125-026598-00.003
Number of Lots:	59
Complete Where Applicable:	
Engineer/Surveyor:	EMH&T - Matt Kirk
Builder/Developer:	M/I Homes of Central Ohio, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): M/I Homes of Central Ohio, LLC	Property Owner Address: 4131 Worth Avenue, Columbus, OH, 43219
---	---

II. APPLICANT INFORMATION

Applicant Name: EMH&T - Matt Kirk	Applicant Address: 5500 New Albany Road, Columbus, OH, 43054
Applicant Phone Number: 614-775-4131	Applicant Email: mkirk@emht.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

III. PROJECT TYPE

- ☐ Subdivision without Plat (lot split) (\$200 Residential/\$250 Non-Residential)
 ☐ Preliminary Plat (\$750 + \$50 per lot All Districts)
 ☐ Preliminary Plat Extension (\$50 All Districts)
 ☒ Final Plat (\$500 All Districts)
 ☐ Plat Modification/Vacation (\$500 All Districts) (includes changes to approved preliminary not expired, or changes to approved final plat)

Applicant Signature: Matt Kirk Date: 5-22-26

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

* Revised 2026

Additional Notes:	Zoning District: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">PZB Meeting</th> <th style="text-align: center;">City Council Meeting</th> </tr> <tr> <td> Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied ☐ Withdrawn </td> <td> Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied ☐ Withdrawn </td> </tr> </table>	PZB Meeting	City Council Meeting	Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied ☐ Withdrawn	Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied ☐ Withdrawn	Clerk of Council: _____ Date: _____ P&Z Administrator: _____ Date: _____
PZB Meeting	City Council Meeting						
Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied ☐ Withdrawn	Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied ☐ Withdrawn						

SUMMIT CROSSING SECTION 2 PHASE A

1
3

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, and in Lot 12, Section 9, Township 16, Range 20, Refugee Lands, containing 4.494 acres of land, more or less, said 4.494 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deed of record in Instrument Numbers 202501230001182 and 202501230001206, Recorder's Office, Licking County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **JOSH BARKAN**, Division President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SUMMIT CROSSING SECTION 2 PHASE A"**, a subdivision containing Lots numbered 83 to 140, both inclusive, and an area designated as Reserve "G", does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", "Sidewalk Easement", or Reserve "G" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing and maintaining a sidewalk and/or shared use path for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility Easement" (P.U.E.) for the access, construction, operation and maintenance of storm water runoff drains, facilities and mainline waterline facilities. Such facilities shall be owned and maintained by one or more condominium associations as will be established subsequent to the recordation of this plat. Said facilities will not be dedicated to the City of Reynoldsburg, Ohio and the City of Reynoldsburg, Ohio will not be responsible for the maintenance of said facilities.

The owners of the fee simple titles to Lots 83 to 140, both inclusive, and an area designated as Reserve "G", shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "G" to be shared with the owners of the fee simple titles to each other of said lots 83 to 140, both inclusive, and an area designated as Reserve "G".

In Witness Whereof, **JOSH BARKAN**, Division President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of:

**M/I HOMES OF CENTRAL
OHIO, LLC**

By **JOSH BARKAN**,
Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JOSH BARKAN**, Division President of said **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ____ day of ____,
20__.

Chairman, Planning and Zoning Board,
Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

City Engineer, Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

Director of Public Service,
Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

Superintendent of Street Division,
Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

Superintendent of Water/Waste Water ,
Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

Chief of Fire Department,
West Licking Joint Fire District

Approved and accepted this ____ day of ____, 20__, by Ordinance
No. _____ wherein all of Summit Crossing Section 2 Phase A is accepted as such
by the Council for the City of Reynoldsburg, Ohio.

City Clerk, Reynoldsburg, Ohio

Mayor, Reynoldsburg, Ohio

Transferred this ____ day of ____,
20__.

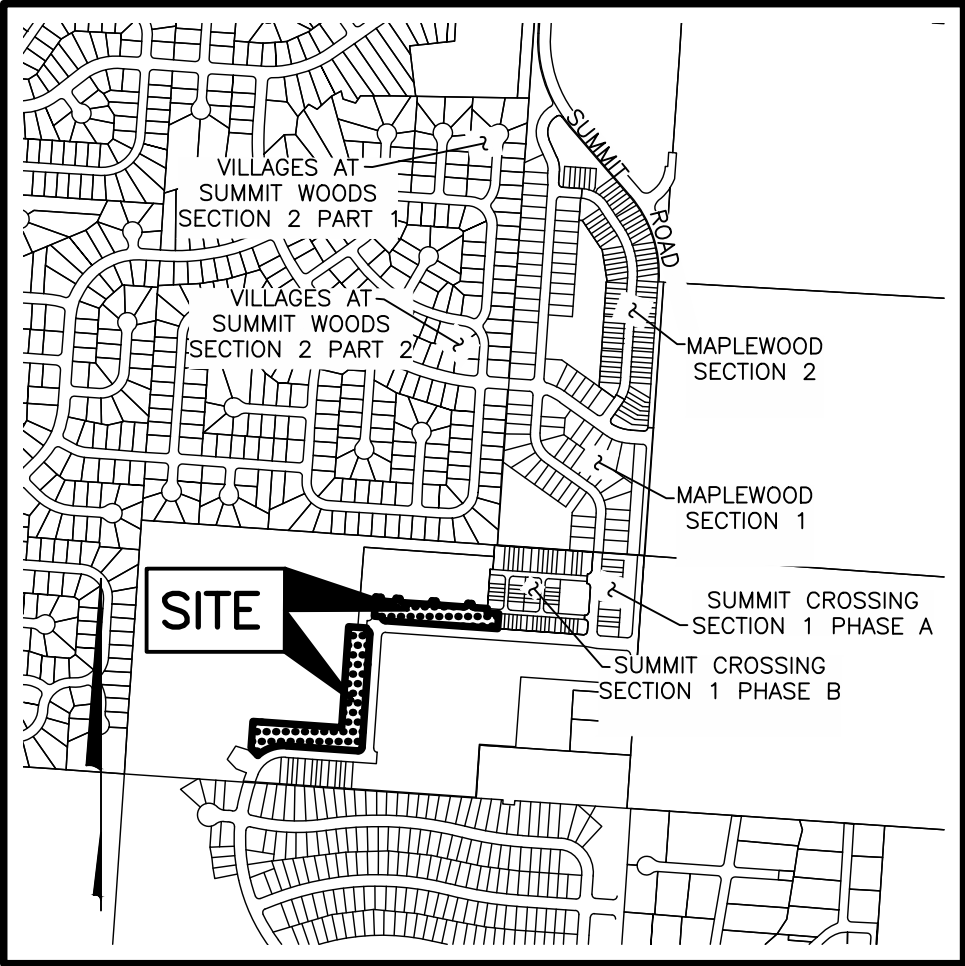
Auditor, Licking County, Ohio

Filed for record this ____ day of ____,
20__ at _____
M. Fee \$ _____
File No. _____

Recorder, Licking County, Ohio

Recorded this ____ day of ____,
20__.

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The portion of the centerline of Summit Road, having a bearing of South 03° 59' 20" West, is designated as the "basis of bearings" for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Licking County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

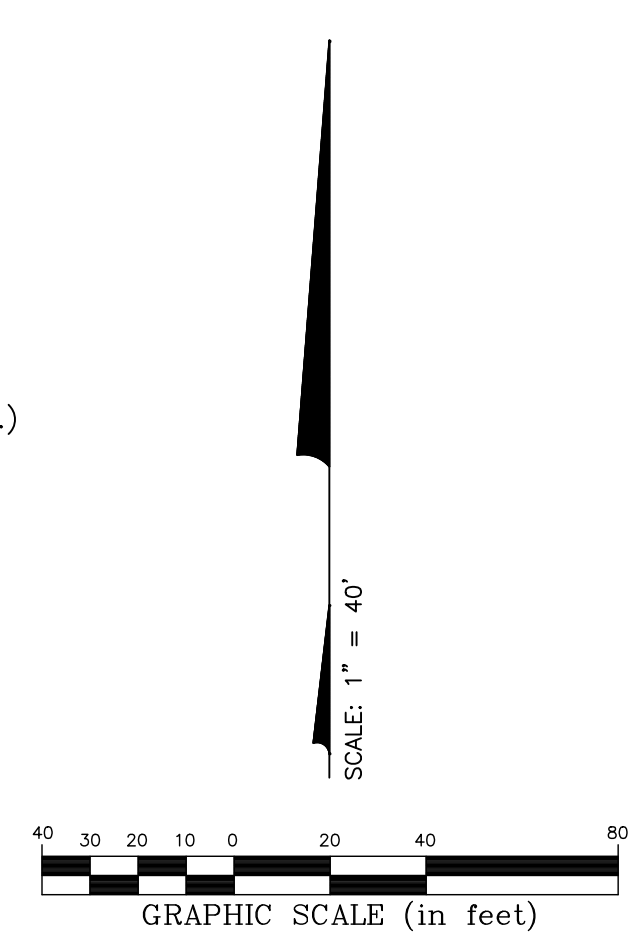
SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ◎ = Permanent Marker (See Survey Data)

By _____ Date _____
Joshua M. Kleemeyer
Professional Surveyor No. 8790
jkleemeyer@emht.com



SUMMIT CROSSING SECTION 2 PHASE A

3
3

NOTE "A": All of Summit Crossing Section 2 Phase A is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Licking County, Ohio and Incorporated Areas, map number 390089C0409K with effective date of July 31, 2024.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage	4.494 Ac.
Acreage in Reserve "G" (private right-of-way)	0.404 Ac.
Acreage in lots	4.090 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Summit Crossing Section 2 Phase A is out of the following Licking County Parcel Numbers:

125-026598-00.002	1.664 Ac.
125-026598-00.003	2.830 Ac.

NOTE "D" - RESERVE "G": Reserve "G", as designated and delineated hereon, shall be owned and maintained by the Summit Crossing master association. The drives constructed within said Reserve will be private drives which will be owned and maintained by said association. Until such time as said association is formed and funded, the developer will be responsible for the maintenance of said Reserve. Said drives will not be dedicated to the City of Reynoldsburg and the City of Reynoldsburg, will not be responsible for the maintenance of said drives.

NOTE "E": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "F": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Summit Crossing Section 2 Phase A, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Licking County Recorder's Office.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	20.00'	31.42'	S 48°59'20" W	28.28'
C2	0°55'25"	205.00'	3.30'	N 86°28'23" W	3.30'
C3	12°19'20"	205.00'	44.09'	S 86°54'15" W	44.00'
C4	7°06'31"	205.00'	25.43'	S 77°11'19" W	25.42'
C5	6°17'19"	205.00'	22.50'	S 70°29'24" W	22.49'
C6	6°03'26"	205.00'	21.67'	S 64°19'01" W	21.66'
C7	5°58'28"	205.00'	21.38'	S 58°18'04" W	21.37'
C8	6°17'33"	205.00'	22.51'	S 52°10'04" W	22.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N34°41'10"W	25.92'
L2	N28°42'42"W	17.07'
L3	N22°39'15"W	8.27'
L4	S86°00'40"E	34.00'
L5	N03°59'20"E	31.00'
L6	N03°59'20"E	31.00'
L7	N03°59'20"E	31.00'
L8	N03°59'20"E	31.00'

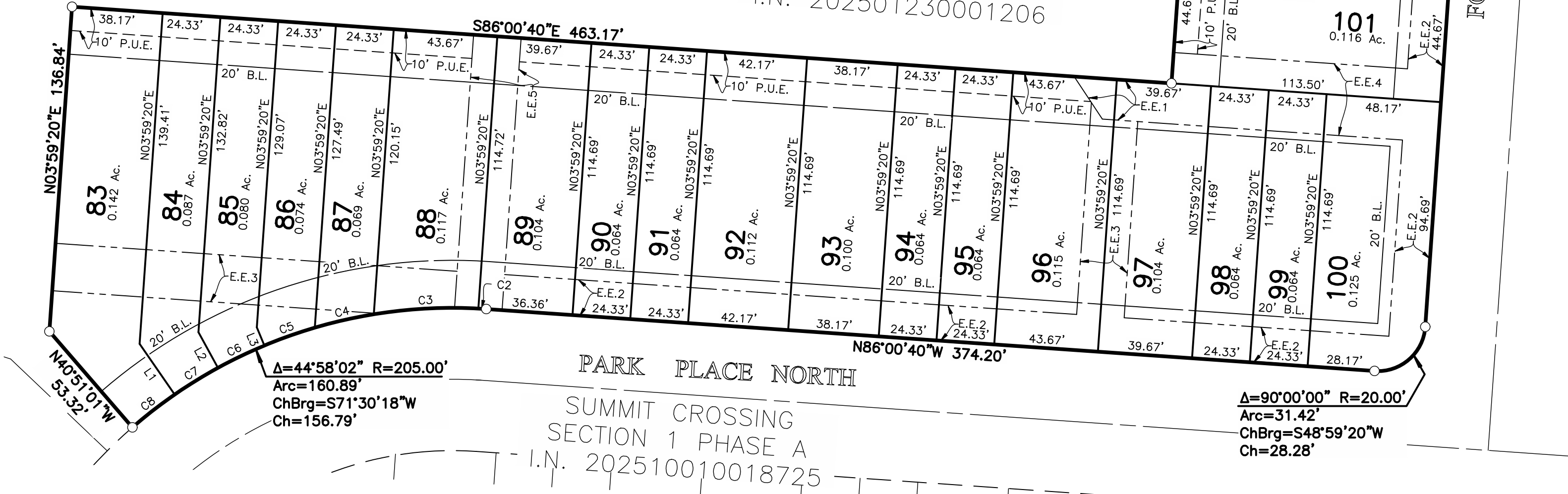
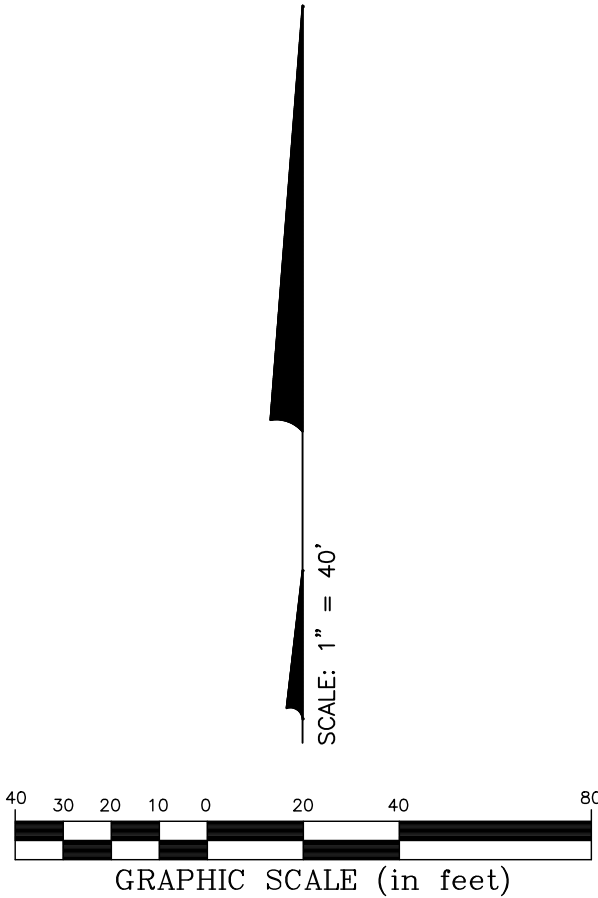
Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line
- Building Setback Line (B.L.)

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

Legend

- B.L. = Building Setback Line
- D.E. = Drainage Easement
- Esmt = Easement
- P.U.E. = Private Utility Easement
- S.E. = Sidewalk Easement
- E.E.1 = Existing D.E.
I.N. 202510010018725
- E.E.2 = Existing 15' Esmt
I.N. 202510010018725
- E.E.3 = Existing 20' Esmt
I.N. 202510010018725
- E.E.4 = Existing 30' D.E.
I.N. 202510010018725
- E.E.5 = Existing 20' D.E.
I.N. 202510010018725
- E.E.6 = Existing Esmt
I.N. 202510010018725



From: [Doug White](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#); [Adam Wheeler](#)
Subject: RE: 8718 Summit Road - 2026-0362 - Summit Crossing Section 2 Phase B - Final Plat
Date: Wednesday, July 15, 2026 2:11:16 PM

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

The Fire District reviewed the plans for section 2 phase A and B and we don't have any comments at this time.

Doug White
West Licking Fire District
Fire Marshal
Office: 740-927-3046 opt. 2
dwhite@westlickingfire.org



From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Tuesday, July 14, 2026 7:03 AM
To: Doug White <DWhite@westlickingfire.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Adam Wheeler <AWheeler@reynoldsburg.gov>
Subject: 8718 Summit Road - 2026-0362 - Summit Crossing Section 2 Phase B - Final Plat

Doug,

I am sending you 8718 Summit Road , Summit Crossing Section 2 Phase B, Final Plat Application submittal and supporting materials. This item is scheduled for the July 30th Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by Wednesday July 22nd so that we can incorporate them in the staff report that goes out first thing on July 23rd.

If you have any questions, please feel free to call or email. Thank you for your help.

Best,

Phoenix Buathier

PLANNING AND ZONING ADMINISTRATOR

–

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov

Reynoldsburg Planning & Zoning Board
Record of Action
July 30, 2026

The Reynoldsburg Planning & Zoning Board took the following action at this meeting:

ITEM: Application #2026-0452; Kyle Harmon of EMH&T for M/I Homes of Central Ohio, LLC; Final Plat Application for Summit Crossing Section 2 Phase B

ACTION: Motion was made by the Planning & Zoning Board to approve the Final Plat Application with conditions. The motion to approve the Final Plat with conditions was passed with a 6 to 0 vote, therefore the Final Plat request is approved with the following conditions:

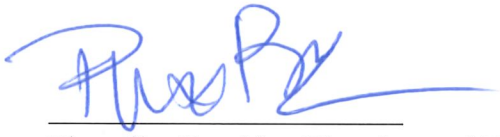
1. Amend the application to state 66 lots proposed on the Final Plat.
2. Clarify in the Legend that B.L. is the Building Setback Line
3. Provide a Line Type in the Legend, indicating the line used to show the Building Setback Line.
4. Show the building setback lines for Reserve I, J and K.
5. Provide the required documentation of the maintenance easement for the retention pond on Reserve "K". Along with providing a copy of the recorded maintenance easement and noting the deed book and page number on the Final Plat.
6. To amend Note F on the Final Plat to reflect what was approved with regards to the Major Site Plan, stating that the Summit Crossing HOA is responsible for the maintenance of the retention pond on Reserve "K".
7. Provide a signature line for the Superintendent of Water/Wastewater on Sheet 1.
8. That Engineering's comment is addressed in the Project Review Engineering, letter a.
9. That the plat is revised to City Staff's satisfaction before going to City Council.

NEXT STEPS:

The next steps the applicant should take in the process include:

1. Corrections, showing that the conditions have been met to staff's satisfaction, before going before City Council.
2. The Final Plat will then be sent to City Council for Approval. The Final Plat will go before City Council for three readings.
3. Once the Final Plat is approved by City Council, a Mylar of the approved Final Plat is turned into Permitting. City Staff will provide the appropriate signatures on the Mylar. Please know there is a 30-day referendum period once the Final Plat is approved by City Council, unless it was passed as an emergency.
4. The applicant will then need to record the Mylar with the appropriate County Recorder's office.

Please contact the Planning and Zoning Administrator at 614.322.6829 if you need additional information or assistance.

A handwritten signature in blue ink, appearing to read 'Phoenix Buathier', with a long horizontal flourish extending to the right.

Phoenix Buathier, Planning and Zoning Administrator
City of Reynoldsburg

July 20, 2026

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Matt Kirk of EMH&T for M/I Homes of Central Ohio, LLC; Summit Crossing Section 2 Phase B Final Plat

Planning and Zoning Board:

Below is the staff review of the above reference Final Plat Application.

1. Project Summary

- a. The 69.4 +/- acre residential subdivision is zoned RM, Residential Medium. Of the 69.4-acre site, 30.1 acres are proposed to be used for the Townhome portion of the site. To the north, west and south of the subject site is Dwelling – Detached Single-Family zoned SR, Suburban Residential. To the east of the site is Dwelling – Detached Single-Family in Etna Township and Vacant land zoned I, Innovation.
- b. The subject site was previously under an agricultural land use. A portion of the site is currently being developed for the 280 Dwelling – Attached Single-Family homes, with a density of 9.6 dwelling units per acre. The approved major site plan also included a total open space area of 25.78 acres, which will include a 22.98-acre City Park. The development has received Final Plat approval for Section 1, Phase A & B.
- c. The parcels apart of the Final Plat are 29.463 acres of parcel 125-026598-00.002, and 0.316 acres of parcel 125-026598-00.003.
- d. The proposed Final Plat application is for Section 2, Phase B, consisting of 29.779 acres and 66 lots. Of the 66 lots proposed on the Final Plat, 62 lots will consist of Dwellings – Attached Single-Family homes. Reserve H is intended to be used as a Private Road that the HOA will be responsible for maintaining. Reserve I and J are intended to be used for open space storm/water facilities. Reserve K will be owned and maintained by the City of Reynoldsburg for the purpose of public park/open space.

2. Project Review Zoning

- a. The applicant is seeking Final Plat approval for Summit Crossing Subdivision Section 2 Phase B for 66 lots.
- b. The lot dimensions, right-of-way's, layout, setbacks, and open space configurations are consistent with the approved major site plan and preliminary plat.
- c. There appears to be a Subdivision Boundary Line used for a Building Setback Line on the rear of lots 181-186, this should be correct to the correct line type.
- d. The building setback line should be identified in the line type legend.
- e. The building setbacks should be shown on Reserve I, J and K.

- f. The retention pond for the entire development is located within Reserve K. Based on discussions the developer and the Major Site Plan, the developer agreed that the retention pond on Reserve “K” would be maintained by the Summit Crossing HOA. Therefore, the note on the Final Plat needs to change to reflect what is stated on the Major Site Plan, along with providing the recorded maintenance easement. The recorded maintenance easement should be provided with, and noted on the Final Plat.
 - i. On the Final Plat, Note F, for Reserve K states, “Reserve “K”, as designated and delineated hereon, shall be owned and maintained by the City of Reynoldsburg for the purposed of public park/open space”.
 - ii. On the Major Site Plan, Note C, it states, “Reserve “K” shall be deeded to the City of Reynoldsburg for a public park. The stormwater facility within Reserve “K” will be maintained by the Summit Crossing Home Owners Association and shall fall within a maintenance easement. All landscape and maintenance within Reserve “K” excluding the pond shall be provided by [the] City of Reynoldsburg”.
 - g. On Sheet 1 of 3: The Superintended of Water/Wastewater signature line on Sheet 1 needs to be added per Section 1111.15.B.vi
3. Project Review Engineering
- a. Provide the appropriately sized drainage easement necessary to cover the proposed flood routing across the rear of lots 153-174 and Reserve “I”.
4. Recommendations
- a. Staff recommends approval for Summit Crossing Subdivision Section 2 Phase B with the following conditions:
 - i. Amend the application to state 66 lots proposed on the Final Plat.
 - ii. Clarify in the Legend that B.L. is the Building Setback Line
 - iii. Provide a Line Type in the Legend, indicating the line used to show the Building Setback Line.
 - iv. Show the building setback lines for Reserve I, J and K.
 - v. Provide the required documentation of the maintenance easement for the retention pond on Reserve “K”. Along with providing a copy of the recorded maintenance easement and noting the deed book and page number on the Final Plat.
 - vi. To amend Note F on the Final Plat to reflect what was approved with regards to the Major Site Plan, stating that the Summit Crossing HOA is responsible for the maintenance of the retention pond on Reserve “K”.
 - vii. Provide a signature line for the Superintendent of Water/Wastewater on Sheet 1.
 - viii. That Engineering’s comment is addressed in the Project Review Engineering, letter a.
 - ix. That the plat is revised to City Staff’s satisfaction before going to City Council.

*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

*Please know that an application will not be processed until payment has been received.

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

Property Address/Name of Plat:	Summit Crossing Section 2 Phase B
Description of Location:	8718 Summit Road
Parcel ID#(s):	125-026598-00.002 & 125-026598-00.003
Number of Lots:	66
Complete Where Applicable:	
Engineer/Surveyor:	EMH&T - Kyle Harmon
Builder/Developer:	M/I Homes of Central Ohio, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): M/I Homes of Central Ohio, LLC	Property Owner Address: 4131 Worth Ave, Ste 310, Columbus, OH 43219
--	---

II. APPLICANT INFORMATION

Applicant Name: EMH&T - Kyle Harmon	Applicant Address: 5500 New Albany Road, Columbus, OH 43054
Applicant Phone Number: 614-775-4431	Applicant Email: kharmon@emht.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

III. PROJECT TYPE

☐ Subdivision without Plat (lot split) (\$200 Residential/\$250 Non-Residential)
 ☐ Preliminary Plat (\$750 + \$50 per lot All Districts)
 ☐ Preliminary Plat Extension (\$50 All Districts)
 ☒ Final Plat (\$500 All Districts)
 ☐ Plat Modification/Vacation (\$500 All Districts) (includes changes to approved preliminary not expired, or changes to approved final plat)

Applicant Signature: Kyle Harmon Digitally signed by Kyle Harmon Date: 2026.06.01 10:20:19 -04'00' Date: 6/1/2026

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

* Revised 2026

Additional Notes:	Zoning District: _____	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied ☐ Withdrawn	City Council Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied ☐ Withdrawn
Clerk of Council: _____ Date: _____		P&Z Administrator: _____ Date: _____	

Section 1111.05

PRELIMINARY PLAT REQUIREMENTS

The owner of land who desires to subdivide it shall submit three (3) copies of a preliminary/final plat along with three (3) copies of a general layout of all site improvements to be installed on the entire tract of land to be developed even if the owner or developer only intends to initially develop only a part of the tract, to the Planning and Zoning Board twenty-one (21) days prior to a regular meeting of the Board. A copy of the general layout of all site improvements attached to a copy of the plat shall be in the possession of each member of the Board for a minimum period of seven (7) days before consideration for approval. One (1) electronic copy should also be submitted of the preliminary/final plat and the general layout of all site improvements at the time of submittal.

The preliminary plat shall contain the following, and be prepared by a licensed professional engineer in the State of Ohio:

- ☐ The scale, with a minimum of one inch to equal one hundred feet
- ☐ The proposed name of the subdivision;
- ☐ Key map showing location within the City;
- ☐ Names and addresses of owners, developers and the surveyor who made the plat;
- ☐ Date
- ☐ North point
- ☐ Legal description of parcel being subdivided.

The following existing conditions shall be shown on the plat:

- ☐ Boundary lines and approximate acreage included matching the provided legal description;
- ☐ Locations, widths and names of all existing or previously platted streets or alleys, and proposed thoroughfare locations as shown on the official City Thoroughfare Plan, railroad and utility rights of way, parks and public open spaces, permanent buildings and structures, all section and corporation lines within or adjacent to the tract
- ☐ Existing sewers, water mains, culverts and other underground facilities within the tract, indicating pipe sizes, elevations and grades, if readily available, and locations, if known or available
- ☐ Boundary lines of adjacent tracts of unsubdivided and subdivided land;
- ☐ Existing zoning restrictions;
- ☐ Existing contours, with intervals of five feet where the slope is greater than ten percent and not more than two feet where the slope is less than ten percent;
- ☐ Drainage channels, wooded areas, water courses and other significant physical features;
- ☐ Existing and proposed easements.

The following proposed conditions shall be shown:

- ☐ Layout of streets and right-of-way widths;
- ☐ Layout, numbers and dimensions of lots including total square footage;
- ☐ Parcels of land intended to be dedicated or temporarily reserved for public use;
- ☐ Building setback lines shown graphically with dimensions;
- ☐ Indication of any lot on which a use other than residential is proposed by the owner;
- ☐ Names of new streets which shall not duplicate names of any existing dedicated street within the County and/or its incorporated areas;
- ☐ New streets which are extensions of or in alignment with existing streets which shall bear the names of the existing streets of which they are extensions or with which they are in alignment;
- ☐ Bearings and dimensions of lot, parcel, and right-of-way boundaries; and
- ☐ Proposed landscaping, if any.

Who may I call if I have questions?
Contact the Planning & Zoning Administrator at
614-322-6850.
OR Visit our website at:
<https://www.reynoldsborg.gov/166/Development-Department>

Section 1111.07 & 1111.09

FINAL PLAT REQUIREMENTS

A final plat shall contain all material required for the preliminary plat and the following additional information prepared and sealed by a licensed professional engineer in the State of Ohio:

- ☐ Boundary of plat based on an accurate traverse with angular and lineal dimensions;
- ☐ True angle and distance to the nearest street intersection, accurately described on the plat;
- ☐ Municipal, township, county or section lines accurately tied to the lines of all chord dimensions;
- ☐ Radii, internal angles, points of curvature, tangent bearings and lengths of all chord dimensions;
- ☐ All lot numbers and lines with accurate dimensions in feet and hundredths and bearings in degrees and minutes;
- ☐ Accurate location of all monuments, which shall be composed and/or located as follows:
 1. Be composed of a durable material;
 2. Be a minimum length of thirty inches (30IN)
 3. Of a minimum cross-section area of material of two tenths square inches (one inch (1IN) in diameter)
 4. Be identified with a durable marker bearing the Surveyor's Ohio Registration number and/ or name or company name
 5. Be detectable with conventional instruments for finding ferrous or magnetic objects;
 6. Placed with the top at the existing grade elevation.
 7. One such monument shall be placed at each extreme corner of the subdivision. All lots must be marked with steel pins, and such pins must be in place after a building is completed. The Building Official shall confirm that lot pins are in place on the final occupancy permit.
- ☐ Exact location, width and name of all streets or other public ways
- ☐ Known easements, accurately located and stating the purpose for which they are intended.

A final plat shall also contain:

- ☐ A certificate by a registered professional land surveyor that the plat represents a completed survey and that the monuments shown exist as located or will be set following construction and that all dimensional and geodetic details are correct.
- ☐ Notarized certification by the owner or owners of the adoption of the plat and the dedication by them to public use of the streets and other public areas shown on the plat. The signatures of the owner(s) are required prior to the obtaining of any City Official's signature on the plat. No property shall extend to the center of a right of way.
- ☐ Proper form for the approval of the Planning and Zoning Board with space for the signature of the Chairman.
- ☐ Space for approval by signature of the City Engineer and Director of Public Service.
- ☐ Proper form for approval and acceptance by Council, showing ordinance number and provisions for signature by the Clerk of Council.
- ☐ Space for approval, by signature of the City Engineer and Director of Public Service, of easements added to or revised on the final plat.
- ☐ Space for transfer by the County Auditor and recording by the County Recorder. A statement of the expiration date of the City approval shall be placed just ahead of the space provided for the County Auditor's signature.
- ☐ A topographic survey prepared by an Ohio registered professional surveyor using the North American Vertical Datum of 1988 (NAVD88) reflecting flood way, flood way fringe, base flood elevations and property lines of the plat under consideration for development.

Who may I call if I have questions?
Contact the Planning & Zoning Administrator at
614-322-6850.
OR Visit our website at:
<https://www.reynoldsburg.gov/166/Development-Department>

SUBDIVISION WITHOUT PLAT(LOT SPLIT) REQUIREMENTS

A lot split application shall be accompanied by a survey including the following information:

- ☐ Parent parcel number and address
- ☐ Zoning district of the parent parcel
- ☐ Lot dimensions of the parent parcel
- ☐ Area of the parent parcel (acreage or square footage)
- ☐ Location of all existing buildings located on the parcel
- ☐ The Intended subdivision of the parcel
- ☐ Dimensions of each new lot
- ☐ Area of each new lot (acreage or square footage)
- ☐ Setbacks of existing buildings to the new lot lines
- ☐ Any parking spaces provided on each parcel
- ☐ Identification of all easements

Who may I call if I have questions?
Contact the Planning & Zoning Administrator at
614-322-6850.
OR Visit our website at:
[https://www.reynoldsburg.gov/166/Development-
Department](https://www.reynoldsburg.gov/166/Development-Department)

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, and in Lot 12, Section 9, Township 16, Range 20, Refugee Lands, containing 29.779 acres of land, more or less, said 29.779 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deed of record in Instrument Numbers 202501230001182 and 202501230001206, Recorder's Office, Licking County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **JOSH BARKAN**, Division President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SUMMIT CROSSING SECTION 2 PHASE B"**, a subdivision containing Lots numbered 141 to 202, both inclusive, and areas designated as Reserves "H", "I", "J" and "K", does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", "Sidewalk Easement" or Reserve "H" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing and maintaining a sidewalk and/or shared use path for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility Easement" (P.U.E.) for the access, construction, operation and maintenance of storm water runoff drains, facilities and mainline waterline facilities. Such facilities shall be owned and maintained by one or more condominium associations as will be established subsequent to the recordation of this plat. Said facilities will not be dedicated to the City of Reynoldsburg, Ohio and the City of Reynoldsburg, Ohio will not be responsible for the maintenance of said facilities.

The owners of the fee simple titles to Lots 141 to 202, both inclusive, and areas designated as Reserves "H", "I", "J" and "K", shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "H" to be shared with the owners of the fee simple titles to each other of said lots 141 to 202, both inclusive, and areas designated as Reserves "H", "I", "J" and "K".

In Witness Whereof, **JOSH BARKAN**, Division President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of:

**M/I HOMES OF CENTRAL
OHIO, LLC**

By **JOSH BARKAN**,
Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JOSH BARKAN**, Division President of said **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ____ day of ____,
20__.

Chairman, Planning and Zoning Board,
Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

City Engineer, Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

Director of Public Service,
Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

Superintendent of Street Division,
Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

Superintendent of Water/Waste Water ,
Reynoldsburg, Ohio

Approved this ____ day of ____,
20__.

Chief of Fire Department,
West Licking Joint Fire District

Approved and accepted this ____ day of ____, 20__, by Ordinance No. _____ wherein all of Summit Crossing Section 2 Phase B is accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, Reynoldsburg, Ohio

Mayor, Reynoldsburg, Ohio

Transferred this ____ day of ____,
20__.

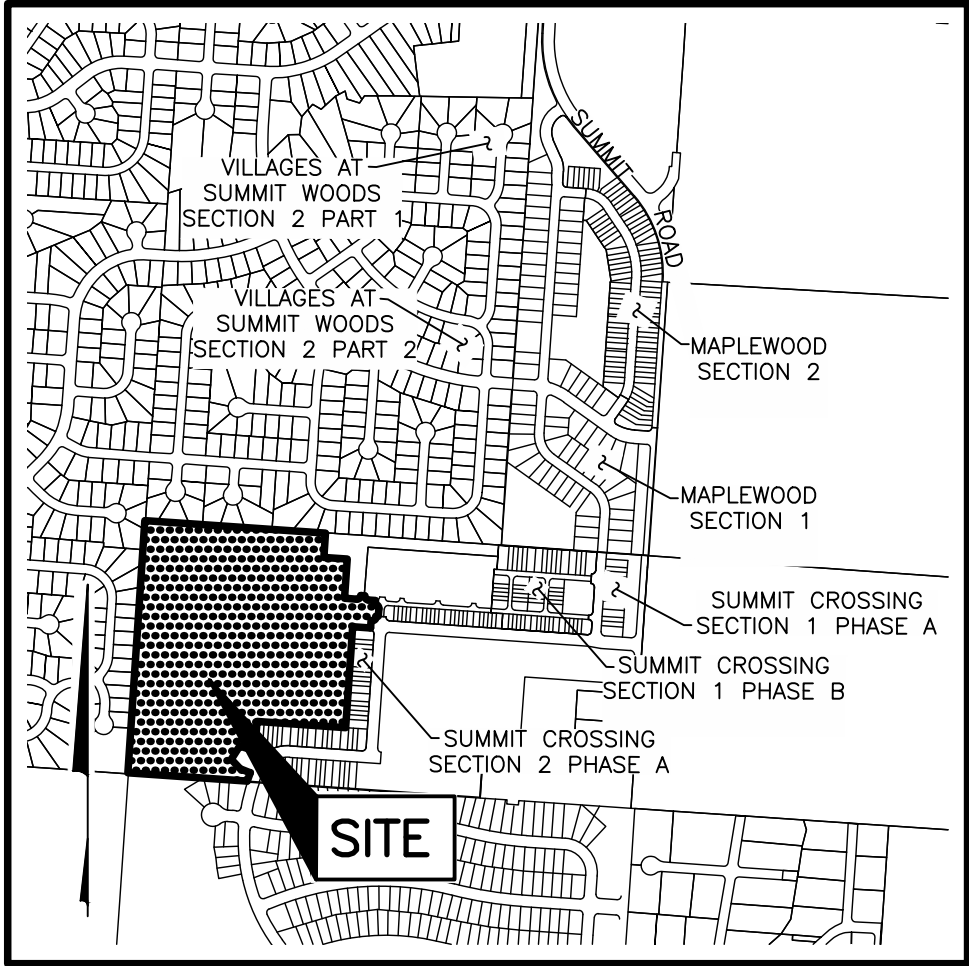
Auditor, Licking County, Ohio

Filed for record this ____ day of ____,
20__ at _____
M. Fee \$ _____
File No. _____

Recorder, Licking County, Ohio

Recorded this ____ day of ____,
20__.

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The portion of the centerline of Summit Road, having a bearing of South 03° 59' 20" West, is designated as the "basis of bearings" for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Licking County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

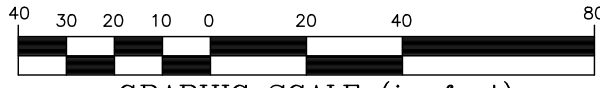
SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ◎ = Permanent Marker (See Survey Data)

By _____ Date _____
Joshua M. Kleemeyer
Professional Surveyor No. 8790
jkleemeyer@emht.com

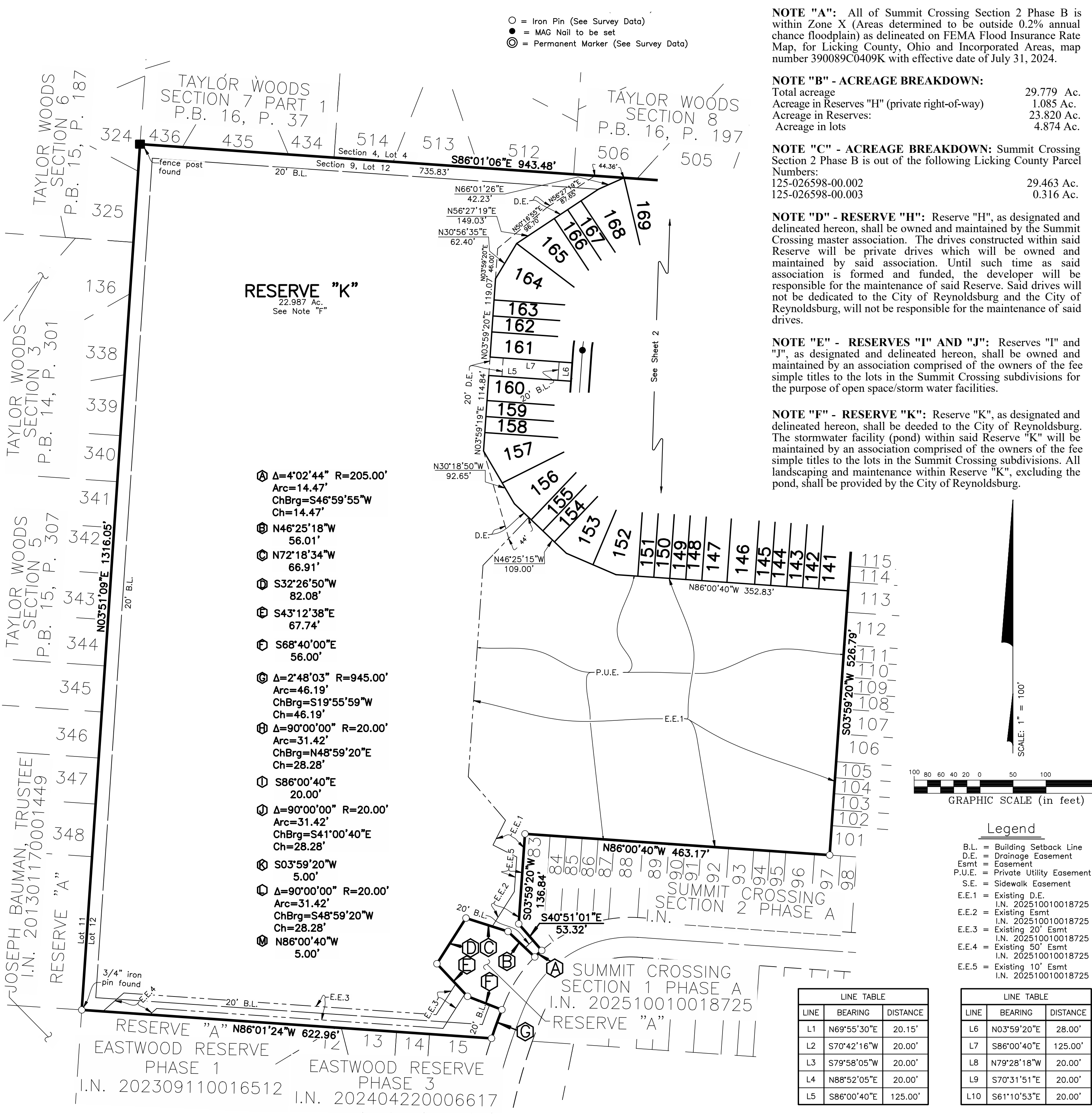


Legend

- B.L. = Building Setback Line
D.E. = Drainage Easement
Esmt = Easement
P.U.E. = Private Utility Easement
S.E. = Sidewalk Easement

- Ⓐ $\Delta=4^{\circ}02'44''$ $R=205.00'$
 $Arc=14.47'$
 $ChBrg=S46^{\circ}59'55''W$
 $Ch=14.47'$
 Ⓑ $N46^{\circ}25'18''W$
 $56.01'$
 Ⓒ $N72^{\circ}18'34''W$
 $66.91'$
 Ⓓ $S32^{\circ}26'50''W$
 $82.08'$
 Ⓔ $S43^{\circ}12'38''E$
 $67.74'$
 Ⓕ $S68^{\circ}40'00''E$
 $56.00'$
 Ⓖ $\Delta=2^{\circ}48'03''$ $R=945.00'$
 $Arc=46.19'$
 $ChBrg=S19^{\circ}55'59''W$
 $Ch=46.19'$
 Ⓗ $\Delta=90^{\circ}00'00''$ $R=20.00'$
 $Arc=31.42'$
 $ChBrg=N48^{\circ}59'20''E$
 $Ch=28.28'$
 Ⓘ $S86^{\circ}00'40''E$
 $20.00'$
 Ⓢ $\Delta=90^{\circ}00'00''$ $R=20.00'$
 $Arc=31.42'$
 $ChBrg=S41^{\circ}00'40''E$
 $Ch=28.28'$
 Ⓚ $S03^{\circ}59'20''W$
 $5.00'$
 Ⓛ $\Delta=90^{\circ}00'00''$ $R=20.00'$
 $Arc=31.42'$
 $ChBrg=S48^{\circ}59'20''W$
 $Ch=28.28'$
 Ⓜ $N86^{\circ}00'40''W$
 $5.00'$

SUMMIT CROSSING SECTION 2 PHASE B



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	125.00'	196.35'	S 41°00'40" E	176.78'
C2	58°17'25"	125.00'	127.17'	S 56°51'58" E	121.76'
C3	31°42'35"	125.00'	69.18'	S 11°51'58" E	68.30'
C4	90°00'00"	125.00'	196.35'	S 48°59'20" W	176.78'
C5	31°42'35"	100.00'	55.34'	S 78°08'02" W	54.64'
C6	90°00'00"	111.00'	174.36'	S 48°59'20" W	156.98'
C7	11°47'33"	111.00'	22.85'	S 01°54'27" E	22.81'
C8	109°55'01"	20.00'	38.37'	S 62°45'44" E	32.75'
C9	31°42'35"	111.00'	61.43'	S 78°08'02" W	60.65'
C10	90°00'00"	20.00'	31.42'	N 48°59'20" E	28.28'
C11	90°00'00"	20.00'	31.42'	S 41°00'40" E	28.28'
C14	90°00'00"	20.00'	31.42'	S 48°59'20" W	28.28'
C15	90°00'00"	20.00'	31.42'	N 41°00'40" W	28.28'
C16	4°59'09"	139.00'	12.10'	N 88°30'15" W	12.09'
C17	11°20'59"	139.00'	27.53'	S 83°19'41" W	27.49'
C18	11°06'57"	139.00'	26.97'	S 72°05'43" W	26.92'
C19	10°04'56"	139.00'	24.46'	S 61°29'47" W	24.43'
C20	10°04'56"	139.00'	24.46'	S 51°24'51" W	24.43'
C21	9°07'07"	139.00'	22.12'	S 41°48'50" W	22.10'
C22	8°26'09"	139.00'	20.47'	S 33°02'12" W	20.45'
C23	9°20'59"	139.00'	22.68'	S 24°08'38" W	22.66'
C24	8°56'27"	139.00'	21.69'	S 14°59'55" W	21.67'
C25	6°32'22"	139.00'	15.87'	S 07°15'31" W	15.86'
C26	5°07'15"	139.00'	12.42'	S 01°25'42" W	12.42'
C27	8°54'00"	139.00'	21.59'	S 05°34'55" E	21.57'
C28	9°15'48"	139.00'	22.47'	S 14°39'50" E	22.45'
C29	8°14'04"	139.00'	19.98'	S 23°24'46" E	19.96'
C30	9°56'18"	139.00'	24.11'	S 32°29'57" E	24.08'
C31	10°04'51"	139.00'	24.46'	S 42°30'31" E	24.42'
C32	10°16'03"	139.00'	24.91'	S 52°40'58" E	24.88'
C33	9°14'31"	139.00'	22.42'	S 62°26'14" E	22.40'
C34	11°46'27"	139.00'	28.56'	S 72°56'43" E	28.51'
C35	7°10'44"	139.00'	17.42'	S 82°25'18" E	17.40'
C43	8°56'51"	89.00'	13.90'	S 89°30'54" W	13.88'
C44	22°45'43"	89.00'	35.36'	S 73°39'37" W	35.13'
C45	109°55'01"	20.00'	38.37'	S 07°19'14" W	32.75'
C46	38°22'24"	111.00'	74.34'	S 66°49'28" E	72.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N69°55'30"E	20.15'
L2	S70°42'16"W	20.00'
L3	S79°58'05"W	20.00'
L4	N88°52'05"E	20.00'
L5	S86°00'40"E	125.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N03°59'20"E	28.00'
L7	S86°00'40"E	125.00'
L8	N79°28'18"W	20.00'
L9	S70°31'51"E	20.00'
L10	S61°10'53"E	20.00'

From: [Doug White](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#); [Adam Wheeler](#)
Subject: RE: 8718 Summit Road - 2026-0362 - Summit Crossing Section 2 Phase B - Final Plat
Date: Wednesday, July 15, 2026 2:11:16 PM

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

The Fire District reviewed the plans for section 2 phase A and B and we don't have any comments at this time.

Doug White
West Licking Fire District
Fire Marshal
Office: 740-927-3046 opt. 2
dwhite@westlickingfire.org



From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Tuesday, July 14, 2026 7:03 AM
To: Doug White <DWhite@westlickingfire.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>; Adam Wheeler <AWheeler@reynoldsburg.gov>
Subject: 8718 Summit Road - 2026-0362 - Summit Crossing Section 2 Phase B - Final Plat

Doug,

I am sending you 8718 Summit Road , Summit Crossing Section 2 Phase B, Final Plat Application submittal and supporting materials. This item is scheduled for the July 30th Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments the Fire Department may have by Wednesday July 22nd so that we can incorporate them in the staff report that goes out first thing on July 23rd.

If you have any questions, please feel free to call or email. Thank you for your help.

Best,

Phoenikx Buathier

PLANNING AND ZONING ADMINISTRATOR

–

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: A Resolution of Intent to Appropriate Property and Easements for the Waggoner Road Phase II Project and Related Improvements for the Public Purpose of Making or Repairing a Public Road

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

This is a one-read Resolution to authorize land appropriations for the Waggoner Road Phase II project. This request would permit the City Attorney to proceed with eminent domain proceedings under Chapter 163 of the Ohio Revised Code for right of way and easement acquisitions necessary for the project to remain on schedule.

A Resolution of Intent to Appropriate Property and Easements for the Waggoner Road Phase II Project and Related Improvements for the Public Purpose of Making or Repairing a Public Road

WHEREAS, the City of Reynoldsburg is planning to make capital improvements to the Waggoner Road corridor between Main Street and East Broad Street (the Project); and

WHEREAS, the Waggoner Road corridor is in need of improvements to support safe vehicular, pedestrian, and bicycle traffic in conjunction with development along the project corridor, which includes the Spring Hill Farm residential subdivision; and

WHEREAS, this Project is a priority need for the community; and

WHEREAS, the City's Consulting Engineer, EMH&T, has prepared plans for Phase II of the Project and related improvements as shown in each attachment herein; and

WHEREAS, the Project requires that the City obtain, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, multiple property interests from multiple properties, as described and depicted in the attached exhibits; and

WHEREAS, pursuant to Section 719.04 of the Ohio Revised Code, it is necessary for Council to declare its intent to appropriate property for the improvements related to the Project.

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

SECTION 1. This Council considers it necessary and declares its intention to appropriate certain fee simple interests for public right of way, without limitation of existing access rights, and easements in and to the premises described in the attached exhibits for the Waggoner Road Phase II Project and related improvements.

SECTION 2. That the Service Director or designee is authorized and directed to cause written notice of the passage of this Resolution to be given to the owners having an interest of record in the premises. the notice shall be served and returned according to law.

SECTION 3. This Resolution shall take effect immediately upon the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: A Resolution to Approve Payment of Services Performed to the Auditor's Certificate of Availability of Funds for Vector Disease Control

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

A Resolution to Approve Payment of Services Performed to the Auditors Certificate of Availability of Funds for Vector Disease Control

WHEREAS, the City utilizes outside services for mosquito management; and

WHEREAS, the Service Department opened a Purchase Order in 2026 for the fees; however, when the last invoice was received, additional funds were needed and a second Purchase Order was opened after the invoice date; and

WHEREAS, the cost of the occurrence exceeds the original Purchase Order is \$7,642.98; and

WHEREAS, the City Auditor has certified to this Council that at the time of the invoice, and at the present time, sufficient funds were available or in the process of collection, to the credit of the proper fund, properly appropriated, and free from any previous encumbrances; and

WHEREAS, the Ohio Revised Code (ORC) Section 5705.41 (D) grants to this Council the authority to approve payment for this purchase upon certification from the City's financial representative that both were available at the time of the contract.

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

SECTION 1. That in accordance with ORC 5705.41(D) the following payment for services performed to the Auditor's Certificate shall be and is hereby approved:

Vendor: Vector Disease Control
Description: Mosquito Management
Invoice Date: 06/30/2026
Total Amount to Certify: \$7,642.98
Account: 110.448.5339 – Misc Contract Services

SECTION 2. That this Resolution shall be effective immediately following approval of Council and the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing an Agreement with VTRE Development, LLC, or an Affiliate, Providing for a Project and a Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

single-read emergency

REASON FOR EMERGENCY:

in order to maintain the confidentiality of the project

STAFF REPORT:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH VTRE DEVELOPMENT, LLC, OR AN AFFILIATE, PROVIDING A PROJECT AND A PROPERTY TAX EXEMPTION PURSUANT TO THE CITY'S COMMUNITY REINVESTMENT AREA PROGRAM, AND DECLARING AN EMERGENCY

WHEREAS, the General Assembly of the State of Ohio, by the enactment of Ohio Revised Code Sections 3735.65 et seq. (the "Community Reinvestment Area Program"), has heretofore authorized municipal corporations to designate Community Reinvestment Areas within the State in order to provide incentives for new residential, commercial or industrial development and/or rehabilitation in such areas, by making available property tax exemption for such new development or rehabilitation; and

WHEREAS, pursuant to said Community Reinvestment Area Program, this Council by Ordinance No. 97-2023 approved the designation of the geographic area described in said Ordinance as the Eastern Community Reinvestment Area (as amended by Ordinance No. 33-2026, the "Community Reinvestment Area"); and

WHEREAS, VTRE Development, LLC, an Ohio limited liability company, or an affiliate (the

“Company”) plans to construct commercial or industrial buildings on an approximately 133-acre site on Parcels #012-027282-00.000, #012-027648-00.000, #012-027654-00.000, and #012-027288-00.000 located on Taylor Road SW between E Main Street and Kingsley Drive (the “Project”); and

WHEREAS, the Company has submitted an application to the City requesting a property tax exemption for the Project, and the City desires to enter into a Community Reinvestment Area Agreement (the “Agreement”) with the Company, a substantially final form of which is on file with the Clerk of Council, and which Agreement further defines and describes the Project and the terms of the tax exemption; and

WHEREAS, the Project is located in the Reynoldsburg City School District and the Licking County Joint Vocational School District, and the Board of Education of the Reynoldsburg City School District and the Board of Education of the Licking County Joint Vocational School District (the “School Districts”) have been notified of the proposed Agreement in accordance with Ohio Revised Code Sections 3735.671 and 5709.83; and

WHEREAS, this Council has determined that it will be in the best interests of the City and its citizens to proceed to enter into the Agreement with the Company, and that fulfillment of such Agreement will carry out the purposes of the Community Reinvestment Area Program.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. Approval of Agreement. This Council hereby approves the Agreement providing for the Project and for an exemption from real property taxation of 75% of the increase in the assessed valuation of real property resulting from improvements to real property for a fifteen-year period for each building comprising the Project upon completion of that building (as evidenced by a temporary certificate of occupancy (or its equivalent)). That Agreement shall be in substantially the form of the Agreement on file with the Clerk of Council, with such revisions as are approved by the City Attorney; and this Council hereby authorizes the Mayor to execute the Agreement on behalf of the City.

SECTION 2. Ratification of Notices. This Council hereby ratifies the notices given to the School Districts and the estimates therein that the amount of taxes charged and payable on any portion of the assessed valuation of the new structures subject to the exemption from real property taxation approved herein that will not be exempted from such taxation under the Agreement equals or exceeds twenty-five per cent of the amount of total taxes of the new structures subject to the exemption from real property taxation.

SECTION 3. Further Authorizations. This Council hereby authorizes and directs the Mayor, the City Attorney, the City Auditor, and the Development Director, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance, the terms and conditions of the aforesaid Agreement and the requirements and policies of the Community Reinvestment Area Program.

SECTION 4. Delivery. Pursuant to Section 3735.671 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of the Agreement to the Director of the Ohio Department of Development within fifteen days after the Agreement is entered into. On or

before March 31 of each year that the exemption set forth in Section 1 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Ohio Department of Development a status report required under Section 3735.672 of the Ohio Revised Code.

SECTION 5. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC 121.22.

SECTION 6. Effective Date. This ordinance is declared to be an emergency measure necessary for the immediate preservation of public peace, health and safety, and for the further reason that this ordinance is required to be effective immediately, so that the Project may commence immediately to provide for the creation of jobs and economic opportunities, which are vitally needed in order to enhance revenues for the City and to improve the economic welfare of the people, therefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing an Agreement with TCC Reynoldsburg 1, LLC or an Affiliate, Providing for a Project and a Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

single-read emergency

REASON FOR EMERGENCY:

to commence immediately to provide for the creation of jobs and economic opportunities, which are vitally needed in order to enhance revenues for the City and improve the economic welfare of the people

STAFF REPORT:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH TCC REYNOLDSBURG 1, LLC OR AN AFFILIATE, PROVIDING A PROJECT AND PROPERTY TAX EXEMPTION PURSUANT TO THE CITY'S COMMUNITY REINVESTMENT AREA PROGRAM, AND DECLARING AN EMERGENCY.

WHEREAS, the General Assembly of the State of Ohio, by the enactment of Ohio Revised Code Sections 3735.65 et seq. (the "Community Reinvestment Area Program"), has heretofore authorized municipal corporations to designate Community Reinvestment Areas within the State in order to provide incentives for new residential, commercial or industrial development and/or rehabilitation in such areas, by making available property tax exemption for such new development or rehabilitation; and

WHEREAS, pursuant to said Community Reinvestment Area Program, this Council by Ordinance No. 97-2023 approved the designation of the geographic area described in said Ordinance as the Eastern Community Reinvestment Area (as amended by Ordinance No. 33-2026, the "Community Reinvestment Area"); and

WHEREAS, TCC Reynoldsburg 1, LLC, an Ohio limited liability company, or an affiliate (the “Company”) plans to construct commercial or industrial buildings on an approximately 10.5-acre site on Parcel #013-027540-00.000 located in the City (the “Project”); and

WHEREAS, the Company has submitted an application to the City requesting a property tax exemption for the Project, and the City desires to enter into a Community Reinvestment Area Agreement (the “Agreement”) with the Company, a substantially final form of which is on file with the Clerk of Council, and which Agreement further defines and describes the Project and the terms of the tax exemption; and

WHEREAS, the Project is located in the Reynoldsburg City School District and the Licking County Joint Vocational School District, and the Board of Education of the Reynoldsburg City School District and the Board of Education of the Eastland-Fairfield Career & Technical Schools (the “School Districts”) have been notified of the proposed Agreement in accordance with Ohio Revised Code Sections 3735.671 and 5709.83; and

WHEREAS, this Council has determined that it will be in the best interests of the City and its citizens to proceed to enter into the Agreement with the Company, and that fulfillment of such Agreement will carry out the purposes of the Community Reinvestment Area Program;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. Approval of Agreement. This Council hereby approves the Agreement providing for the Project and for an exemption from real property taxation of 75% of the increase in the assessed valuation of real property resulting from improvements to real property for a 15-year period for each building comprising the Project upon completion of that building (as evidenced by a temporary certificate of occupancy (or its equivalent)). That Agreement shall be in substantially the form of the Agreement on file with the Clerk of Council, with such revisions as are approved by the City Attorney; and this Council hereby authorizes the Mayor to execute the Agreement on behalf of the City.

SECTION 2. Ratification of Notices. This Council hereby ratifies the notices given to the School Districts and the estimates therein that the amount of taxes charged and payable on any portion of the assessed valuation of the new structures subject to the exemption from real property taxation approved herein that will not be exempted from such taxation under the Agreement equals or exceeds twenty-five per cent of the amount of total taxes of the new structures subject to the exemption from real property taxation.

SECTION 3. Further Authorizations. This Council hereby authorizes and directs the Mayor, the City Attorney, the City Auditor, and the Development Director, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance, the terms and conditions of the aforesaid Agreement and the requirements and policies of the Community Reinvestment Area Program.

SECTION 4. Delivery. Pursuant to Section 3735.671 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of the Agreement to the Director of the Ohio Department of Development within fifteen days after the Agreement is entered into. On or

before March 31 of each year that the exemption set forth in Section 1 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Ohio Department of Development a status report required under Section 3735.672 of the Ohio Revised Code.

SECTION 5. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC 121.22.

SECTION 6. Effective Date. This ordinance is declared to be an emergency measure necessary for the immediate preservation of public peace, health and safety, and to allow the Project to commence immediately to provide for the creation of jobs and economic opportunities, which are vitally needed in order to enhance revenues for the City and improve the economic welfare of the people. Therefore, this Ordinance shall be in full force immediately following the approval of the Council and the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing an Agreement with TCC Reynoldsburg II, LLC or an Affiliate, Providing for a Project and Property Tax Exemption Pursuant to the City's Community Reinvestment Area Program, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH TCC REYNOLDSBURG II, LLC OR AN AFFILIATE, PROVIDING FOR A PROJECT AND A PROPERTY TAX EXEMPTION PURSUANT TO THE CITY'S COMMUNITY REINVESTMENT AREA PROGRAM, AND DECLARING AN EMERGENCY

WHEREAS, the General Assembly of the State of Ohio, by the enactment of Ohio Revised Code Sections 3735.65 et seq. (the "Community Reinvestment Area Program"), has heretofore authorized municipal corporations to designate Community Reinvestment Areas within the State in order to provide incentives for new residential, commercial or industrial development and/or rehabilitation in such areas, by making available property tax exemption for such new development or rehabilitation; and

WHEREAS, pursuant to said Community Reinvestment Area Program, this Council by Ordinance No. 97-2023 approved the designation of the geographic area described in said Ordinance as the Eastern Community Reinvestment Area (as amended by Ordinance No. 33-2026, the "Community Reinvestment Area"); and

WHEREAS, TCC Reynoldsburg II, LLC, an Ohio limited liability company, or an affiliate (the

“Company”) plans to construct commercial or industrial buildings on an approximately 10.5-acre site on Parcel #013-027540-00.002 located in the City (the “Project”); and

WHEREAS, the Company has submitted an application to the City requesting a property tax exemption for the Project, and the City desires to enter into a Community Reinvestment Area Agreement (the “Agreement”) with the Company, a substantially final form of which is on file with the Clerk of Council, and which Agreement further defines and describes the Project and the terms of the tax exemption; and

WHEREAS, the Project is located in the Reynoldsburg City School District and the Licking County Joint Vocational School District, and the Board of Education of the Reynoldsburg City School District and the Board of Education of the Eastland-Fairfield Career & Technical Schools (the “School Districts”) have been notified of the proposed Agreement in accordance with Ohio Revised Code Sections 3735.671 and 5709.83; and

WHEREAS, this Council has determined that it will be in the best interests of the City and its citizens to proceed to enter into the Agreement with the Company, and that fulfillment of such Agreement will carry out the purposes of the Community Reinvestment Area Program;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. Approval of Agreement. This Council hereby approves the Agreement providing for the Project and for an exemption from real property taxation of 75% of the increase in the assessed valuation of real property resulting from improvements to real property for a 15-year period for each building comprising the Project upon completion of that building (as evidenced by a temporary certificate of occupancy (or its equivalent)). That Agreement shall be in substantially the form of the Agreement on file with the Clerk of Council, with such revisions as are approved by the City Attorney; and this Council hereby authorizes the Mayor to execute the Agreement on behalf of the City.

SECTION 2. Ratification of Notices. This Council hereby ratifies the notices given to the School Districts and the estimates therein that the amount of taxes charged and payable on any portion of the assessed valuation of the new structures subject to the exemption from real property taxation approved herein that will not be exempted from such taxation under the Agreement equals or exceeds twenty-five per cent of the amount of total taxes of the new structures subject to the exemption from real property taxation.

SECTION 3. Further Authorizations. This Council hereby authorizes and directs the Mayor, the City Attorney, the City Auditor, and the Development Director, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance, the terms and conditions of the aforesaid Agreement and the requirements and policies of the Community Reinvestment Area Program.

SECTION 4. Delivery. Pursuant to Section 3735.671 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of the Agreement to the Director of the Ohio Department of Development within fifteen days after the Agreement is entered into. On or before March 31 of each year that the exemption set forth in Section 1 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the

Ohio Department of Development a status report required under Section 3735.672 of the Ohio Revised Code.

SECTION 5. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC 121.22.

SECTION 6. Effective Date. This ordinance is declared to be an emergency measure necessary for the immediate preservation of public peace, health and safety, and for the further reason that this ordinance is required to be immediately effective, so that the Project may commence immediately to provide for the creation of jobs and economic opportunities, which are vitally needed in order to enhance revenues for the City and to improve the economic welfare of the people, therefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance to Amend Ordinance 65-2025 Providing for Adjustments to the Annual Budget for the City of Reynoldsburg, State of Ohio, for Fiscal Year Ending December 31, 2025, and to Adjust for Personal Services, TIF Funding, and Other Miscellaneous Expenses, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

single-read emergency

REASON FOR EMERGENCY:

in order to process payments and accept fund revenues in a timely manner

STAFF REPORT:

AN ORDINANCE TO AMEND ORDINANCE NO. 65-2026 PROVIDING FOR ADJUSTMENTS TO THE ANNUAL BUDGET FOR THE CITY OF REYNOLDSBURG, STATE OF OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026 TO ADJUST PERSONAL SERVICES, TIF FUNDING, AND OTHER MISCELLANEOUS EXPENSES, AND DECLARING AN EMERGENCY

WHEREAS, pursuant to the provisions of Section 5.03 (4) of the Charter of the City of Reynoldsburg, Ohio, the City Council adopted the municipal budget for the fiscal year beginning January 1, 2026, with appropriations effective January 1, 2026 and ending December 31, 2026; and

WHEREAS, the Mayor submitted a proposed budget with estimates and explanatory data; and

WHEREAS, the Auditor has recommended appropriations to supplement the previously approved budget to include payments for personal services and supplies.

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

REYNOLDSBURG, OHIO:

SECTION 1. That the annual budget of the City of Reynoldsburg, as established by Ordinance No. 65-2025, is amended by the Council, as recommended by the Auditor, and is hereby adopted.

SECTION 2. That the following appropriations be made from the unappropriated General Fund (110) to the following areas:

GL Info	General Ledger (GL) Description	Amount
110.290.5100	Mechanic – Personal Services	\$2,600
110.290.5200	Mechanic – Supplies	\$7,500
110.522.5100	Mayor – Personal Services	\$12,000
110.593.5100	Clerk of Courts — Personal Services	\$2,000

SECTION 3. That \$92,000 be appropriated from the unappropriated Income Tax Fund Balance to 220.562.5100 Income Tax Division Personal Services.

SECTION 4. That \$430,000 be appropriated to 910.000.5500 Miscellaneous Agency Fund General Department for pass through payroll distributions from the 910 Fund.

SECTION 5. That \$25,000 be appropriated to 915.000.5500 Board of Building Standards General Department for pass-through fees collected and distributed from the 915 Fund.

SECTION 6. That \$200,000 be appropriated to 925.000.5500 Demolition Expense Fund for return of deposits paid to the 925 Fund.

SECTION 7. That \$700,000 be appropriated to 930.000.5500 Columbus Sewer Capacity fund for pass-through distributions from the 930 Fund.

SECTION 8. That \$50,000 be appropriated to 960.000.5500 Engineering Fees/Plan Review for pass-through distributions from the 960 Fund.

SECTION 9. That the following funds be appropriated from the various unappropriated TIF fund balances to account for associated expenses:

From Fund Balance	To GL Area	Amount
970 – Taylor Sq School Tif	970.000.5300 - Services	\$40,000
970 – Taylor Sq School Tif	970.000.5500 - Distributions	\$2,200,000
971 – Brice Main TIF	970.000.5300 – Services	\$3,500
973 - Summit Rd Tif #1	973.000.5300 – Services	\$7,000
974 - Taylor Rd Tif #1	974.000.5300 - Services	\$6,200
975 - Taylor Rd Tif #2	975.000.5300 - Services	\$2,000
976 - Broad Street TIF	976.000.5300 - Services	\$25,000
977 - 2018 Main St/Brice Rd TIF	977.000.5300 - Services	\$31,000
978 - Eastwood Sections 1 & 2	978.000.5300 - Services	\$50,000
978 - Eastwood Sections 1 & 2	978.000.5500 - Distributions	\$1,500,000

SECTION 10 That the following funds be unappropriated from previously appropriated line items to the following areas:

FROM	TO	Amount
------	----	--------

110.340.5300 Parks – Services	110.340.5500 Parks - Refunds	\$13,000
-------------------------------	------------------------------	----------

SECTION 11. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City and further to account for disbursements to various funds; therefore, upon adoption by Council, this Ordinance shall be in effect immediately following the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance to Approve the Final Plat Plan for the M/I Homes of Central Ohio, LLC Development at Summit Crossing, Section 2, Phases A and B, and Declaring an Emergency

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

3-read emergency

REASON FOR EMERGENCY:

in order for the project to begin

STAFF REPORT:

AN ORDINANCE TO APPROVE THE FINAL PLAT PLAN FOR THE M/I HOMES OF CENTRAL OHIO, LLC DEVELOPMENT AT SUMMIT CROSSING, SECTION 2, PHASES A AND B, AND DECLARING AN EMERGENCY

WHEREAS, Matt Kirk and Kyle Harmon of EMH&T, has submitted the Summit Crossing Final Plat for Section 2, Phases A and B for the approval of 125 lots; and

WHEREAS, the Planning and Zoning Board met on July 30, 2026, where they reviewed and approved the additional development plan for Summit Crossing Final Plat Section 2, Phases A and B.

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

SECTION 1: That the Section 2, Phases A and B Final Plat for Summit Crossing, particularly described as follows, be approved:

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, and in Lot 12, Section 9, Township 16, Range 20, Refugee Lands, containing 125 lots comprised of a part of the tract of

land conveyed to M/I HOMES OF CENTRAL OHIO, LLC.

SECTION 2: That the City Engineer has certified that Summit Crossing meets all requirements.

SECTION 3: That said Plats for Summit Crossing are attached to this Ordinance as Exhibit A and are made a part herein.

SECTION 4: That this Ordinance be declared an emergency in order for the project to begin in keeping with the timeline and wherefore, upon adoption by Council, this Ordinance shall be in effect immediately following the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing the Mayor to Enter into a Contract with Local Waste Services, LTD. to be the Sole Provider of Solid Waste, Recyclable, and Yard Waste Collection Services for Residential, Municipal, and Special Events in the City of Reynoldsburg

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

The City has received bid proposals from Rumpke and Local Waste for exclusive residential waste collection services for the years 2027-2031. The Rumpke bid was the lowest bid by \$0.64/month. The City has determined, however, that the Local Waste bid is the lowest and best bid for several reasons. First, Rumpke's bid included exceptions to the contractual terms that were included within the bid, which the City has found to be non-negotiable. Second, the City has compared residential complaints prior to 2021 when Rumpke provided this service to the City with residential complaints during the last five years of service provided by Local Waste and determined that there has been a noticeable decline in direct customer complaints with Local Waste. The City has been very satisfied with the service provided by Local Waste and has determined that its bid is, therefore, the lowest and best.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH LOCAL WASTE SERVICES, LTD. TO BE THE SOLE PROVIDER OF SOLID WASTE, RECYCLABLE, AND YARD WASTE COLLECTION SERVICES FOR RESIDENTIAL, MUNICIPAL, AND SPECIAL EVENTS IN THE CITY OF REYNOLDSBURG

WHEREAS, the Community Waste Consortium has received proposals from two companies interested in providing services related to the collection, transportation, and processing of residential refuse, recyclables and yard waste; and

WHEREAS, after review of the proposals, the City and Community Waste Consortium have determined that the lowest and best for such services is Local Waste Services, Ltd.; and

WHEREAS, the City and Community Waste Consortium have also concluded that Local Waste Services, Ltd. has the ability, resources, and experience to provide those services; and

WHEREAS, the City and Community Waste Consortium have recommended that the primary bid from Local Waste Services, Ltd. for a five-year fixed monthly price in the amount of \$24.79 per household, per month, to commence January 1, 2027 through December 31, 2031, be accepted.

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

Section 1. The exclusive contract for the collection, transportation, and processing of residential refuse, recyclables, and yard waste be awarded to Local Waste Service, Ltd. in accordance with the bid specifications and the bid proposal received.

Section 2. the Mayor is hereby authorized on behalf of the City of Reynoldsburg to enter into an agreement with Local Waste Services, Ltd. for the collection, transportation, and processing of residential refuse, recyclables, and yard waste, with the services under the contract.

Section 3. The contract amount shall be based on the primary bid submitted by Local Waste Services, Ltd. for a five-year fixed monthly price in the amount of \$24.79 per household, per month to commence January 1, 2027 through December 31, 2031.

Section 4. This Ordinance shall be effective January 1, 2027 following approval of Council and the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing the Mayor to Enter into a Contract with Rumpke Trash and Recycling for Recycling Processing Generated by Residential, Municipal, and Special Events in the City of Reynoldsburg

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 RUMPKE TRASH AND RECYCLING FOR RECYCLING PROCESSING GENERATED BY RESIDENTIAL, MUNICIPAL, AND SPECIAL EVENTS IN THE CITY OF REYNOLDSBURG

WHEREAS, the Consortium received bids from one (1) company interested in providing services related to the processing of recyclable material; and

WHEREAS, after a review of the proposals, it was determined that the lowest and best bidder for such services was Rumpke Trash and Recycling; and

WHEREAS, the Consortium has also concluded that Rumpke Trash and Recycling has the ability, resources, and experience to provide those services; and

WHEREAS, the Consortium has recommended that the primary bid of \$35.00 per ton for five years from Rumpke Trash and Recycling be awarded.

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

Section 1. The exclusive contract for the recycling processing be awarded to Rumpke Trash and Recycling in accordance with the bid specifications and the bid proposal received.

Section 2. The Mayor is hereby authorized on behalf of the City of Reynoldsburg to enter into a contract with Rumpke Trash and Recycling for the processing of recyclable material.

Section 3. The contract amount shall be based on the primary bid submitted by Rumpke Trash and Recycling for a five-year price of \$35.00 per ton to commence January 1, 2027 through December 31, 2031.

Section 4. This Ordinance shall hereby be effective January 1, 2027 following the approval of Council and the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance to Establish Chapter 753 of the Codified Ordinances of the City of Reynoldsburg for the Purpose of Permitting and Regulating Food Trucks

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

AN ORDINANCE TO ESTABLISH CHAPTER 753 OF THE CODIFIED ORDINANCES OF THE CITY OF REYNOLDSBURG FOR THE PURPOSE OF PERMITTING AND REGULATING FOOD TRUCKS

WHEREAS, the City of Reynoldsburg desires to be a welcoming community for diverse culinary options; and

WHEREAS, the City recognizes that food trucks are an increasingly popular food service option for many residents and visitors of the City; and

WHEREAS, food trucks are not currently a recognized use in any zoning district, which has made it difficult for City staff to appropriately review any application and/or proposal received for such use; and

WHEREAS, the City finds that the best interests of the City are served by providing a permitting process for food truck operators to lawfully conduct business in the City, consistent with their intended operation as mobile cuisine providers; and

WHEREAS, this Council has review Chapter 753, which would provide a permitting process for food trucks, along with additional regulations regarding their use, and finds the same to be

consistent with community interests.

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

Section 1. That Section 753 of the Codified Ordinances of the City of Reynoldsburg, Mobile Food Trucks, attached as Exhibit A, be adopted.

Section 2. That this Ordinance shall take effect thirty days following approval by Council and the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance to Amend the Investment Policy of the Treasury Board

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

AN ORDINANCE TO AMEND THE TREASURY INVESTMENT BOARD INVESTMENT POLICY

WHEREAS, the City Auditor has determined the need to update the City's current Investment Policy in order to be compliant with best practices; and

WHEREAS, the last update of the policy was passed by Council in December 2015.

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

SECTION 1. That the existing Investment Policy of the Treasury Investment Board be and is hereby amended as represented in Exhibit A hereby attached.

SECTION 2. That Ordinance will be effective thirty days following the approval by and following the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance Authorizing the Mayor to Enter into a Contract for City Property, Liability, Automobile, and Terror Insurance for a One-Year Period Beginning October 14, 2026 through October 13, 2027 with Willis Towers Watson and Its Related Companies, and Declaring an Emergency

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

Two Read Emergency

REASON FOR EMERGENCY:

For the financial needs of the City

STAFF REPORT:

The City of Reynoldsburg entering into a contract with Willis Towers Watson and its related companies for the period beginning Oct 14, 2026 through Oct 13, 2027.

An Ordinance Authorizing the Mayor to Enter into a Contract for City Property, Liability, Automobile, and Terror Insurance for a One-Year Period Beginning October 14, 2026 through October 13, 2027 with Willis Towers Watson and Its Related Companies, and Declaring an Emergency

WHEREAS, the City of Reynoldsburg has contracted our liability insurance with the Willis Towers Watson, Inc. and its related companies for a period of one-year beginning October 14, 2026 through October 13, 2027; and

WHEREAS, the City is required to maintain liability insurance and the Willis Towers Watson, Inc. and its related companies have continuously provided good service at a competitive rate.

NOW, THEREFOR, 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 contract for the City

property, liability, automobile and terror insurance coverage for a one-year period beginning October 14, 2026 through October 13, 2027 with Willis Towers Watson, Inc. and its related companies in the amount not to exceed \$705,000.00.

SECTION 2. That pursuant to Reynoldsburg City Code Section 175, competitive bidding for said insurance is hereby suspended.

SECTION 3. That an additional \$180,000 be appropriated from the unappropriated General Fund to supplement the original budget in 110.595.5300 General and Administrative Services.

SECTION 4. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City's government. Therefore, upon adoption by Council, this Ordinance shall be in effect immediately following the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance to Authorize the Mayor to Enter into a Contract with Ohio Electric Services for the Construction of an Electrical Vehicle (EV) Charging Station, and Appropriating Funds Therefor

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT WITH OHIO ELECTRIC SERVICES FOR THE CONSTRUCTION OF AN ELECTRICAL VEHICLE (EV) CHARGING STATION, AND APPROPRIATE FUNDS THEREFORE

WHEREAS, as part of the City's effort to reduce its carbon footprint, several Electric Vehicle (EV) charging stations were installed in 2020 and 2021; and

WHEREAS, the City continues to explore options regarding green energy, including alternative fuel options for the City's growing fleet (hybrid, compressed natural gas (CNG), electric, etc.); and

WHEREAS, as a result, the City identified a location for an EV charging station and installed basic infrastructure for this station as part of the Police Departments parking lot improvement project in 2022 and 2023; and

WHEREAS, Ohio Electric Services has been selected to perform the remaining work (additional conduit, wiring, and new charging station) necessary to complete the project at a

cost of \$45,733.

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

SECTION 1. That the Mayor is hereby authorized to enter into contract with Ohio Electric Services for the construction and installation of an EV charging station.

SECTION 2. That an amount of \$45,733.00 be approved and appropriated from the General Fund (110) to account number 110.448.5339 Miscellaneous Contract Services.

SECTION 3: That upon approval by Council, this Resolution will be effective immediately following the signature of the Mayor.



OHIO ELECTRIC SERVICES

Thursday, May 21, 2026

City Reynoldsburg
7806 East Main St
Reynoldsburg OH 43068

Attn: Keith Kundtz
Reynoldsburg Police Station.

Please find our cost estimate to install one level 2 charger 2 port.

- Saw cut pavement and concrete and dig trench.
- Patch concrete and pavement.
- Install 2-2" conduits one for charger and one spare.
- Intercept spare conduit going to panel in garage.
- Install 2 60A circuits for level 2 charger fed from panel P4 in motorcycle garage.
- Provide and install level 2 car charger complete with commissioning network and one-year warranty. (See attached specs.)
- **Labor and materials 45,733.00**
- **Items not included sales tax, engineered drawings or permits.**

Payment terms are as follows: **Upon completion.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

AUTHORIZED SIGNATURE _____

Rick Smythe
OHIO ELECTRIC SERVICES

NOTE: This proposal may be withdrawn if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE _____

DATE _____

Accessible.

blink

Series 7 (ISO Model)

80A L2 EV Charging Station with Wi-Fi, Ethernet, and Cellular Connection Capability

Enhance your business or fleet's EV charging capabilities with the versatile Blink Series 7 ISO models. This innovative charging solution offers added connectivity options, adjustable power and is ISO 15118 hardware-ready, making it suitable for a wide range of applications.

FLEXIBLE • ETHERNET & WIFI • COMPACT

The Blink Series 7 ISO model is available as a single or dual port Level 2 EV charger. This Series 7 model is configurable up to 80A via a built-in derating switch, and can be connected via Wi-Fi, ethernet, or cellular. This charger is ISO 15118 hardware-ready, and features a modern and compact design with a terminal block for effortless installation. An optional cable management system keeps the cables clean and tidy for drivers, offering customers a full sleek EV charging solution to meet their business needs.

Benefits

- Single and dual-port design
- Rugged aluminum enclosure for durability
- Configurable up to 80A max via built-in derating switch
- Seamless data communication: Wi-Fi, built-in Ethernet port, and 4G LTE cellular
- Sleek and compact head unit, pedestal, and cable management system
- New terminal block supporting #2 AWG input cabling for simple installation
- ISO 15118 hardware-ready
- Easy-to-read LCD screen for clear charging session information
- Universal J1772 and NACS connectors for compatibility with all electric and plug-in electric hybrid vehicles*
- Bright status LED indicator lights
- Pedestal and wall mount options for flexible installation

Product Codes:
Series 7 – ISO Single J1772: 101-000440-A | Series 7 – ISO Single NACS: 101-000441-A | Series 7 – ISO Dual J1772: 101-000022-A
Series 7 – ISO Dual J1772/NACS: 101-000431-A | Series 7 – ISO Dual NACS: 101-000432-A

*Tesla adapter required

BlinkCharging.com • (888) 998.2546



SS02-24/VIII-01

Copyright © 2024 Blink Charging Co. All rights reserved

Series 7 (ISO Model) Technical Specifications



ELECTRICAL SPECIFICATION – AC OUTPUT	
Number of Ports	One or Two (Model 748 – Two only)
Current	Configurable up to 80A per port (Model 748 - configurable up to 48A per port)
Power	Up to 19.2 kW per port @ 240 VAC; Up to 16.64kW per port @ 208 VAC (Model 748 - up to 11.52kW per port @ 240 VAC, up to 9.98kW per port @ 208 VAC)
Energy Metering Accuracy	+/- 1%
Charging Connector	J1772 or NACS (Model 748 - J1772 only)
ELECTRICAL SPECIFICATION – AC INPUT	
Input Connector	Hardwired
Voltage	208/240VAC
Service Panel Breaker	2x 100A max depending on output configuration (Model 748 – 2x 60A max)
Power Connection	Line 1, Line 2, and Ground (no Neutral) per port
Standby Power	4.6W per port
SAFETY SPECIFICATION	
Safety, Ground Fault Circuit Interrupt	20mA CCID with auto-retry
Automatic Plug-Out Detection	Power terminated per SAE J1772 spec
Surge Protection	6kV @ 3,000A
NETWORK SPECIFICATION	
Data Communication	Cellular 4G LTE, Wi-Fi, Ethernet
Charging Infrastructure Communication	OCPP 2.0.1 certified, OCPP 1.6J certified
Remote Management	Remote access, diagnostics, Over-the-Air (OTA) software update enabled
Load Management	Smart, dynamic allocation and distribution of power to each port
USER INTERACTION SPECIFICATION	
Charging Status Indicator	High-visibility, multi-color visual status indication
Display	4.3" color LCD screen, 480x272
Authentication	RFID: ISO14443 Type A & B, MiFare, Felica, ISO15693, NFC: Apple VAS, NEMA, Google Smart Tap, Plug and Charge: ISO 15118 ready
Payment	RFID card, Mobile app, Optional: Apple/Google Pay, Contactless/Magnetic/EMV Credit Card (Model 880 only)
ENVIRONMENTAL SPECIFICATION	
Enclosure	Aluminum, UL Type 3R
Operating Humidity	Up to 95% non-condensing
Operating Temperature	-30 degrees C to +50 degrees C
Operating Altitude	<=6560 ft
MECHANICAL SPECIFICATION	
Dimensions	Model 780/748 Head Unit: 18.0" H x 7.4" W x 7.4" D Pedestal: 35" H x 12.5" W x 8.1" D Wall Mount: 14.7" H x 8.6" W x 7.7" D
Approximate Weights	Model 780 Head Unit: 42.7 lbs , Model 748 Head Unit: 34.5 lbs, Pedestal: 24.2 lbs, Wall Mount: 16.3 lbs
Mounting Option	Wall or Pedestal mount
Cable Length	23 ft (Model 748 – 25 ft)
Cable Management System	Optional
REGULATION	
Safety	UL 2594 / CSA C22.2 No. 280-16, UL 2231-1 / CSA C22.2 No. 281.1-12, UL 2231-2 / CSA C22.2 No. 281.2-12 Certified, NEC 625 Compliant
EMI	FCC Part 15 Class A Compliant
Energy Efficiency	Energy Star Certified
Compliance	California Type Evaluation Program (CTEP) Certified
Accessibility	ADA compliant



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: September 14, 2026

RE: An Ordinance to Amend Chapter 953 Water Charges, Section 953.01(a) Water Rate Schedule for the Code of Ordinances for the City of Reynoldsburg, Ohio

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

AN ORDINANCE TO AMEND CHAPTER 953 WATER CHARGES, SECTION 953.01(a) WATER RATE SCHEDULE OF THE CODE OF ORDINANCES FOR THE CITY OF REYNOLDSBURG, OHIO

WHEREAS, the City of Reynoldsburg has determined the need to ensure **equitable access to essential utilities** for low-income households; and

WHEREAS, by lowering monthly water and sewer charges, the City can prevent service disconnections for non-payment, protecting basic public health and sanitation for lower income households; and

WHEREAS, as the Supplemental Nutrition Assistance Program (SNAP) verifies economic hardship, using it as a qualification tool lowers **administrative costs**, prevents utility shutoffs, and lets families redirect limited funds toward groceries or other essential needs.

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

SECTION 1. That Section 953.01(a) Water Rate Schedule of Chapter 953 Water Charges of the Code of Ordinances for the City of Reynoldsburg is hereby amended to read as follows:

953.01 Water Rate Schedule

(a) Charges for water furnished by the municipally-owned water system shall be at the rate of twelve dollars and fifty-three cents (\$12.53) per 1,000 gallons, effective January 1, 2026.

(b) Senior Citizen Discount: Applicants must maintain an active City of Reynoldsburg water and sewer account in their name, and must be at least 60 years of age. The discounted rate includes a 10% reduction on refuse services, priced at \$56.62 per quarter, and a 10% discount on water usage up to 10,000 gallons.

(c) Income Qualified, Military & Senior Citizen Discount: Applicants must maintain an active City of Reynoldsburg water and sewer account in their name for their residence and meet the following criteria. The discounted rate includes a 10% discount on water usage up to 10,000 gallons.

Income qualified – Must meet one of the following requirements:

- Supplemental Nutrition Assistance Program (SNAP)
- Ohio Medicaid
- Home Energy Assistance Program
- Public Housing Benefit
-

Military (Active Duty or Veteran):

- DD-214 form indicating prior military service; active duty military identification card.

SECTION 2. That existing Section 953.01(a) of Chapter 953 Water Charges be and is hereby repealed and replaced.

SECTION 3. That this Ordinance shall be effective as of January 1, 2027, following adoption by Council and the signature by the Mayor.