

Real People. Real Possibilities.™

AGENDA

Regular Council Meeting

7:00 PM March 28, 2022

Council Members:

**Andy Teater
Omar Tarazi
Les Carrier
Tina Cottone
Peggy Hale
Pete Marsh
Cynthia Vermillion**

**President
Vice President**

**Michelle Crandall, City Manager
Diane (Dee) Werbrich, Clerk of Council**

City Hall, Council Chambers • 3800 Municipal Way, Hilliard, OH 43026



Hilliard City Council established the following five broad Strategic Focus Areas to guide the vision of the City. Under each of these Focus Areas is one significant goal to be prioritized during 2021-2022.

Strategic Focus Area #1 – Excellent, Innovative City Services

- Goal Statement – The City will ensure continued delivery of excellent and innovative services in the years ahead by developing a long-term financial plan focusing on fiscal resilience and sustainability.

Strategic Focus Area #2 – Family-friendly, Engaged Community

- Goal Statement – The City will focus on transparency, public trust and resident involvement by developing and implementing a community engagement and communications plan.

Strategic Focus Area #3 – Distinct, Well-Planned Community

- Goal Statement – The City is committed to implementing a strategy that includes public infrastructure maintenance and delivery of City services that support residents as they maintain properties in our older neighborhoods.

Strategic Focus Area #4 – Quality Commercial Development

- Goal Statement – The City will create and implement an economic development plan focused on the attraction, retention, growth and creation of businesses and jobs that provide a strong tax base and quality development.

Strategic Focus Area #5 – Valued Cultural and Recreational Amenities & Programs

- Goal Statement – The City will meet the community's needs for indoor recreational, health and wellness amenities and programming by engaging strategic partners to plan and build a new community center.



I. Invocation and Pledge of Allegiance

Invocation – Rev. Jon Osmundson, Hilliard United Methodist Church

The Pledge of Allegiance to the Flag of the United States of America – Mr. Marsh

II. Roll Call

III. Approval of Minutes

- A. March 14, 2022, Special Executive Session
- B. March 14, 2022, Regular Meeting

IV. Commission and Board Reports

Board of Zoning Appeals	Peggy Hale
Destination Hilliard	Cynthia Vermillion
Environmental Sustainability Commission	Pete Marsh
MORPC	City Manager Crandall
Planning & Zoning Commission	Peggy Hale
Public Arts Commission	Omar Tarazi
Recreation and Parks Advisory Commission	Les Carrier/Andy Teater
Shade Tree Commission	Andy Teater
Other Boards/Commissions	President and Vice President

V. Recognition and Special Guests

- A. Hilliard Public Arts Commission – Traffic Box Trail Artwork

VI. Changes to the Agenda

VII. Consent Agenda

- A. Liquor License Request - KL Petroleum (6558 Scioto Darby Creek Road)

VIII. Public Comments (Items not on the Agenda)

Public Notice: Any member of the public addressing Council on items not on this agenda are asked to sign the speaker's sign-in form so the Clerk will have accurate information about your name and address. Each speaker will contain their comments to **3 minutes** and shall conduct themselves in a professional manner.

IX. Business of the Council

A. Ordinances

Second Readings/Public Hearings

Public Notice: Any member of the public addressing Council on the Public Hearing below are asked to sign the speaker's sign-in form so the Clerk will have accurate information about your name and address. Each speaker will contain their comments to **3 minutes** and shall conduct themselves in a professional manner.

22-11 AMENDING CHAPTERS 1301 AND 1303 OF THE CITY'S CODIFIED ORDINANCES REGARDING PROCESS FOR BUILDING CODE AND PROPERTY MAINTENANCE CODE VIOLATIONS.

22-12 APPROVING AMENDMENTS TO SECTIONS 161.45 AND 161.46 OF THE CODIFIED ORDINANCES REGARDING PERSONAL DAYS FOR NON-UNION EMPLOYEES AND VACATION FOR NEWLY HIRED NON-UNION EMPLOYEES.

First Readings

- 22-13 APPROPRIATING FUNDS IN ORDER TO REIMBURSE THE FRANKLIN COUNTY ENGINEER'S OFFICE FOR THE SCIOTO DARBY ROAD RESURFACING PROJECT.
- 22-14 AMENDING SECTION 149.04 OF THE CITY'S CODIFIED ORDINANCES REGARDING THE NUMBER OF MEMBERS TO BE APPOINTED TO THE ENVIRONMENTAL SUSTAINABILITY COMMISSION.
- 22-15 AMENDING SECTION 149.07 OF THE CITY'S CODIFIED ORDINANCES REGARDING THE MEMBERSHIP OF THE HILLIARD RECREATION AND PARKS ADVISORY COMMISSION.

B. Resolutions

- 22-R-19 AUTHORIZING A CONTRACT WITH THE PRIME AE GROUP, LLC AS THE ARCHITECT AND ENGINEER FOR THE DESIGN OF THE HILLIARD RECREATION AND WELLNESS CENTER.
- 22-R-20 DETERMINING THAT AN APPLICATION TO ADD PROPERTY TO THE HILLIARD COMMUNITY AUTHORITY IS SUFFICIENT AND COMPLIES WITH THE REQUIREMENTS OF SECTION 349.03 OF THE OHIO REVISED CODE IN FORM AND SUBSTANCE; SETTING THE TIME AND PLACE FOR A HEARING ON THE PETITION AND AUTHORIZING THE NOTICE BY PUBLICATION OF SUCH HEARING.
- 22-R-21 ACCEPTING THE DEDICATION OF ROADS AND EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES, CABLE TELEVISION, SERVICE CONNECTIONS AND STORM WATER DRAINAGE FOR SECTION 4, PHASE 1 OF TARLTON MEADOWS WEST.
- 22-R-22 ACCEPTING THE DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES, CABLE TELEVISION, SERVICE CONNECTIONS AND STORM WATER DRAINAGE FOR PHASE 2 OF THE COURTYARDS AT CARR FARMS.
- 22-R-23 ACCEPTING THE DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES, CABLE TELEVISION, SERVICE CONNECTIONS AND STORM WATER DRAINAGE FOR PHASE 3 OF THE COURTYARDS AT CARR FARMS.
- 22-R-24 AUTHORIZING THE CITY MANAGER TO AMEND THE SERVICE CONTRACTS FOR THE 2022 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM.
- 22-R-25 APPROVING COUNCIL APPOINTMENT TO THE ENVIRONMENTAL SUSTAINABILITY COMMISSION.
- 22-R-26 APPROVING APPOINTMENTS TO THE RECREATION AND PARKS ADVISORY COMMITTEE.



X. President's Communication

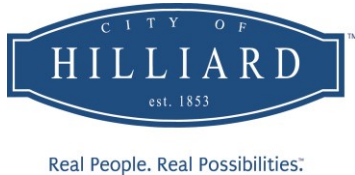
XI. Staff Reports

XII. City Manager Updates

XIII. Items for Council Discussion

A. HB 563 – Limit Local Regulation on Short-Term Rental Property

Adjournment



CITY COUNCIL

March 14, 2022
Special Executive Session Minutes

CALL TO ORDER

The meeting was called to order by President Andy Teater at 5:01 PM.

ROLL CALL OF MEMBERS

Attendee Name:	Title:	Status:
Andy Teater	President	Present
Omar Tarazi	Vice President	Late – Arrived at 5:02 PM
Les Carrier	Councilman	Present
Tina Cottone	Councilwoman	Present
Peggy Hale	Councilwoman	Present
Pete Marsh	Councilman	Present
Cynthia Vermillion	Councilwoman	Present

Staff Members Present: City Manager Michelle Crandall, Assistant Law Director Jess Shamp, Economic Development Director David Meadows, Recreation and Parks Director Ed Merritt, Staff Attorney Kelly Clodfelder and Clerk of Council Diane Werbrich

President Teater requested a motion to amend the Executive Session to include the sale, lease or purchase of real estate (Charter Section 2.10(1)(b)).

Ms. Vermillion, seconded by Mr. Marsh, moved to amend the Executive Session to include the sale, lease or purchase of real estate (Charter Section 2.10(1)(b)) by Voice Vote.

MOVER:	Cynthia Vermillion
SECONDER:	Pete Marsh
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

Ms. Vermillion, seconded by Vice President Tarazi, moved to recess to Executive Session for matters pertaining to the appointment of public personnel; sale, lease or purchase of real estate and economic strategies (2.10(1)(a) (b) & (g)).

MOVER:	Cynthia Vermillion
SECONDER:	Omar Tarazi
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

EXECUTIVE SESSION

Council recessed to Executive Session at 5:03 PM.

Vice President Tarazi, seconded by Ms. Vermillion, moved to end the Executive Session by Voice Vote at 6:10 PM.

MOVER:	Omar Tarazi
SECONDER:	Cynthia Vermillion
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

President Teater reconvened the Special/Executive Session meeting at 6:10 PM.

Minutes Acceptance: Minutes of Mar 14, 2022 5:30 PM (Approval of Minutes)



Real People. Real Possibilities.™

City Council

March 14, 2022
Special Executive Session
Minutes
Page 2

3.A

ITEMS FOR COUNCIL DISCUSSION - None

ADJOURNMENT – 6:10 PM

Andy Teater, President
City Council

Diane Werbrich, MMC
Clerk of Council

Approved: _____

Minutes Acceptance: Minutes of Mar 14, 2022 5:30 PM (Approval of Minutes)



Real People. Real Possibilities.™

CITY COUNCIL

March 14, 2022 **Regular Meeting Minutes**

President Teater called the meeting to order at 7:07 PM

INVOCATION AND PLEDGE OF ALLEGIANCE

Reverend Steven Putka, Amlin United Methodist gave the invocation.

Ms. Hale let the Pledge of Allegiance to the Flag of the United States of America.

ROLL CALL

Attendee Name:	Title:	Status:
Andy Teater	President	Present
Omar Tarazi	Vice President	Present
Les Carrier	Councilman	Present
Tina Cottone	Councilwoman	Present
Peggy Hale	Councilwoman	Present
Pete Marsh	Councilman	Present
Cynthia Vermillion	Councilwoman	Present

Staff Members Present: City Manager Michelle Crandall, Acting Law Director Jessy Shamp, Finance Director Dave Delande, Deputy Finance Director Greg Tantari, Police Chief Eric Grile, Deputy Police Chief Mike Woods, Transportation and Mobility Director Letty Schamp, Recreation and Parks Director Ed Merritt, Staff Attorney Kelly Clodfelder and Clerk of Council Diane Werbrich

APPROVAL OF MINUTES

President Teater asked if there were any changes or corrections to the February 28, 2022, Special/Executive Session, or the Regular meeting minutes. Hearing none, the minutes were approved as submitted.

STATUS:	Accepted
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

COMMISSION AND BOARD REPORTS

Board of Zoning Appeals - Ms. Hale reported a meeting is scheduled for March 17, 2022.

Destination Hilliard - No report.

Environmental Sustainability Commission - Mr. Marsh stated he has two items from the ESC that he will bring up under Council Discussion this evening.

Mid-Ohio Regional Planning Commission (MORPC) - Ms. Crandall reported that she forwarded to Council Mr. William Murdock's synopsis of the monthly board report. She noted she will continue to forward these so Council is aware of what is being discussed and approved at those meetings. Ms. Crandall reminded Council that the State of the Region address is scheduled on March 16, 2022, from 11:00 a.m. to 1:00 p.m.

Planning and Zoning - Ms. Hale reported that at the last meeting Tarlton Meadows had one plat approved, Carr Farms had two final plats approved, Hilliard Church of the Nazarene had a digital sign approved and Tidd Funeral Home had a parking lot extension approved.

Minutes Acceptance: Minutes of Mar 14, 2022 7:00 PM (Approval of Minutes)



Public Arts - No report.

Recreation and Parks Advisory Commission - Mr. Carrier announced the Commission met and received an overview of the medical integrated Request for Proposal (RFP) process. He added the Commission is also gearing up to look at the policy for the field use. Mr. Carrier thanked Mr. Merritt for a very informative meeting.

Shade Tree Commission - No report.

Other Boards/Commissions - No report.

RECOGNITION AND SPECIAL GUESTS - None

CHANGES TO THE AGENDA

Mr. Marsh, seconded by Ms. Vermillion, moved to amend the agenda to add Resolution 22-R-18 for Council consideration by Voice Vote.

STATUS:	Adopted
MOVER:	Pete Marsh
SECONDER:	Cynthia Vermillion
AYES:	Teater, Tarazi, Cottone, Hale, Marsh, Vermillion
NAYS:	Les Carrier

CONSENT AGENDA - NONE

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA) - None

BUSINESS OF THE COUNCIL

A. Ordinances

No one in attendance spoke for or against Ordinance 22-09 or 22-10 during the Public Hearings.

SECOND READINGS/PUBLIC HEARINGS

22-09 ENACTING SECTION 149.08 OF THE CITY'S CODIFIED ORDINANCES AND ESTABLISHING AN AGING-IN-PLACE ADVISORY COMMITTEE.

Mr. Carrier asked if Ms. Cottone has considered interjecting this committee into the Comprehensive Plan discussion regarding housing types for seniors, etc. Ms. Cottone replied that is a good idea and she envisions this committee possibly connecting with the RPAC as well.

STATUS:	Adopted
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
President Teater announced 22-09 passed and would take effect at the earliest time allowable by law.	

22-10 AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$95,000,000 OF INCOME TAX SPECIAL OBLIGATION SECURITIES FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, IMPROVING, FURNISHING AND EQUIPPING A RECREATION AND WELLNESS CAMPUS FOR FITNESS, RECREATION, AND GROUP ACTIVITIES FOR SENIORS, FAMILIES, YOUTH, AND OTHERS NEAR THE INTERSECTION OF ALTON DARBY CREEK ROAD AND SCIOTO DARBY ROAD, INCLUDING LANDSCAPING AND MAKING SITE IMPROVEMENTS, ACQUIRING LAND AND INTERESTS IN LAND, AND REIMBURSING PRIOR EXPENDITURES OF THE CITY IN CONNECTION WITH THE SAME; PROVIDING FOR THE PLEDGE OF CERTAIN REVENUES FROM THE CITY'S



2.5% INCOME TAX TO SECURE THE PAYMENT OF PRINCIPAL OF AND INTEREST ON THE SECURITIES; AUTHORIZING THE USE AND DELIVERY OF AN OFFICIAL STATEMENT RELATING TO THE SECURITIES.

Mr. Carrier asked what the reimbursement of prior expenditures of the City in connection with the issuance of the bonds means. Mr. Delande explained that means if the City needs to front funds for the first few months to pay additional fees. He added there are \$7.2 million from the sale of the property, which will be used initially until the timing of the bonds and then the City will be reimbursed that \$7.2 million used for debt services or other things.

Mr. Carrier commented that he thought the sale was \$10 million. Mr. Delande replied the sale was \$10 million and of that \$850,000.00 was used to initiate the Cosgray Road extension in the Capital Budget and the purchase of the short-term note.

STATUS: Adopted
AYES: Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
 President Teater announced 22-10 passed and would take effect at the earliest time allowable by law.

FIRST READINGS

22-11 AMENDING CHAPTERS 1301 AND 1303 OF THE CITY'S CODIFIED ORDINANCES REGARDING PROCESS FOR BUILDING CODE AND PROPERTY MAINTENANCE CODE VIOLATIONS.

Ms. Clodfelder explained that in 2021 Council repealed and replaced Part 13 of the Code, which is now titled "The Building and Land Usage Code" and was done to be more transparent and clearer on how the Building Code, International Property Maintenance Code and additional section in Part 13 are applied. She noted it was quickly realized that there were too many references in the old language to process, enforcement and penalties that were already in the code and being practiced making it more transparent to the residents on what occurs with a violation, the proposed language creates a clearer process for staff and residents.

Mr. Carrier asked if it is normal to charge \$1,000.00 for each day's failure. Ms. Clodfelder replied it is a first-degree misdemeanor and the maximum fine is \$1,000.00 and it is typical in the City's code that each day is considered a new violation because it is not being corrected.

Vice President Tarazi stated that typically it is a range and asked if this is consistent with others in the area. Ms. Clodfelder replied it is consistent with first degree misdemeanors and reiterated \$1,000.00 is a maximum penalty and typically depends on when the City gets to the violation notice and moves it to a court case. She added the judge's determination on fines is determined on a case-by-case basis and this just gives a clear direction on what may happen regarding the maximum enforcement that a code violation may be subject to.

STATUS: First Reading
SPONOSOR: Cynthia Vermillion
SECONDER: Pete Marsh
 President Teater announced the second reading/public hearing on 22-11 will be March 28, 2022.

22-12 APPROVING AMENDMENTS TO SECTIONS 161.45 AND 161.46 OF THE CODIFIED ORDINANCES REGARDING PERSONAL DAYS FOR NON-UNION EMPLOYEES AND VACATION FOR NEWLY HIRED NON-UNION EMPLOYEES.

Ms. Crandall explained that this makes two amendments to the City's Personnel Code and is about retention and attraction of the City's talented work force. The first is to balance the number of days off for union and non-union employees. Council approved switching Good Friday as a holiday for Juneteenth

and at the time it was the City's understanding the City's three unions would do the same, which was not the case. She noted this is in response to that and allows non-union employees to have an additional personal day to use whenever they choose, which is preferred over an additional holiday for non-union employees. The second item is when a new non-union employee is hired, vacation is accrued, and they start with no vacation and one personal day. The time it takes a new employee to accrue enough time to take a day or two off is not in place and this allows them to take that time off immediately by giving those employees 24 hours of vacation when hired.

Mr. Carrier asked would the City be out that time if a new employee is hired, takes a 24-hour vacation and then leaves the City. He mentioned that he understands that new employees from other public entities bring time with them. Ms. Crandall replied that an employee can bring sick leave but not vacation. She stated if someone starts as a full-time employee and takes three days' vacation then leaves, the City would be out that time. President Teater asked if vacation approval is at the discretion of the supervisor. Ms. Crandall agreed.

Mr. Carrier asked how much the extra time costs the City. Ms. Crandall replied that she does not have that number.

STATUS: First Reading
SPONSOR: Cynthia Vermillion
SECONDER: Peggy Hale
President Teater announced the second reading/public hearing on 22-12 will be March 28, 2022.

B. Resolutions

22-R-17 RE-APPOINTING TWO MEMBERS TO THE CITY'S BOARD OF TAX REVIEW

Ms. Clodfelder reported that the City's Tax Code and the Ohio Revised Code (ORC) requires the City to have a Board of Tax Review to handle any appeals of the Tax Department's decision on income taxes for the residents, corporations and businesses of the City. This legislation reappoints two current members, who are both CPAs and well qualified to the Board.

President Teater asked how often does this Board meet. Ms. Clodfelder replied they meet on an as needed basis and met recently for the first time in ten years.

STATUS: Adopted (7-0)
MOVER: Pete Marsh
SECONDER: Tina Cottone
AYES: Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
President Teater announced 22-R-17 passed and will take effect at the earliest time allowable by law.

22-R-18 DIRECTING THE CITY MANAGER TO EXTEND THE LEASE WITH THE HILLIARD OHIO SOCCER ASSOCIATION.

Vice President Tarazi asked does the City take over the management of the fields or is there an RFP to look at other options in 2024. President Teater replied that Mr. Merritt answered that earlier when he said that they are always looking at outsourcing options whenever they move forward on anything.

STATUS: Adopted (6-1)
MOVER: Pete Marsh
SECONDER: Cynthia Vermillion
AYES: Teater, Tarazi, Cottone, Hale, Marsh, Vermillion
NAYS: Les Carrier
President Teater announced 22-R-18 passed and will take effect at the earliest time allowable by law.

PRESIDENT'S COMMUNICATION – None

STAFF REPORTS – None

CITY MANAGER UPDATES - None

ITEMS FOR COUNCIL DISCUSSION

Mr. Marsh reported that there are two items the ESC would like Council to consider. First, there is a vacancy and two incredibly strong, but very different candidates were interviewed and asked if Council would consider amending the ordinance to increase the membership of the ESC to ten members.

Mr. Marsh, seconded by Mr. Carrier, moved to direct staff to prepare legislation to increase the ESC membership to ten members by Voice Vote.

STATUS: Approved (7-0)
MOVER: Pete Marsh
SECONDER: Les Carrier
AYES: Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

Mr. Marsh reported the ESC has started reviewing renewable energy aggregation programs, which would take a significant amount of time and effort on the part of staff to move forward on. He explained at the last ESC meeting, two AEP representatives gave a presentation, and those representatives are available in April if Council would like to schedule a Committee of the Whole meeting to determine if this is something Council wants to proceed with.

Mr. Marsh, seconded by Ms. Vermillion, moved to schedule a future Committee of the Whole meeting, date uncertain, for this presentation by Voice Vote.

STATUS: Approved (7-0)
MOVER: Pete Marsh
SECONDER: Cynthia Vermillion
AYES: Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

President Teater stated that this is a continuation of the Council Rules, specifically on how items get placed on the agenda. He noted Council discussed this on February 28, 2022, then voted on an amendment (6-0) that was coordinated with the Law Director, but Mr. Carrier believes it does not follow the Charter. President Teater asked for something in writing from Mr. Hartmann stating that it aligns with the Charter.

Mr. Carrier stated he would want that opinion to be public and would ask Council to waive their privilege relative to that opinion. Ms. Vermillion asked what that means. Mr. Carrier replied that there is a current legal opinion from Mr. Hartmann on the current Rule 9.01 and Council cannot fully debate that because that legal opinion is protected under privileged information according to the laws of the State of Ohio because he is the counsel to this body. To properly look at this matter, he stated it makes sense to open that up so the community can see the debate Council is having and whether it is legal based on Mr. Hartmann's opinion or the Charter. Mr. Carrier stated the Charter is the ranking document if there is a



conflict between a Council Rule and the Charter. He reported items that are given legal opinions, Council can debate among itself but he feels that it would be helpful if the whole community saw what that legal opinion was so they can get a flavor for what the real issue is.

Ms. Cottone requested that items be sent to Council in advance because it is difficult to process items that are presented during a meeting. Mr. Carrier replied he would be happy to provide his documents and research to Council. He noted that his goal is to prevent Council from doing something illegally because Council already had that issue, which is going to be addressed under his report.

Vice President Tarazi stated that a possible path since Council has a new rule that has been drafted and Council has not seen, is to get Mr. Hartmann's opinion on the new rule. He added to be fair to Mr. Hartmann he can come back with an opinion to determine if the rule is still wrong or needs tweaked. He added the next step is whether that opinion is made public because that opinion on a rule is not something that needs that much protection, but another possibility is to get a second opinion on the topic because that may alleviate concerns if another law firm or someone else confirms Mr. Hartmann is correct in his legal opinion. Vice President Tarazi stated that Council does not have Mr. Hartmann's legal opinion on what is already drafted, which Council received yesterday. He has concerns on how Council voted on something at the last meeting that was not in front of them and that was not the right way to handle that. President Teater replied that is why the Rule would be brought back to Council for another vote because what is in the final draft is not what Council agreed to at the last meeting. During the process there was a lot of rewrites and he feels it would be best to bring it back for Council to vote on to ensure everyone is on the same page.

Vice President Tarazi stated step one would be to get a written legal opinion from Mr. Hartmann on what has been written then put it back on the agenda for Council to consider at the next meeting when Mr. Hartmann is in attendance.

Mr. Carrier asked if Council would like him to circulate his information and objection to what was circulated by President Teater. Ms. Cottone replied she would like the opportunity to review the information prior to that discussion if his information is going to part of that discussion. Mr. Carrier asked if his information will be part of the discussion. Vice President Tarazi suggested that Mr. Carrier send his written objections to the current rewrite to Mr. Hartmann for his written opinion and then Council can decide what to do. Mr. Carrier stated he will put together suggestions and the reasons why he believes the current rewrite violates the Charter.

Vice President Tarazi reported there is a separate issue that Mr. Carrier brought up regarding a legal opinion from Mr. Hartmann on how emergency ordinances are passed and the new voting spread sheet that was provided to Council, which is inconsistent with that opinion. He noted he has reviewed this and feels there is an issue that needs to be addressed as well.

Mr. Carrier stated that this absolutely needs an independent counsel review because it was one way and now it has been switched to the way the Charter reads, which is in the voting chart. He noted that for the last 12-14 months anything that has been passed by emergency where two members of Council objected to it by motion has been unlawfully passed and there can be significant legal ramifications for passing something in an illegal manner. Mr. Carrier does not believe Mr. Hartmann or their law firm can handle that because there was an egregious oversight because at the time he pointed it out in a meeting and read the Charter out loud. He commented that you cannot have a current law director opine to a factor of negligence for which may have occurred. Mr. Carrier added that mistakes happen, and it is not an indictment of Mr. Hartmann, but a process that must be followed.

President Teater stated Mr. Hartmann can look at the issue. Mr. Carrier replied that Mr. Hartmann cannot because there has been malpractice. Mr. Shamp stated that is an assumption that he is not prepared to give. He added he believes there has not been malpractice and they do have the authority to opine on the matter. Mr. Carrier continued that once this is sorted out, it will be difficult for their law firm to discuss



Real People. Real Possibilities.

City Council

March 14, 2022
Regular Meeting Minutes
Page 7

3.B

it because there has been an egregious error for passing legislation by emergency in an improper manner, an unlawful manner. He noted it is clearly a serious issue.

Ms. Vermillion, seconded by Mr. Carrier, moved to adjourn the Regular meeting by Voice Vote.

MOVER:	Cynthia Vermillion
SECONDER:	Les Carrier
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

ADJOURNMENT – 7:43 PM

Andy Teater, President
City Council

Diane Werbrich, MMC
Clerk of Council

Approved: _____

Minutes Acceptance: Minutes of Mar 14, 2022 7:00 PM (Approval of Minutes)

Liquor License Request - KL Petroleum (6558 Scioto Darby Creek Road)

NOTICE TO LEGISLATIVE
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

4430700		NEW	KL PETROLEUM INC 6558 SCIOTO DARBY CREEK RD HILLIARD OH 43026
PERMIT NUMBER		TYPE	
ISSUE DATE			
01 28 2022			
FILING DATE			
C1	C2	PERMIT CLASSES	
25	132	B	D33551
TAX DISTRICT		RECEIPT NO.	

FROM 03/07/2022

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO.	



MAILED 03/07/2022

RESPONSES MUST BE POSTMARKED NO LATER THAN. 04/07/2022

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES **B NEW 4430700**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal Officer

CLERK OF HILLIARD CITY COUNCIL
3800 MUNICIPAL WAY
HILLIARD OHIO 43026-1695

Attachment: KL Petroleum - 6558 Scioto Darby Creed Road (2249 : Liquor License Request - KL Petroleum (6558 Scioto Darby Creek Road))

Council Memo: Legislation (22-11)

Subject: Amending Chapters 1301 and 1303 of the City's Building and Land Usage Code
From: Michelle Crandall, City Manager
Initiated by: Kelly Clodfelder, Staff Attorney
Date: March 28, 2022

Executive Summary

This legislation approves amendments to Chapters 1301 and 1303 of the City's Building and Land Usage Code regarding process and penalties.

Staff Recommendation

Staff recommends that Council approve this piece of legislation.

Background

On October 11, 2021, City Council approved Ordinance No 21-28 adopting a new Building and Land Usage Code. Chapter 1301 adopted and incorporated by reference the Ohio Building Code, the Residential Code of Ohio and the Ohio Mechanical Code. Chapter 1303 adopted by reference the International Property Maintenance Code.

Upon review, staff has found that in order to make the enforcement process and penalties more transparent for potential violations of these Chapters, it is necessary to add language to Sections 1301 and 1303.

Financial Impacts

There are no anticipated financial impacts.

Expected Benefits

By approving these amendments, the additional language will provide clarity of processes and penalties for violations of these Chapters.

Attachments

- Exhibit A



Ordinance: 22-11

Passed:

Page 1 of

Effective:

**AMENDING CHAPTERS 1301 AND 1303 OF THE CITY'S CODIFIED ORDINANCES
REGARDING PROCESS FOR BUILDING CODE AND PROPERTY MAINTENANCE
CODE VIOLATIONS.**

WHEREAS, Chapter 1301 of the City's Codified Ordinances adopts the Ohio Building Code, Residential Code of Ohio and the Ohio Mechanical Code; and

WHEREAS, Chapter 1303 of the City's Codified Ordinances adopts the International Property Maintenance Code; and

WHEREAS, in order to provide clarity regarding violations of these code sections, it is necessary to incorporate language that clearly states the City's process and potential penalties for a violation; and

WHEREAS, the incorporation of the additional language is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hilliard, Ohio, that:

SECTION 1. City Council finds that amending Chapters 1301 and 1303 of the City's Codified Ordinances, as identified in Exhibit "A", **attached** hereto and incorporated herein, is in the City's best interest. The changes and additions to Chapters 1301 and 1303, as shown and identified in track changes on the attached Exhibit "A", are approved.

SECTION 2. All other provisions of Chapters 1301 and 1303, not modified herein, remain unchanged and are in full force and effect.

SECTION 3. This Ordinance shall be in effect from and after the earliest time provided for by law.

ATTEST:**SIGNED:**

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Ordinance 22-11						
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Passed <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Held Over <input type="checkbox"/> Referred <input type="checkbox"/> Withdrawn <input type="checkbox"/> First Reading <input type="checkbox"/> Positive Recommendation <input type="checkbox"/> No Recommendation			Yes/Aye	No/Nay	Abstain	Absent
	Andy Teater		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Omar Tarazi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Les Carrier		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tina Cottone		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Peggy Hale		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pete Marsh		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cynthia Vermillion		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chapter 1301 Building Code

1301.01	Building Codes Adopted
1301.02	Permits and Fees
1301.99	Penalty and Enforcement and Penalty

1301.99 ~~Penalty and~~ Enforcement and Penalty.

- (a) The procedures for administration and enforcement and the penalties relative to the codes adopted by reference in Section 1301.01 shall be in accordance with respective provision of each such code.
- (b) The procedures ~~s~~ for administration and enforcement ~~and the penalties~~ relative to the failure to obtain a permit or pay a fee as referenced in Section 1301.02 shall be provided as follows:
 - 1) Upon the CBO finding a failure to obtain a permit or pay a fee, the CBO shall send a certified letter to the owner of the building or owner's agent. The letter shall cite the following:
 - a. the permit not obtained and/or fee amount not paid;
 - b. description of how to correct the violation; and
 - c. the date required to obtain the permit and/or remit payment.
 - 2) The letter shall include notice to the party of the procedure for appeal right to a hearing if requested within 20 days of the mailing of the letter.
- (c) Upon receipt of the letter, the failure to bring to the building into compliance shall be deemed a violation. Whoever violates any provision of this chapter shall be guilty of a first-degree misdemeanor and shall be fined not more than one thousand dollars (\$1,000) or imprisoned not more than six months or both. Each day such failure or omission continues to exist after written notice shall constitute a separate violation.

~~in Section 190.06 of the City's Codified Ordinances.~~

Chapter 1303 Property Maintenance Code

1303.01	International Property Maintenance Code Adopted
1303.02	Additions, Insertions, and Changes
1303.99	Enforcement and Penalty

1303.99 Enforcement and Penalty

- (a) The procedures for administration and enforcement relative to the IPMC adopted by reference in Section 1303.01 shall be in accordance with Section 111.4 of the IPMC.
- (b) Whoever violates any provision of this Chapter adopted herein or fails to comply with any lawful order issued pursuant thereto is guilty of a first-degree misdemeanor and shall be fined not more than one thousand dollars (\$1,000) or imprisoned not more than six months or both. Each day during which noncompliance or a violation continues shall constitute a separate offense.

Council Memo: Legislation (22-12)

Subject: Amending Code regarding Non-Union Employee Personal Days and Vacation for Newly Hired Employees
From: Michelle Crandall, City Manager
Date: March 28, 2022

Executive Summary

This legislation provides an additional personal day for non-union employees to observe and provides that newly hired employees at the non-director level will receive 24 hours of vacation upon their date of hire.

Staff Recommendation

Staff recommends approval of this legislation to assist with employee retention and attraction.

Background

By the passage Ordinance No. 21-02 on March 8, 2021, Council approved a new Code of Personnel Practices and Procedures codified in Chapter 161 of the City's Codified Ordinances. By the passage of Ordinance No. 21-40, passed on November 22, 2021, Council approved a changed to the observed holidays for non-union employees in Section 161.44, as well as added language to 161.45 permitting the City Manager to grant newly hired employees advance vacation leave for personal commitments made prior to the date of hire.

Following passage of Ordinance No. 21-40, it was determined that the bargaining units of the City (USW, FOP, and OLC) were unwilling to change their observed holidays to match City holidays. This has resulted in the three unions observing one more holiday than is observed by non-union employees. To address this disparity, staff is proposing to provide an additional personal day to non-union employees. A personal day that can be used at anytime during the year is preferred over an additional holiday.

Additionally, in order to assist with recruitment of new employees, it has been determined that there is a benefit to providing 24 hours of vacation to a newly hired employee at the non-director level upon date of hire. This allows a new employee to have three vacation days and two personal days to use immediately while they are accruing vacation and sick leave. Currently new employees start with one personal day and no vacation hours.

Financial Impacts

There are no anticipated financial impacts.

Expected Benefits

These changes align union and non-union employees regarding days off and provides the City a recruitment tool for new employees.

Attachments

- Exhibit A



Ordinance: 22-12

Passed:

Page 1 of

Effective:

APPROVING AMENDMENTS TO SECTIONS 161.45 AND 161.46 OF THE CODIFIED ORDINANCES REGARDING PERSONAL DAYS FOR NON-UNION EMPLOYEES AND VACATION FOR NEWLY HIRED NON-UNION EMPLOYEES.

WHEREAS, currently, Chapter 161 of the Codified Ordinances of the City provides for the conditions of employment, compensation, classification, and benefits afforded to non-unionized City employees; and

WHEREAS, Section 161.45 provides for the number of holidays and personal days that a non-union employee observes; and

WHEREAS, Section 161.46 provides for the vacation accrual amounts for non-union employees; and

WHEREAS, the City administration desires to provide an additional personal day to non-union employees and to provide vacation hours to newly hired, non-director employees; and

WHEREAS, amending certain language found in Sections 161.45 and 161.46 is in the best interest of the City and its employees.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hilliard, Ohio that:

SECTION 1. City council finds that amending Sections 161.45 and 161.46 of the City's Codified Ordinances, as identified in Exhibit "A", **attached** hereto and incorporated herein, is in the City's best interest. The changes and additions to Sections 161.45 and 161.46 as shown and identified in track changes on the attached Exhibit "A" are approved.

SECTION 2. All other provision of Chapter 161, not modified herein, remain unchanged and are in full force and effect.

SECTION 3. This Ordinance shall be in effect from and after the earliest time provided for by law.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Ordinance 22-12						
<input type="checkbox"/> Adopted			Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Passed	Andy Teater		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Omar Tarazi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Les Carrier		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Held Over	Tina Cottone		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Referred	Peggy Hale		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Pete Marsh		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> First Reading	Cynthia Vermillion		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Positive Recommendation						
<input type="checkbox"/> No Recommendation						

161.45 HOLIDAYS AND PERSONAL DAY.

- (a) All full-time employees not otherwise covered by a collective bargaining agreement shall be authorized to observe the following holidays: New Year's Day, Dr. Martin Luther King, Jr. Day, President's Day, Memorial Day, Juneteenth, Labor Day, Independence Day, Veterans Day, Thanksgiving Day, the Friday after Thanksgiving and Christmas Day, together with either the day before Christmas or the day after Christmas as determined by the City Manager.
- (b) Any employee, not otherwise covered by a collective bargaining agreement and who is eligible for overtime compensation, shall be compensated at one and one-half times their regular rate of pay for the time actually worked on a legal holiday identified in subsection (a).
- (c) Legal holidays falling on Saturday shall be observed on the preceding Friday and legal holidays falling on Sunday shall be observed on the following Monday.
- (d) *Personal Day.* ~~In addition to the legal holidays set forth above, all~~ All full-time non-bargaining unit employees shall be authorized to observe ~~one (1)~~ two (2) additional ~~holidays, designated as a "personal day."~~ *Personal Days* each payroll calendar year. ~~Each~~ *The Personal Day* ~~personal day~~ is to be taken at the pleasure of the employee with the approval of the appropriate director, except that no reasonable request shall be denied. *Personal Days shall not be carried over to the next payroll calendar year.*
- (e) Please see Section 161.49(e) for paid personal leave for part-time employees.

161.46 VACATION LEAVE.

- (a) *Vacation Accrual.* Full-time non-bargaining unit employees shall accrue vacation leave, by pay period, at the annual rate set forth in the following schedule, based upon completed years of continuous full-time City employment:

	Paid Vacation Hours—For Full-Time Employees, Excluding Directors	
Completed Years of Service	Per Year	Per Pay Period
One (1) year of service	80 hours	3.1 hours
Five (5) years of service	120 hours	4.6 hours
Ten (10) years of service	160 hours	6.2 hours
Fifteen (15) years of service	200 hours	7.7 hours
Twenty (20) years of service*	240 hours	9.2 hours* Accrual at this rate per year and per pay period is only available for employees hired before October 26, 2011.

- (1) All newly hired full-time non-bargaining unit employees, in non-director positions, shall be granted twenty-four (24) hours of vacation leave upon the date of hire.
- (2) Part-time employees shall not accrue vacation leave. ~~No vacation leave shall accrue in any pay period in which the employee is in unpaid status for more than eight (8) hours of regularly scheduled work. The accrual will not be available for use until the following pay period. These accrued hours will be credited to the employee's vacation leave bank.~~

- (3) No vacation leave shall accrue in any pay period in which the employee is in unpaid status for more than eight (8) hours of regularly scheduled work. The accrual will not be available for use until the following pay period. These accrued hours will be credited to the employee's vacation leave bank.

Council Memo: Legislation (22-13)

Subject: Appropriation of Vehicle Registration Permissive Tax Funds
From: Michelle Crandall, City Manager
Initiated by: Greg Tantari, Deputy Finance Director
Date: March 28, 2022

Executive Summary

This legislation authorizes the appropriation of funds received from the City's Vehicle Registration Permissive Tax.

Staff Recommendation

Staff recommends that Council pass this piece of legislation.

Background

On August 9, 2021, during a special meeting, Hilliard City Council directed staff to participate with the Franklin County Engineer's Office ("FCEO") to resurface portions of Scioto Darby Road in the City (the "Project"). In order to fund the Project, as shown in the table below, the City proposed to use unused funds from the 2021 Street Maintenance & Rehabilitation Program as well as Vehicle Registration Permissive Tax Funds.

Unused 2021 SMRP Funds	\$89,467.39
Vehicle Registration Permissive Tax Funds	\$332,577.63
Total Project Cost	\$422,045.02

On January 24, 2022, by the passage of Resolution No. 22-R-02, City Council authorized the City Manager to apply for its Vehicle Registration Permissive Tax Funds as well as enter into a cooperative agreement with FCEO regarding the City's payment for the project. Following approval, the City requested the funds and upon receipt, it was determined that the funds were not included in the appropriation ordinance. Therefore, it is necessary to appropriate the funds in order to pay for its portion of the Project.

Financial Impacts

\$332,577.63 will be appropriated into Fund 206, Object 55 for the Street Improvement Fund for this Project.

Expected Benefits

By appropriating these funds, the City will fulfill its obligation pursuant to the cooperative Agreement with FCEO.

Attachments

N/A



Ordinance: 22-13

Passed:

Page 1 of

Effective:

**APPROPRIATING FUNDS IN ORDER TO REIMBURSE THE FRANKLIN COUNTY
ENGINEER'S OFFICE FOR THE SCIOTO DARBY ROAD RESURFACING PROJECT.**

WHEREAS, on January 24, 2022, City Council adopted Resolution No. 22-R-02 authorizing the City Manager to apply for and accept vehicle registration permissive tax funds (the "Funds") from the Board of County Commissioners of Franklin County (the "Commissioners")

WHEREAS, Resolution No. 22-R-02 also authorized a cooperative agreement with the Franklin County Engineer's Officer (FCEO) regarding the resurfacing of Scioto Darby Road within the City (the "Project"); and

WHEREAS, upon receipt of the Funds, the City plans to utilize the Funds to reimburse FCEO for the Project consistent with the terms of the cooperative agreement; and

WHEREAS, the City has now received, and it is necessary to appropriate the Funds in order to fulfill the terms of the cooperative agreement between FCEO and the City;

WHEREAS, this appropriation is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hilliard, Ohio that:

SECTION 1. An appropriation in the amount of \$332,577.63 from the City's Street Improvement Fund, Fund 206, Object 55, in order to reimburse the Franklin County Engineer's Office for the resurfacing of Scioto Darby Road.

SECTION 2. This Ordinance shall be in effect from and after the earliest time provided for by law.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Ordinance 22-13						
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Passed <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Held Over <input type="checkbox"/> Referred <input type="checkbox"/> Withdrawn <input type="checkbox"/> First Reading <input type="checkbox"/> Positive Recommendation <input type="checkbox"/> No Recommendation			Yes/Aye	No/Nay	Abstain	Absent
	Andy Teater		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Omar Tarazi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Les Carrier		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tina Cottone		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Peggy Hale		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pete Marsh		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cynthia Vermillion		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Council Memo: Legislation (22-14)

Subject: Changing the Membership Numbers for ESC
From: Michelle Crandall, City Manager
Initiated by: City Council
Date: March 28, 2022

Executive Summary

This legislation approves changes to Section 149.04 of the City's Codified Ordinances regarding the membership numbers for the City's Environmental Sustainability Commission ("ESC").

Staff Recommendation

Staff recommends that Council approve this piece of legislation.

Background

City Hilliard Council created the Environmental Sustainability Commission ("ESC") by Ordinance No. 11-01 on February 28, 2011. The ESC is tasked with advising the City in the initiation and/or development of programs that will create or enhance sustainable practices within Hilliard. The ESC is composed of not less than 7, but not more than 9 volunteer members.

When interviewing interested persons for one open position on the ESC, the ESC determined that there were two good, qualified, different candidates that could fill the open position. Therefore, the ESC is requesting that its membership increase to not more than 10 volunteer members so it can offer positions to both qualified candidates. Concurrently, City council is considering legislation to appoint one candidate, Brittany Vega to the open spot. Once the changes to Section 149.04, as recommend, are effective, City council will consider legislation to appoint Christopher Ward to another open position.

Financial Impacts

By the passage of Resolution No. 17-R-07, ESC members are compensated in an amount equal to 20% of the City Council's pre-health insurance election compensation.

Expected Benefits

Increasing the number of volunteer members on the ESC will ensure even more diverse viewpoints and ideas in order to further assist the City with enhancing its sustainable practices.

Attachments

N/A



Ordinance: 22-14

Passed:

Page 1 of

Effective:

AMENDING SECTION 149.04 OF THE CITY'S CODIFIED ORDINANCES REGARDING THE NUMBER OF MEMBERS TO BE APPOINTED TO THE ENVIRONMENTAL SUSTAINABILITY COMMISSION.

WHEREAS, Hilliard City Council desires to expand the Environmental Sustainability Commission (ESC) membership numbers; and

WHEREAS, by increasing the membership numbers of the ESC, it will allow the Commission to have an even more diverse makeup and further assist the City in developing programs that will enhance sustainable practices within the City.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Hilliard that:

SECTION 1. Section 149.04(a) is hereby amended as follows:

149.04 ENVIRONMENTAL SUSTAINABILITY COMMISSION.

The Environmental Sustainability Commission (ESC) is established and shall be operated as provided herein:

(a) *Establishment and Purpose.*

- (1) There is hereby established, in and for the City, an Environmental Sustainability Commission (ESC) consisting of not less than seven nor more than ~~nine~~ **ten** volunteer members.
- (2) The purpose of the ESC shall be to advise City Council, the City Manager, and city officials on the following mission:

"The Environmental Sustainability Commission shall review existing green policies and advise City Council, the City Manager, and city officials in the initiation and/or development of programs that will create or enhance sustainable practices within our community."

SECTION 2. All other provisions of Section 149.04, not modified herein, remain unchanged and are in full force and effect.

SECTION 3. This Ordinance shall be in effect from and after the earliest time provided for by law.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Ordinance 22-14						
<input type="checkbox"/> Adopted			Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Adopted as Amended	Andy Teater		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Passed	Omar Tarazi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Les Carrier		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Tina Cottone		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Held Over	Peggy Hale		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Referred	Pete Marsh		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Cynthia Vermillion		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> First Reading						
<input type="checkbox"/> Positive Recommendation						
<input type="checkbox"/> No Recommendation						

Council Memo: Legislation (22-15)

Subject: Amending the Membership of the RPAC
From: Michelle Crandall, City Manager
Date: March 28, 2022

Executive Summary

This legislation amends Section 149.07 of the City's Codified Ordinances regarding the membership of the Recreation and Parks Commission.

Staff Recommendation

Staff recommends that Council pass this piece of legislation.

Background

In 2021, City Council created the RPAC with a purpose to assist the City with developing and improving the amenities and opportunities available in our community regarding recreation and parks. Initial appointments to the RPAC included 5 residents, one high school student, 2 two Council members, 1 representative of the Hilliard City School District ("HCSD"), and a representative of Destination Hilliard. On February 14, 2022, City Council approved changes to 149.07 adding an additional resident representative and removing the Destination Hilliard representative.

Upon reviewing applications received for open positions on the RPAC, City Council has determined that further amending the membership to obtain representation of one student from each high school within the Hilliard City School District will be beneficial to the City and its residents.

Financial Impacts

There are no anticipated financial impacts.

Expected Benefits

By potentially appointing 2 more high school students to the RPAC, it will ensure that even more diverse and unique viewpoints will be heard while the RPAC is assisting the City regarding recreation and parks.

Attachments

N/A



Ordinance: 22-15

Passed:

Page 1 of

Effective:

AMENDING SECTION 149.07 OF THE CITY'S CODIFIED ORDINANCES REGARDING THE MEMBERSHIP OF THE HILLIARD RECREATION AND PARKS ADVISORY COMMISSION.

WHEREAS, Hilliard City Council desires to amend and expand the membership of the Recreation and Parks Advisory Commission (RPAC) to allow not more than one high school student from each of the Hilliard City School District high schools; and

WHEREAS, allowing additional high school students to be appointed to the RPAC will promote the RPAC's purpose of advising Council on the City's recreation and parks facilities, services and programming.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Hilliard that:

SECTION 1. Section 149.07 is hereby amended as follows:

149.07 HILLIARD RECREATION AND PARKS ADVISORY COMMITTEE.

The Recreation and Parks Advisory Committee (RPAC) is established and shall be operated as provided herein:

- (a) *Establishment and Purpose.* There is hereby established, in and for the City, a Recreation and Parks Advisory Committee consisting of **not less than ten (10) nor more than twelve (12)** volunteer members.
- (b) *Membership, Organization and Procedures.*
 - (1) Appointments to the Committee shall be made by City Council. Members shall be residents of the City.
 - (2) Membership will include:
 - a. Six (6) residents, to be appointed by City Council.
 - b. **Up to three (3) ~~One (1)~~ high school students, with not more than one (1) from each high school of the Hilliard City School District,** to be appointed by City Council.
 - c. Two (2) City Council Members, to be appointed by the President of Council.
 - d. One (1) representative of the Hilliard City School District.
 - (3) All members shall be voting members.
 - (4) The six resident members will serve two-year terms and can be re-appointed for two additional terms, but shall not serve more than 6 consecutive years.
 - (5) All other members will serve one-year terms and can be re-appointed for subsequent terms.
 - (6) Initial terms for the five (5) resident members, however, are as follows:
 - a. Two (2) of the members each shall serve an initial term of three (3) years.
 - b. Two (2) of the members each shall serve an initial term of two (2) years.
 - c. One (1) member shall serve an initial term of one (1) year.
 - (7) A majority of the voting members of the Committee shall constitute a quorum.

SECTION 2. All other provisions of Section 149.07, not modified herein, remain unchanged and are in full force and effect.

SECTION 3. This Ordinance shall be in effect from and after the earliest time provided for by law.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Ordinance 22-15						
<input type="checkbox"/> Adopted			Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Passed	Andy Teater		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Omar Tarazi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Les Carrier		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Held Over	Tina Cottone		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Referred	Peggy Hale		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Pete Marsh		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> First Reading	Cynthia Vermillion		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Positive Recommendation						
<input type="checkbox"/> No Recommendation						

Council Memo: Legislation (22-R-19)

Subject: Authorizing contract with Prime AE Group, LLC for Architect/Design Engineering Services
From: Michelle Crandall, City Manager
Date: March 28, 2022

Executive Summary

This legislation authorizes the City Manager to enter into a contract with Prime AE Group, LLC ("Prime") for architect/design engineer services for the Community Recreation and Wellness Center.

Staff Recommendation

Staff recommends that City Council approve the contract with Prime in the amount of \$4,053,750 for the architecture and engineering work.

Background

On November 2, 2021, residents approved increasing the City's municipal income tax by 0.5% and dedicating the resulting funds for recreation and parks, including (but not limited too) construction of a new community center (the "Project"). On December 13, 2021, City Council approved Resolution No. 21-R-85, authorizing the City Manager to enter into a Professional Services Agreement with McCarthy Consulting, LLC to be the Owner's Representative for the Project. With the Owner's Representative assistance, in January 2022, the City issued a request for proposals for the Architect & Engineering Design Services for the Hilliard Recreation & Wellness Center.

On February 9, 2022, 8 proposals were received. From those received, a team of City staff along with the Owner's Representative reviewed and scored all submissions and decided to interview 4 firms: M+A Architects, Williams Architects, Legat Architects, and Prime AE Group.

In early March, each firm interviewed and answered questions from the team of City staff and the City's Owner's Representative. Following these sessions, the team met again, reviewed and scored each firm's interview and determined that Prime submitted the best proposal for the Project. Prime is partnering with Barker Rinker Seacat Architecture (BRS), a leading firm in the development of community and recreation centers throughout the United States. Additionally, Prime is utilizing the following firms to further assist in designing the Project:

- Water Technology, Inc. – aquatic design firm
- The EDGE Group, Inc. – landscape architects
- Breckenridge Kitchen Equipment & Design – planning, design, and furnishing of food service
- The Sextant Group – technology and acoustical consulting services
- S&S Midwest Fire Protection LLC – fire protection services, inspection, testing
- ms consultants, inc. – civil/site engineering

Financial Impacts

On February 28, 2022, City Council approved an amended Capital Budget which appropriated funds due to the passage of Issue 22. The contract with Prime AE Group, LLC is for a total of \$4,053,750, of which \$1,400,000 the City will be authorized to expend this year. The balance of funds due for this contract will be appropriated in future years.

Expected Benefits

The City is confident that Prime, and its partnership with a diverse group of firms, will create a new Hilliard Recreation & Wellness Center that welcomes all members of this community and provides state of the art design and engineering.

Attachments

- Exhibit A – Contract with Prime AE Group, LLC



Resolution: 22-R-19

Adopted:

Page 1 of

Effective:

AUTHORIZING A CONTRACT WITH THE PRIME AE GROUP, LLC AS THE ARCHITECT AND ENGINEER FOR THE DESIGN OF THE HILLIARD RECREATION AND WELLNESS CENTER.

WHEREAS, on November 2, 2021, City electors approved increasing the City's municipal income tax by 0.5% and dedicating the resulting funds for recreation and parks, including (but not limited to) construction of a community center; and

WHEREAS, following the issuance of a Request for Proposal (RFP), the City interviewed four firms and determined that Prime AE Group, LLC is the best firm to be the City's Architect and Engineer for the Hilliard Recreation and Wellness Center; and

WHEREAS, funding for the contract will be appropriated in the City's Capital Improvement Budget, RP – 7; and

WHEREAS, Ohio Revised Code ("R.C.") Section 5705.44 provides that when a contract runs beyond the fiscal year in which it is made, the fiscal officer shall make a certification for the amount required to meet the obligation of the contract in the current fiscal year and the remaining amount of the obligation under such contract shall be included in the annual appropriation measure for the next fiscal year; and

WHEREAS, initial funding for the Project was appropriated by Ordinance No. 22-07, and pursuant to Section 3.10 of the Charter, authorization for funding this Project may be established by resolution of Council; and

WHEREAS, as required by R.C. Section 5705.44, the City will request that Council appropriate additional funds for the contract in future Capital Improvement Budgets.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, that:

SECTION 1. An expenditure is authorized from Fund 103, Object 55 in the amount not to exceed \$1,400,000 to initiate the contract with Prime AE Group, LLC.

SECTION 2. The City shall, in accordance with R.C. Section 5705.44, request the appropriation of additional funds required for the contract in future Capital Improvement Budgets. Upon appropriation of these additional funds, an expenditure is authorized from Fund 103, Object 55 in an amount not to exceed \$2,653,750 to complete the contract with Prime AE Group, LLC.

SECTION 3. The City Manager is hereby authorized to enter into a contract with Prime AE Group, LLC, in substantially the same form as the on attached hereto as Exhibit "A" and incorporated herein, in an amount not to exceed \$4,053,750. The City Manager is authorized to make such changes to the Agreement that are not inconsistent with this Resolution and not adverse to the City.

SECTION 4. The Finance Director is authorized to make any accounting changes to revise the funding source for any contract or contract modification associated with the expenditure of funds provided herein.

SECTION 5. This Resolution is effective upon its adoption.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Resolution 22-R-19						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopted	Andy Teater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Adopted as Amended	Omar Tarazi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Defeated	Les Carrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tabled	Tina Cottone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Held Over	Peggy Hale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Pete Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Recommendation						
<input type="checkbox"/> Referred Back To Committee						

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **22-R-19** passed by the Hilliard City Council on the 28th day of March 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 28th day of March 2022.

Diane C. Werbrich, MMC

Council Memo: Legislation (22-R-20)

Subject: Approving Application to Add Property to the Hilliard Community Authority
From: Michelle Crandall, City Manager
Initiated by: Kelly Clodfelder, Staff Attorney
Date: March 28, 2022

Executive Summary

This legislation commences the process to add the Hill Farm property to the Hilliard Community Authority (HCA).

Staff Recommendation

Staff recommends approval of this resolution due to the fact that the application complies with statutory requirements.

Background

In late 2017 and early 2018 City Council approved creation of the HCA. The developments currently in the HCA are the Carr Farms PUD (Courtyards at Carr Farms/Epcon Development, the Buck-Leesman PUD (i.e. Tarlton Meadows Development/Pulte), and the Tarlton Meadows PUD (i.e. Tarlton Meadows West Development/Pulte & Rockford).

On August 23, 2021, Hilliard City Council passed Ordinance No. 21-20 rezoning approximately 160± acres from Rural Residential to Hilliard Conservation District, to be known as the Hill Farm Development. On that same date, Hilliard City Council also passed Ordinance No. 21-21 authorizing the City Manager to enter into a Development Agreement with M/I Homes of Central Ohio LLC. As a requirement of the Agreement, M/I Homes is required to join the Hilliard Community Authority.

On March 17, 2022, to fulfill the requirement of the Agreement, M/I filed an application with the City to add the Hill Farm Development to the HCA.

Financial Impacts

As provided for in the Agreement, the first \$1,470,000 of NCA revenues above the \$10,000 allowable to cover the cost of joining the NCA shall be remitted to the Developer. The balance of NCA revenues collected will be remitted to the City in order to support the City's extension of Cosgray Road, development of the Jerman Property or other community facilities.

Expected Benefits

By commencing the process of adding the Hill Farm Development to the HCA, the City will create another avenue for the receipt of funds to assist with the development of the area.

Attachments

- M/I Application to Add Property to the HCA



Resolution: 22-R-20

Adopted:

Page 1 of

Effective:

DETERMINING THAT AN APPLICATION TO ADD PROPERTY TO THE HILLIARD COMMUNITY AUTHORITY IS SUFFICIENT AND COMPLIES WITH THE REQUIREMENTS OF SECTION 349.03 OF THE OHIO REVISED CODE IN FORM AND SUBSTANCE; SETTING THE TIME AND PLACE FOR A HEARING ON THE PETITION AND AUTHORIZING THE NOTICE BY PUBLICATION OF SUCH HEARING.

WHEREAS, pursuant to Chapter 349 of the Ohio Revised Code (the “R.C.”), a petition (the “Petition”) for the establishment of the Hilliard Community Authority (the “Authority”) was submitted by Pulte Homes of Ohio, LLC, Rockford Homes, Inc., and Homewood Corporation (together the “Developer” within the meaning of Section 349.01(E) of the R.C.) to the City of Hilliard, Ohio (the “City”) on November 7, 2017, and was approved by the City Council (the “City Council”) of the City on November 13, 2017 by Resolution No. 17-R-98; and

WHEREAS, the Petition generally described the boundaries of the Authority (“District”); and

WHEREAS, the District, as described in the Petition, is located entirely within the municipal corporate boundaries of the City, a municipal corporation, and this Council, as the legislative authority of the City, is therefore the organizational board of commissioners, as defined in R.C. 349.01(F)(3), for purposes of the Petition; and

WHEREAS, on March 17, 2022, M/I Homes of Central Ohio, LLC (the “Property Owner”) filed an Application to Add Property to the Hilliard Community Authority Pursuant to Chapter 349 of the R.C. (the “Application”) with the City requesting that the real property located at Scioto Darby Creek Road between Elliot Road and Langton Road, in Hilliard, Ohio 43026, Franklin County Auditor Parcel No. 053-000322-00 and Parcel No. 120-000335-00775, be added to the Authority's District; and

WHEREAS, the Application further provides that the addition of such land will be conducive to the public health, safety, convenience and welfare of the District, will be consistent with the development of the District, will not jeopardize the plan of development of the District and that such land to be added to the District is owned by, or under the control through leases of at least seventy-five years’ duration, options or contracts to purchase, of the Property Owner; and

WHEREAS, pursuant to Section 349.03(A) of the R.C., the City has reviewed the Application and determined that the Application complies with the requirements of Section 349.03 of the R.C. as to form and substance; and

WHEREAS, the City and this Council has reviewed the Petition, and by this Resolution desires to legislatively determine, pursuant to R.C. Section 349.03, that the Petition complies with the requirements of that section as to form and substance; pursuant to R.C. Section 349.03, to set the time and place of a hearing on the Petition; and further pursuant to R.C. Section 349.03, authorize the notice by publication of the hearing on the Petition; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio that:

SECTION 1. Organizational Board of Commissioners. This Council hereby acknowledges and determines that, pursuant to R.C. Section 349.01(F)(3), it is the “organizational board of commissioners” of the Hilliard Community Authority for all purposes of R.C. Chapter 349.

SECTION 2. Application's Sufficiency and Compliance with R.C. Section 349.03. This Council has examined the Application and finds and determines that the Application is sufficient and complies with the requirements of R.C. Section 349.03 in form and substance.

SECTION 3. Time and Place of Hearing. Pursuant to R.C. Section 349.03, this Council hereby determines to hold a hearing on the Application on April 25, 2022 at the Hilliard Municipal Building, and this Council hereby authorizes each of the Director of Law, the City Clerk, and the City Manager, or any of them individually, to cause notice of the hearing to be published once a week for three consecutive weeks, or as provided in R.C. Section 7.16, in a newspaper of general circulation within Franklin County, Ohio, pursuant to R.C. Section 349.03(A).

SECTION 4. 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 Resolution were taken in an open meeting of this Council, 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 R.C. Section 121.22.

SECTION 5. This Resolution is effective upon its adoption.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Resolution 22-R-20						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopted	Andy Teater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Adopted as Amended	Omar Tarazi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Defeated	Les Carrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tabled	Tina Cottone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Held Over	Peggy Hale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Pete Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Recommendation						
<input type="checkbox"/> Referred Back To Committee						

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **22-R-20** passed by the Hilliard City Council on the 28th day of March 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 28th day of March 2022.

Diane C. Werbrich, MMC

Council Memo: Legislation (22-R-21)

Subject: Tarlton Meadows West Section 4, Phase 1 - Final Plat
From: Michelle Crandall, City Manager
Initiated by: John Talentino, City Planner
Date: March 28, 2022

Executive Summary

This legislation is for the approval of a Final Plat for Tarlton Meadows West ("PUD") Section 4, Phase 1 consisting of 23 single-family lots and 1 reserve on 8.545 acres.

Staff Recommendation

Staff recommends that Council adopt the resolution based on the finding that the proposed plat is consistent with the approved Tarlton Meadows PUD Concept Plan.

Background

The Tarlton Meadows Development ("Tarlton Meadows West") includes approximately 190.4 acres of land located between Elliott Road and the southwest side of the Heritage Rail Trail. In October 2016, City Council adopted Ordinance No. 16-33 for the Tarlton Meadows PUD Concept Plan that included a total of 248 single-family lots. On March 10, 2022, the Planning and Zoning Commission approved the final plat for Section 4, Phase 1.

Financial Impacts

There are no anticipated financial impacts to this legislation.

Expected Benefits

Approval of the Final Plat will enable the developer to record the plat and sell lots providing additional housing options for the public as anticipated with the original zoning.

Attachments

- Exhibit "A" Final Plat
- Planning Commission Staff Report – March 10, 2022
- Record of Action – March 10, 2022

CASE 2: PZ-22-7 – Tarlton Meadows West – Section 4, Phase 1 – Final Plat – East side of Night Concert Lane approximately 200 feet south of Sugar Run Drive

PARCEL NUMBER: 050-000256

APPLICANT: Corey Theurkauf, Rockford Homes, Inc., 999 Polaris Parkway, Columbus, OH 43240; c/o Matthew Kirk, EMH&T, 5500 New Albany Road, Columbus, OH 43054

REQUEST: Review & approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Tarlton Meadows PUD for a development consisting of 23 lots and 1 reserve on 8.545 acres.

BACKGROUND:

The site is 8.548 acres located approximately 200 feet south of Sugar Run Drive and 1000 feet southwest of Meadowsview Drive. On October 24, 2018, Council adopted an ordinance (16-33) approving the Tarlton Meadows PUD consisting of 258 single-family lots on 190.4 acres. The applicant is now requesting approval of a Final Plat for this phase consisting of 23 single-family lots on 8.545 acres.

COMMISSION ROLE:

The Commission is to review the proposed final plat for conformance to the provisions of the Tarlton Meadows PUD Development Plan and Hilliard Code Section 1188.05.

STAFF RECOMMENDATION:

Staff finds that the proposed final plat is consistent with the provisions of the Tarlton Meadows PUD Plan and Code Section 1188.05. Based on these findings, staff recommends approval of the proposed final plat with the following three conditions:

- 1) That all landscape amenities and street trees be completed in accordance with the approved zoning and submitted schedule, to the satisfaction of staff;
- 2) That all current drainage issues within the development be resolved to the satisfaction of the City Engineer; and
- 3) That the Final Plat meets the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

CONSIDERATIONS:

- *Development Standards.* Section 4, Phase 1 is located within Subarea A-2 of the approved development text. Lots in this subarea must have a minimum lot width of 65 feet and a depth of 135 feet. Front yard setbacks are 25 feet and the minimum rear yard is 20 feet. Required side yard setbacks are 5 feet with a combined total minimum of 15 feet. The lots as proposed on the plat conform to the approved zoning.
- *Reserve “U.”* A total of one reserve will be platted and will be owned and maintained by the Homeowner’s Association.
- *Open Space Amenities.* Reserve “U” includes a bike path connection that will link the central green of the development to the larger path system. The reserve also includes designated meadow plantings and reforestation areas as well as interpretive signage approved as part of the rezoning. A statement of intent has been provided that establishes a timeline for completing open space amenities in coordination with other phases of the development. All open space plantings and required street trees must be installed to the satisfaction of the City Arborist.

- *Drainage Issues.* Drainage issues have been noted as part of the construction process within the nearby central greenspace platted as part of Section 3, Phase 1. In coordination with construction, all drainage issues should be resolved to the satisfaction of the City Engineer.



3800 Municipal Way, Hilliard, Ohio 43026 | Phone 614.876.7361 | www.hilliardohio.gov

PLANNING & ZONING COMMISSION RECORD OF ACTION

Thursday, March 10, 2022

The Planning and Zoning Commission took the following action at this meeting:

CASE 2: PZ-22-7 – Tarlton Meadows West – Section 4, Phase 1 – Final Plat – East side of Night Concert Lane approximately 200 feet south of Sugar Run Drive

PARCEL NUMBER: 050-000256

APPLICANT: Corey Theurkauf, Rockford Homes, Inc., 999 Polaris Parkway, Columbus, OH 43240; c/o Matthew Kirk, EMH&T, 5500 New Albany Road, Columbus, OH 43054

REQUEST: Review & approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Tarlton Meadows PUD for a development consisting of 23 lots and 1 reserve on 8.545 acres.

MOTION: Mr. Pannett made a motion to approve the Final Plat under the provisions of Hilliard Code Section 1188.05 and the Tarlton Meadows PUD for a development consisting of 23 lots and 1 reserve on 8.545 acres with the following conditions:

- 1) That all landscape amenities and street trees be completed in accordance with the approved zoning and submitted schedule, to the satisfaction of staff;
- 2) That all current drainage issues within the development be resolved to the satisfaction of the City Engineer; and
- 3) That the Final Plat meets the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

Mr. Lewie seconded the motion.

VOTE:

Chairman Muether	Yes
Vice Chair Schneck	Yes
Mr. Gutknecht	Yes
Mr. Lewie	Yes
Ms. Nixon	Yes
Mr. Pannett	Yes
Mr. Uttley	Yes

STATUS: Case #2: PZ-22-007 has been approved by the Commission (7-0).

CERTIFICATION:

Carson Combs, Planning Manager/Acting Clerk
March 14, 2022



Resolution: 22-R-21

Adopted:

Page 1 of

Effective:

ACCEPTING THE DEDICATION OF ROADS AND EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES, CABLE TELEVISION, SERVICE CONNECTIONS AND STORM WATER DRAINAGE FOR SECTION 4, PHASE 1 OF TARLTON MEADOWS WEST.

WHEREAS, on October 24, 2016, City Council passed Ordinance No. 16-33 rezoning 143.8± acres of land owned by Elliott Road, LLC, from A-1 to Planned Unit Development consisting of 248 single-family lots, and 46.7 acres of park land, which is now identified as the Tarlton Meadows West Development ("Tarlton Meadows West"); and

WHEREAS, upon application by Rockford Homes, Inc. and EMH&T (collectively, the "Owner"), on March 10, 2022, at its regularly scheduled public meeting, the City's Planning and Zoning Commission approved the final plat ("Final Plat") for Section 4, Phase 1 of Tarlton Meadows West for the development of 23 single-family lots on 8.545± acres of land (the "Property"); and

WHEREAS, the Owner has offered to dedicate to the City of Hilliard the public road identified as Orangeberry Road, and easements for the construction, operation, and maintenance of all public and private utilities, including cable television, above and beneath the surface of the ground, for the construction, operation, and where necessary, easements for the construction, operation, and maintenance of service connections, and for storm water drainage in, to, and over certain real property described in the Final Plat, attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, this offer of dedication has been made by the Owner in support of the development of the Property depicted on Exhibit "A"; and

WHEREAS, it is to the interest and benefit of the City of Hilliard, its residents and the public at large that the dedications proposed on Exhibit "A" be accepted by the City of Hilliard.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio that:

SECTION 1. The City of Hilliard accepts the dedication of the public roads identified as Orangeberry Road and easements for public and private utilities, cable television, service connections and storm water drainage, within Tarlton Meadows West Section 4 Phase 1, as shown on Exhibit "A", **attached** hereto and incorporated by reference herein.

SECTION 2. The City Engineer is authorized to approve any necessary administrative changes to affect the proper recording of the Final Plat identified on Exhibit "A" and is authorized to provide the Clerk of Council with a final recorded copy of said plat.

SECTION 3. The Clerk of Council, Chairman of the Planning and Zoning Commission and City Engineer are authorized to do all acts and to execute all instruments appropriate or necessary to carrying out the terms of the dedication and recording of the Final Plat.

SECTION 4. This Resolution is effective upon its adoption.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Resolution 22-R-21						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopted	Andy Teater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Adopted as Amended	Omar Tarazi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Defeated	Les Carrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tabled	Tina Cottone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Held Over	Peggy Hale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Pete Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Recommendation						
<input type="checkbox"/> Referred Back To Committee						

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **22-R-21** passed by the Hilliard City Council on the 28th day of March 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 28th day of March 2022.

Diane C. Werbrich, MMC

TARLTON MEADOWS WEST SECTION 4 PHASE 1

Situated in the State of Ohio, County of Franklin, City of Hilliard, and in Virginia Military Survey Number 7693, containing 8.545 acres of land, more or less, said 8.545 acres being part of that tract of land conveyed to **ROCKFORD HOMES, INC.**, by deed of record in Instrument Number 202103170048529, Recorder's Office, Franklin County, Ohio.

The undersigned, **ROCKFORD HOMES, INC.**, an Ohio corporation, by **COREY THEUERKAUF**, Vice President of Land, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"TARLTON MEADOWS WEST SECTION 4 PHASE 1"**, a subdivision containing Lots numbered 190 to 212, both inclusive, and an area designated as Reserve "U", does hereby accept this plat of same and dedicates to public use, as such, all of Orangeberry Road shown hereon and not heretofore dedicated.

Grantor hereby grants to the City of Hilliard, Ohio, its successors and assigns, easements in, over and under areas designated on this plat as "Easement" or "Storm Water Management Easement" (SWME). Each of the aforementioned designated Easements permits the construction, operation and maintenance of all public and quasi public utilities above, beneath and on the surface of ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands, and for storm water drainage. Grantor hereby grants to the City of Hilliard, Ohio, its successors and assigns, an additional easement in, over and through the areas designated on this plat as "Storm Water Management Easement", for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No altering of grades and no above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within the Storm Water Management Easement areas as delineated on this plat unless approved by the Hilliard City Engineer.

In Witness Whereof, **COREY THEUERKAUF**, Vice President Land of **ROCKFORD HOMES, INC.**, has hereunto set his hand this ____day of ____, 20__.

Signed and Acknowledged
In the presence of: **ROCKFORD HOMES, INC.**

By
COREY THEUERKAUF,
Vice President of Land

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **COREY THEUERKAUF**, Vice President of Land of **ROCKFORD HOMES, INC.**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **ROCKFORD HOMES, INC.** 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

CITY OF HILLIARD

Approved this ____ day of _____,
20__, by the Planning and Zoning Commission
Chairman, Planning and Zoning Commission,
Hilliard, Ohio

Approved this ____ day of _____,
20__.
City Engineer, Hilliard, Ohio

Approved and accepted this ____ day of _____, 20__, by Resolution No. _____ wherein all of Orangeberry Road and all of the easements shown dedicated hereon are accepted, as such, by the Council for the City of Hilliard, Ohio.

Clerk of Council, Hilliard, Ohio

Transferred this ____ day of _____,
20__.
Auditor, Franklin County, Ohio

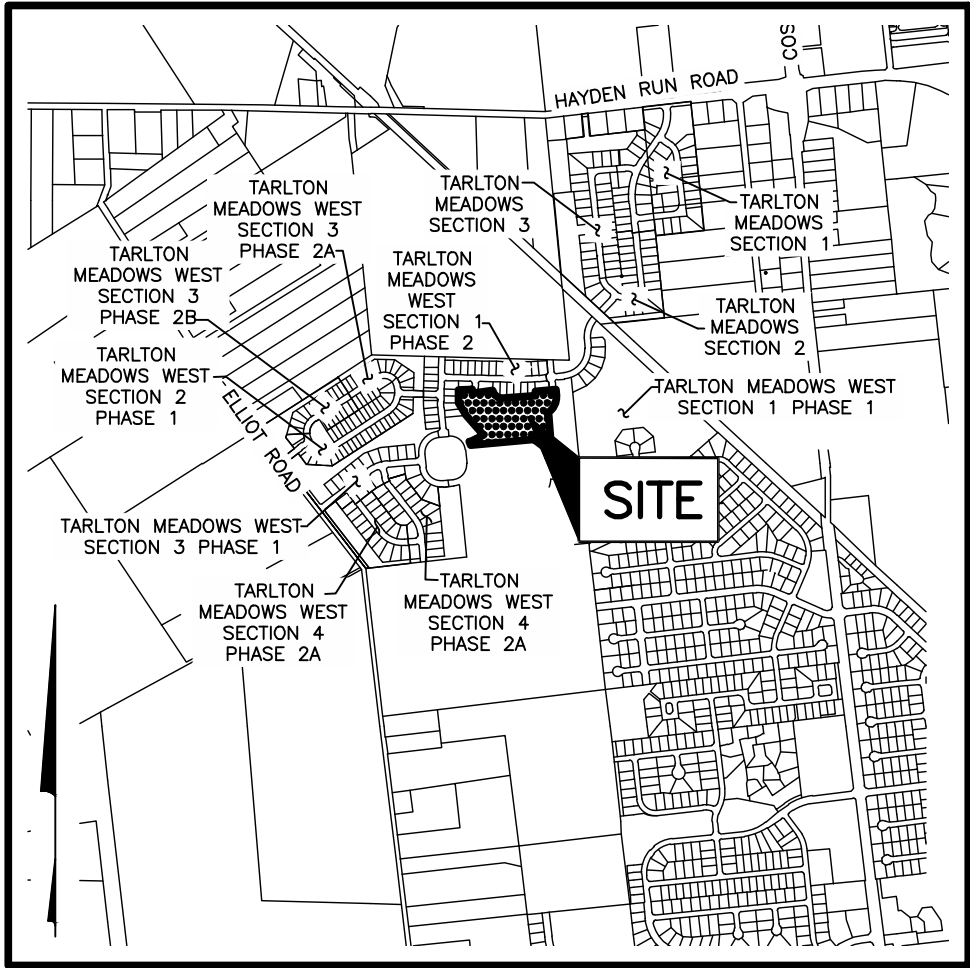
Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____,
20__ at _____ M. Fee \$ _____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____,
20__.
Deputy Recorder, Franklin County, Ohio

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, NAD83 (2011). Control for bearings was from coordinates of monuments FCGS 6645 and FCGS 6662 RESET, having a bearing of North 83° 32' 47" East between said monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

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, Franklin 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-inch long, solid iron pins. Pins are to be set to monument the points indicated, and 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

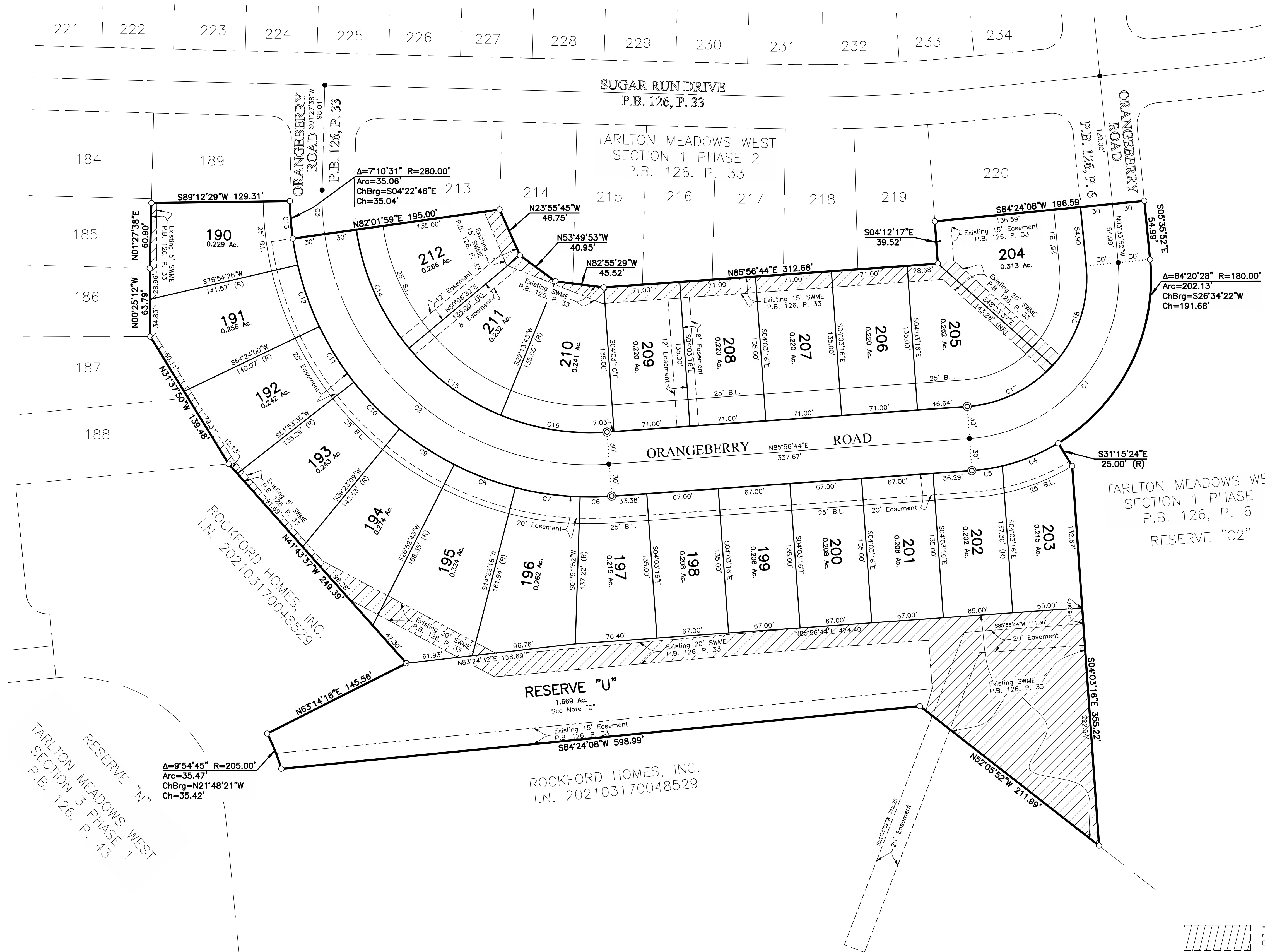


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

TARLTON MEADOWS WEST SECTION 4 PHASE 1



Total acreage:	8.545 Ac.
Acreage in rights-of-way:	1.388 Ac.
Acreage in Reserve:	1.669 Ac.
Acreage in remaining lots:	5.488 Ac.

NOTE "B" : At the time of platting, all of the land hereby being platted as Tarlton Meadows West Section 4 Phase 1 is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0137K with effective date of June 17, 2008.

NOTE "C" - ACREAGE BREAKDOWN: Tarlton Meadows West Section 4 Phase 1 is out of the following Franklin County Parcel Number:

053-000256 8.545 Ac.

NOTE "D" - RESERVE "U": A homeowner's association shall be created which will be responsible for the maintenance of designated reserves that are not conveyed or dedicated to the City of Hilliard or a community authority. A declaration of covenants, easements and restrictions for the property establishing the association will be filed with the Franklin County Recorder prior to the construction of any building on the property. The articles of incorporation and by-laws for the homeowner's association (the "association") shall contain a provision stating that if the association fails to fulfill its maintenance obligations with the respect to the common areas, and it becomes necessary for the City of Hilliard to enter upon the common areas to perform necessary maintenance, upon submission of an invoice for the amount of the City's cost and expenses, the City of Hilliard, as a beneficiary under this provision, shall be entitled to step into the shoes of the association and, in part, the assessments directly against each lot of the subdivision. The association shall be filing either the articles of incorporation or the by-laws for the homeowner's association, the party responsible for the filing shall deliver a draft of each document to the law director for the City for confirmation that the documents contain the language set forth above.

Reserve "U", as designated and delineated hereon, shall be owned and maintained by the homeowner's association.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CURVE BEARING	CHORD DISTANCE
C1	91°32'36"	150.00'	239.66'	N 40°10'26" E	214.97'
C2	86°05'15"	250.00'	375.63'	S 51°00'39" E	341.28'
C3	92°5'40"	250.00'	41.14'	S 03°15'11" E	41.09'
C4	18°01'25"	180.00'	56.62'	N 67°45'18" E	56.39'
C5	9°10'43"	280.00'	28.84'	N 81°21'22" E	28.80'
C6	5°55'08"	280.00'	28.93'	N 88°54'18" E	28.91'
C7	12°30'26"	280.00'	61.12'	S 81°52'45" E	61.00'
C8	12°30'26"	280.00'	61.12'	S 69°22'29" E	61.00'
C9	12°30'26"	280.00'	61.12'	S 56°52'04" E	61.00'
C10	12°30'26"	280.00'	61.12'	S 44°21'38" E	61.00'
C11	12°30'26"	280.00'	61.12'	S 31°51'13" E	61.00'
C12	12°30'26"	280.00'	61.12'	S 19°20'47" E	61.00'
C13	12°18'04"	280.00'	60.11'	S 06°56'32" E	60.00'
C14	31°55'27"	220.00'	122.58'	S 23°55'44" E	121.00'
C15	27°52'49"	220.00'	107.05'	S 53°49'53" E	106.00'
C16	26°16'59"	220.00'	100.92'	S 80°54'47" E	100.04'
C17	43°12'42"	120.00'	90.50'	S 64°20'22" W	88.37'
C18	48°19'53"	120.00'	101.23'	S 18°34'05" W	98.25'

Council Memo: Legislation (22-R-22)

Subject: The Courtyards at Carr Farms Section 2 - Final Plat
From: Michelle Crandall, City Manager
Initiated by: John Talentino, City Planner
Date: March 28, 2022

Executive Summary

This legislation is for the approval of a Final Plat for The Courtyards at Carr Farms ("PUD") Section 2, consisting of 50 empty-nester lots and 7 reserves on 12.156 acres.

Staff Recommendation

Staff recommends that Council adopt the resolution based on the finding that the proposed plat is consistent with the approved Carr Farms PUD Concept Plan.

Background

On July 11, 2016, Council adopted Ordinance No. 16-01 approving the Carr Farms PUD Concept Plan consisting of 157 single-family lots on 79.5 acres. The PUD Concept Plan constitutes the preliminary plat.

On April 12, 2018, the Planning and Zoning Commission (the "Commission") approved a 6-month extension of the PUD Concept Plan (through March 11, 2019). On September 13, 2018, the Commission forwarded a positive recommendation to Council concerning a modification of the PUD Concept Plan consisting of 59 traditional single-family homes and 179 empty-nester homes on 79.45 acres. On November 23, 2020, Council adopted Resolution No. 20-R-95 approving a modification of the PUD Concept Plan consisting of 59 traditional single-family homes and 179 empty-nester homes on 79.45 acres.

Following a positive recommendation from the Commission, on October 11, 2021, City Council adopted Resolution No. 21-R-62 approving a modification to the PUD Concept Plan to consist of 227 empty-nester homes and 16 townhomes. On March 10, 2022, the Planning and Zoning Commission voted to approve the final plat for Section 2.

Financial Impacts

There are no anticipated financial impacts to this legislation.

Expected Benefits

Approval of the Final Plat will enable the developer to record the plat and sell lots providing additional housing options for the public as anticipated with the original zoning.

Attachments

- Exhibit "A" Final Plat
- Planning Commission Staff Report – March 10, 2022
- Record of Action – March 10, 2022

CASE 4: PZ-22-9 – The Courtyards at Carr Farms Section 2 – Final Plat – Approximately 1,000 feet east of Leppert Road & 1,800 feet north of Davidson Road

PARCEL NUMBER: 050-011719

APPLICANT: Epcon Carr Farms LLC, c/o Joel Rhoades, 500 Stonehenge Parkway, Dublin, OH 43017; and Sydney Berry, EMH&T, 5500 New Albany Road, Columbus OH 43054.

REQUEST: Review & approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD for a development consisting of 50 lots and 7 reserves on 12.156 acres.

BACKGROUND:

The site is 24.423 acres located on the east side of Leppert Road approximately 1,000 feet north of Davidson Road. On November 12, 2015, the Planning and Zoning Commission approved a PUD Concept Plan and consisting of 157 single-family lots on 79.5 acres. On April 12, 2018, The Commission approved a 6-month extension of the PUD Concept Plan (through March 11, 2019). On September 13, 2018, the Commission approved a modification of the PUD Concept Plan consisting of 59 traditional single-family homes and 179 empty nester homes on 79.45 acres. On April 8, 2021, the Commission approved a Final Plat for The Courtyards at Carr Farms Phase 1 consisting of 47 single-family lots on 24.423 acres. On October 11, 2021, adopted a resolution (21-R-62) modifying the Carr Farms PUD Concept Plan to permit 16 townhouse dwelling units and 50 empty nester homes on 21.44 acres consisting of Subarea “B”. On February 10, 2022, the Commission approved a Final Plat for The Courtyards at Carr Farms Section 5 consisting of 35 single-family lots and 6 reserves on 13.297 acres within Subarea “B”.

The applicant is now requesting approval of a Final Plat consisting of 50 single-family lots and 7 reserves on 12.156 acres within Subarea “A”.

COMMISSION ROLE:

The Commission is to review the proposed final plat for conformance to the provisions of the Courtyards at Carr Farms PUD Concept Plan and Hilliard Code Section 1188.05.

STAFF RECOMMENDATION:

Staff finds that the proposed final plat is consistent with the provisions of the Courtyards at Carr Farms PUD Concept Plan and Code Section 1188.05. Based on these findings, staff recommends approval of the proposed final plat with the following condition:

- 1) That the Final Plat meet the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

CONSIDERATIONS:

- The site consists of the northeastern portion of the Courtyards at Carr Farms PUD Subarea “A”. A maximum of 177 lots are permitted in this subarea.
- Development standards for single-family courtyard homes include 52-foot minimum lot width, 120-foot minimum lot depth, minimum 20-foot front yard, minimum 15-foot minimum setback to sidewalk for corner lots, minimum 5-foot side yard, minimum 12.5-foot rear yard from internal property lines, minimum 65-foot building setback from the eastern and southern overall property boundaries, and minimum 1,400-square-foot floor area.

- A total of 50 single-family lots are proposed. The proposed lots meet the minimum lot width and lot depth requirements. A 2.227-acre reserve (Reserve “F”) is proposed at the north end of the site and includes a stormwater basin, a 30-foot-wide regional path easement, and a 25-foot-wide sanitary sewer easement. A 0.210-acre reserve (Reserve “G”) is proposed in the western portion of the site between Neptune Way and Arcadian Avenue. A 0.093-acre reserve (Reserve “H”) is proposed at the western terminus of Edie Drive and will contain sidewalk connections from the sidewalks along Edie Drive to Diplomat Way. A 0.132-acre reserve (Reserve “I”) is proposed adjacent to Arcadian Way near Edison Street and will contain sidewalk and landscaping. A 0.039-acre reserve (Reserve “J”) is proposed betwixt Lots 106 and 107 in the southwestern portion of the site. Reserve “K” is proposed to contain the following private streets: Neptune Way, Diplomat Way, and Arcadian Avenue. Reserve “L” is proposed to contain the following private street: Edison Street. The reserves will be owned and maintained by an association comprised of the property owners.



3800 Municipal Way, Hilliard, Ohio 43026 | Phone 614.876.7361 | www.hilliardohio.gov

**PLANNING & ZONING COMMISSION
RECORD OF ACTION**
Thursday, March 10, 2022

The Planning and Zoning Commission took the following action at this meeting:

**CASE 4: PZ-22-009 – The Courtyards at Carr Farms Section 2 – Final Plat – Approximately 1,000 feet east of Leppert Road & 1,800 feet north of Davidson Road
PARCEL NUMBER: 050-011719**

APPLICANT: Epcon Carr Farms LLC, c/o Joel Rhoades, 500 Stonehenge Parkway, Dublin, OH 43017; and Sydney Berry, EMH&T, 5500 New Albany Road, Columbus OH 43054.

REQUEST: Review & approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD for a development consisting of 50 lots and 7 reserves on 12.156 acres.

MOTION: Mr. Gutknecht made a motion to approve the Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD for a development consisting of 50 lots and 7 reserves on 12.156 acres with the following condition:

- 1) That the Final Plat meet the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

Mr. Uttley seconded the motion.

VOTE:

Chairman Muether	Yes
Vice Chair Schneck	Yes
Mr. Gutknecht	Yes
Mr. Lewie	Yes
Ms. Nixon	Yes
Mr. Pannett	Yes
Mr. Uttley	Yes

STATUS: Case #4: PZ-22-009 has been approved by the Commission (7-0).

CERTIFICATION:

Carson Combs, Planning Manager/Acting Clerk
March 14, 2022



Resolution: 22-R-22

Adopted:

Page 1 of

Effective:

ACCEPTING THE DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES, CABLE TELEVISION, SERVICE CONNECTIONS AND STORM WATER DRAINAGE FOR PHASE 2 OF THE COURTYARDS AT CARR FARMS.

WHEREAS, on October 11, 2021, Council adopted Resolution No. 21-R-62 approving a modification of the Carr Farms PUD Concept Plan consisting of 227 empty-nester homes and 16 townhomes on 79.45 acres; and

WHEREAS, upon application by Epcon Carr Farms, LLC. and EMH&T (collectively, the "Owner"), on March 10, 2022, at its regularly scheduled public meeting, the City's Planning and Zoning Commission approved the final plat ("Final Plat") for Phase 2 of The Courtyards at Carr Farms for the development of 50 single-family lots for empty-nester homes on 12.156± acres of land (the "Property"); and

WHEREAS, the Owner has offered to dedicate to the City of Hilliard a path easement for the maintenance of a regional multi-use path, and easements for the construction, operation, and maintenance of all public and private utilities, including cable television, above and beneath the surface of the ground, for the construction, operation, and where necessary, easements for the construction operation, and maintenance of service connections, and for storm water drainage in, to, and over certain real property described in the Final Plat, attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, this offer of dedication has been made by the Owner in support of the development of the Property depicted on Exhibit "A"; and

WHEREAS, it is to the interest and benefit of the City of Hilliard, its residents and the public at large that the dedications proposed on Exhibit "A" be accepted by the City of Hilliard.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio that:

SECTION 1. The City of Hilliard accepts the dedication of a regional multi-use path easement and easements for public and private utilities, cable television, service connections and storm water drainage, within The Courtyards at Carr Farms Phase 2, as shown on Exhibit "A", attached hereto and incorporated by reference herein.

SECTION 2. The City Engineer is authorized to approve any necessary administrative changes to affect the proper recording of the Final Plat identified on Exhibit "A" and is authorized to provide the Clerk of Council with a final recorded copy of said plat.

SECTION 3. The Clerk of Council, Chairman of the Planning and Zoning Commission and City Engineer are authorized to do all acts and to execute all instruments appropriate or necessary to carrying out the terms of the dedication and recording of the Final Plat.

SECTION 4. This Resolution is effective upon its adoption.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Resolution 22-R-22						
			Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Adopted	Andy Teater		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Omar Tarazi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Les Carrier		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Tina Cottone		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Held Over	Peggy Hale		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Pete Marsh		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> No Recommendation						
<input type="checkbox"/> Referred Back To Committee						

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **22-R-22** passed by the Hilliard City Council on the 28th day of March 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 28th day of March 2022.

Diane C. Werbrich, MMC

THE COURTYARDS AT CARR FARMS SECTION 2

Situated in the State of Ohio, County of Franklin, City of Hilliard, and in Virginia Military Survey Number 3453, containing 12.156 acres of land, more or less, said 12.156 acres being part of that tract of land conveyed to **EPCON CARR FARMS, LLC** by deed of record in Instrument Number 202102250035317, Recorder's Office, Franklin County, Ohio.

The undersigned, **EPCON CARR FARMS, LLC**, an Ohio limited liability company, by **JOEL D. RHOADES**, Regional President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE COURTYARDS AT CARR FARMS SECTION 2"**, a subdivision containing Lots numbered 34 to 67, 84 to 94 and 106 to 110, all inclusive, and areas designated as Reserve "F", Reserve "G", Reserve "H", Reserve "I", Reserve "J", Reserve "K" and Reserve "L", does hereby accept this plat of same.

Grantor hereby grants to the City of Hilliard, Ohio, its successors and assigns, easements in, over and under areas designated on this plat as "Easement" (Esmt), "Sanitary Easement" (S.E.), Path Easement"(P.E.), Reserves "K" and "L" or "Storm Water Management Easement" (SWME). Each of the aforementioned designated Easements permits the construction, operation and maintenance of all public and quasi public utilities above, beneath and on the surface of 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 said Reserves "K" and "L", a non-exclusive easement is hereby granted to the City of Hilliard and other Governmental Employees for use in the course of providing Police, Fire, Medical or other Governmental services to Lots and Lands adjacent to said Reserves "K" and "L".

Grantor hereby grants to the City of Hilliard, Ohio, its successors and assigns, an additional easement in, over and through the areas designated on this plat as "Storm Water Management Easement" (SWME), for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No altering of grades and no above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within the Storm Water Management Easement areas as delineated on this plat unless approved by the Hilliard City Engineer.

Epcon Carr Farms, LLC, in recording this plat of The Courtyards at Carr Farms Section 2, has designated a certain area of land as reserve, which may contain but not be limited to, parking, walking, green areas, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots and reserve areas in The Courtyards at Carr Farms development. Reserves "K" and "L", is not hereby dedicated for use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots and reserve areas in the The Courtyards at Carr Farms development as more fully provided in the declaration of covenants, conditions and restrictions applicable to The Courtyards at Carr Farms Section 2 ("Declaration"), which will be recorded subsequent to the recordation of this plat. The Declaration will be incorporated and made a part of this plat upon the recording of the Declaration.

The owners of the fee simple titles to lots 34 to 67, 84 to 94 and 106 to 110, all inclusive, and areas designated as Reserve "F", Reserve "G", Reserve "H", Reserve "I", Reserve "J", Reserve "K" and Reserve "L", and to lots and reserve areas in existing and future sections of the The Courtyards at Carr Farms development 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 "K" and Reserve "L" to be shared with the owners of the fee simple titles to each other of said lots 34 to 67, 84 to 94 and 106 to 110, all inclusive, and areas designated as Reserve "F", Reserve "G", Reserve "H", Reserve "I", Reserve "J", Reserve "K" and Reserve "L", and with the owners of the fee simple titles to the lots and reserve areas in existing and future sections of the The Courtyards at Carr Farms development. Said owners of the fee simple titles to said lots 34 to 67, 84 to 94 and 106 to 110, all inclusive, and areas designated as Reserve "F", Reserve "G", Reserve "H", Reserve "I", Reserve "J", Reserve "K" and Reserve "L", shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the The Courtyards at Carr Farms development may provide.

In Witness Whereof, **JOEL D. RHOADES**, Regional President of **EPCON CARR FARMS, LLC**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged
In the presence of:

EPCON CARR FARMS, LLC

By

JOEL D. RHOADES,
Regional President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JOEL D. RHOADES**, Regional President of **EPCON CARR FARMS, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **EPCON CARR FARMS, 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

CITY OF HILLIARD

Approved this _____ day of _____,
20__, by the Planning and Zoning
Commission

Chairman, Planning and Zoning Commission,
Hilliard, Ohio

Approved this _____ day of _____,
20__.

City Engineer, Hilliard, Ohio

Approved and accepted this _____ day of _____, 20__, by Resolution No. _____ wherein all of the easements shown dedicated hereon are accepted, as such, by the Council for the City of Hilliard, Ohio.

Clerk of Council, Hilliard, Ohio

Transferred this _____ day of _____,
20__.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____,
20__ at _____ M. Fee \$ _____

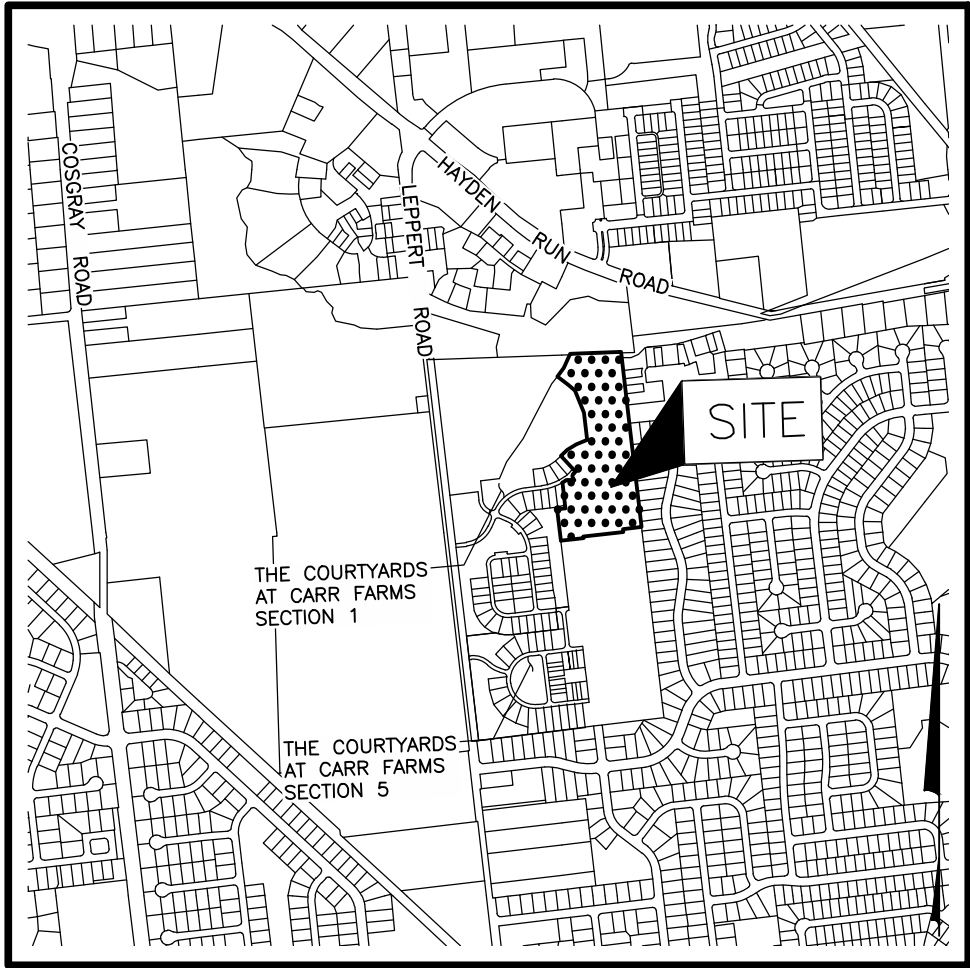
Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____,
20__.

Deputy Recorder, Franklin County, Ohio

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, NAD83 (2007). Control for bearings was from coordinates of monuments FCGS 5068 and FCGS 5069, having a bearing of North 06° 41' 27" East between said monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

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, Franklin 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-inch long, solid iron pins. Pins are to be set to monument the points indicated, and 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

Professional Surveyor No. 7865

Date

THE COURTYARDS AT CARR FARMS SECTION 2

NOTE "A" - ACREAGE BREAKDOWN:
Total acreage: 12.156 Ac.
Acreage in Reserve "K" and "L" (private streets): 1.113 Ac.
Acreage in Reserves: 2.701 Ac.
Acreage in remaining lots: 8.342 Ac.

NOTE "B" : At the time of platting, part of Reserve "F" is within Zone AE (Special flood hazard areas subject to inundation by the 1% annual chance flood, base flood elevations determined) and Zone "X"(Shaded) (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood). The remainder of The Courtyards at Carr Farms Section 2 is in said Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said zones are designated and delineated on Flood Insurance Rate Maps, Community Panel Number 39049C0141K, for Franklin County, Ohio and Incorporated areas, with an effective date of June 17, 2008.

NOTE "C" - ACREAGE BREAKDOWN: The Courtyards at Carr Farms Section 2 is out of the following Franklin County Parcel Number:

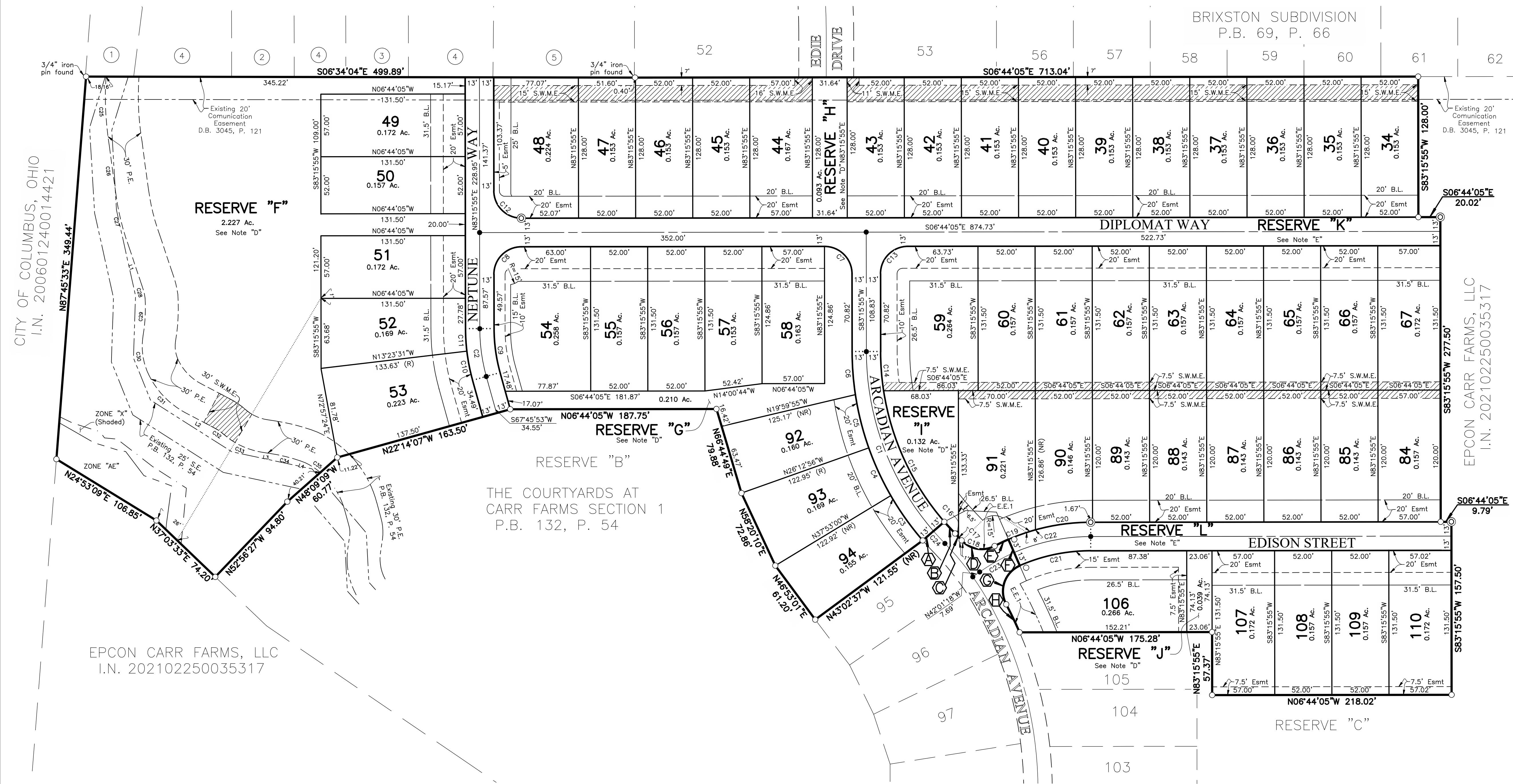
050-011719 12.156 Ac.

NOTE "D" - RESERVE "F", RESERVE "G", RESERVE "H", RESERVE "I" AND RESERVE "J": A homeowner's association ("Association") shall be created which will be responsible for the maintenance of designated reserves that are not conveyed or dedicated to the City of Hilliard or a community authority. The articles of incorporation creating the Association will be filed with the Ohio Secretary of State prior to occupancy of any building on the property. The Declaration shall contain a provision that states, after the City of Hilliard provides written notice to the Association and a right-to-cure period, the City of Hilliard shall have the right to enter upon the designated reserves and perform any necessary maintenance work to said designated reserves if the Association fails to timely fulfill its maintenance obligations in accordance with the Declaration. In such an event, the City of Hilliard shall be entitled to recover from the Association its costs associated with performing said necessary maintenance work. Notwithstanding the foregoing, the City of Hilliard may neither (i) enter the clubhouse building or any other amenity facilities constructed within or upon the designated reserves nor (ii) have any obligation to maintain such amenity facilities, if any. Prior to filing the Declaration, Epcor Carr Farms, LLC shall deliver a draft of the Declaration to the law director for the City of Hilliard to confirm the Declaration contains the above-mentioned language.

Reserve "F", Reserve "G", Reserve "H", Reserve "I" and Reserve "J", as designated and delineated hereon, shall be owned and maintained by the Association.

Refer to the recorded operation and maintenance agreement for the post-construction stormwater best management practices and for additional restrictions in Reserve "F".

NOTE "E" - RESERVES "K" AND "L": Reserves "K" and "L", as designated and delineated hereon, shall be owned and maintained by the Association. The street and lanes constructed within said Reserves "K" and "L" will be private streets and lanes which will not be dedicated to the City of Hilliard and the City of Hilliard will not be responsible for the maintenance of said streets.



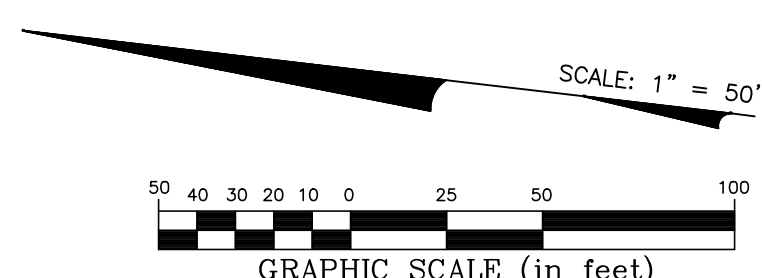
CITY OF COLUMBUS, OHIO
I.N. 200601240014421

EPCON CARR FARMS, LLC
I.N. 202102250035317

EPCON CARR FARMS, LLC
I.N. 202102250035317

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



Legend

- B.L. = Building Line
- Esmt = Easement
- P.E. = Path Easement
- S.E. = Sanitary Easement
- (R) = radial to street centerline
- (NR) = non-radial to street centerline
- = Storm Water Management Easement (SWME). See paragraph regarding "Easements" and "Storm Water Management Easements" on sheet 1 for restrictions within this easement.
- E.E.1 = Existing Easement P.B. 132, P. 54

- A N47°35'55"W 26.00'
- B Δ=3°30'46" R=237.00' Arc=14.53' ChBrG=N40°38'42"E Ch=14.53'
- C Δ=1°52'46" R=263.00' Arc=8.63' ChBrG=S39°49'42"W Ch=8.63'
- D Δ=75°13'37" R=25.00' Arc=32.82' ChBrG=S03°09'17"W Ch=30.52'
- E Δ=4°13'53" R=188.00' Arc=13.88' ChBrG=N32°20'36"W Ch=13.88'
- F N59°46'21"E 26.00'
- G Δ=94°14'32" R=25.50' Arc=41.94' ChBrG=S77°20'41"E Ch=37.37'
- H Δ=4°27'12" R=363.00' Arc=28.21' ChBrG=N57°45'39"E Ch=28.21'

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	40°51'50"	250.00'	178.30'	S 62°50'00" W 174.55'
C2	15°30'02"	163.00'	44.10'	S 75°30'54" W 43.96'
C3	10°56'28"	263.00'	50.22'	S 47°52'19" W 50.15'
C4	10°26'31"	263.00'	47.93'	S 58°33'49" W 47.86'
C5	10°55'16"	263.00'	50.13'	S 69°14'42" W 50.05'
C6	8°33'35"	263.00'	39.29'	S 78°59'08" W 39.25'
C7	90°00'01"	25.00'	39.27'	N 38°15'55" E 35.36'
C8	89°59'59"	25.00'	39.27'	S 51°44'05" W 35.36'
C9	15°30'02"	150.00'	40.58'	S 75°30'54" W 40.46'
C10	8°50'36"	176.00'	27.16'	S 72°11'11" W 27.14'
C11	8°39'26"	176.00'	20.45'	S 79°56'12" W 20.44'
C12	90°00'00"	25.00'	39.27'	S 38°15'55" W 35.36'
C13	89°59'59"	25.00'	39.27'	S 51°44'05" W 35.36'
C14	8°39'26"	237.00'	35.81'	S 78°56'12" W 35.78'
C15	35°43'10"	237.00'	147.75'	S 56°44'54" W 145.37'
C16	0°59'01"	263.00'	4.52'	S 39°22'50" E 4.51'
C17	0°53'45"	263.00'	4.11'	N 40°19'13" E 4.11'
C18	75°13'37"	25.00'	32.82'	S 03°09'17" W 30.52'

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C19	12°11'51"	188.00'	40.02'	N 28°21'37" W 39.95'
C20	15°31'37"	188.00'	50.95'	N 14°29'53" W 50.79'
C21	23°29'35"	162.00'	66.43'	N 18°28'52" W 65.96'
C22	23°29'20"	175.00'	71.74'	N 18°28'45" W 71.24'
C23	11°47'53"	175.00'	36.03'	S 36°07'21" W 35.97'
C24	3°30'46"	250.00'	15.33'	S 40°38'42" W 15.32'
C25	12°57'31"	281.95'	63.77'	S 80°30'42" W 63.63'
C26	0°57'16"	2657.71'	44.27'	S 75°35'43" W 44.27'
C27	12°27'29"	223.26'	48.54'	S 69°28'19" W 48.45'
C28	13°12'00"	53.21'	12.26'	N 69°00'39" E 12.23'
C29	12°38'02"	154.85'	34.15'	N 86°23'01" E 34.08'
C30	35°56'17"	59.44'	37.28'	S 74°51'57" W 36.67'
C31	35°39'32"	77.78'	48.41'	S 39°04'02" W 47.63'
C32	13°48'04"	40.45'	9.74'	N 27°52'47" E 9.72'
C33	32°40'18"	68.85'	39.26'	S 18°26'40" W 38.73'
C34	9°48'09"	159.24'	27.24'	N 07°10'30" E 27.21'
C35	13°58'38"	67.64'	16.50'	N 25°57'19" E 16.46'

- ① THE COURTYARDS AT HAYDEN RUN SEVENTH AMENDMENT PART 4 I.N. 201511020154858 C.P.B. 247, P. 45
- ② THE COURTYARDS AT HAYDEN RUN FOURTH AMENDMENT PART 2 I.N. 201507090093036 C.P.B. 245, P. 40
- ③ THE COURTYARDS AT HAYDEN RUN FOURTH AMENDMENT PART 1 I.N. 201507090093036 C.P.B. 245, P. 40
- ④ THE COURTYARDS AT HAYDEN RUN THIRD AMENDMENT PART 1 I.N. 201506090076023 C.P.B. 244, P. 99
- ⑤ THE COURTYARDS AT HAYDEN RUN FIFTH AMENDMENT PART 4 I.N. 201509140128388 C.P.B. 246, P. 44

THE COURTYARDS AT CARR FARMS SECTION 2

This sheet is to clearly designate and delineate the Sanitary Easement (S.E.). All information about Lots and Reserves can be found on Sheet 2 of 3 of this plat.

CITY OF COLUMBUS, OHIO
I.N. 200601240014421

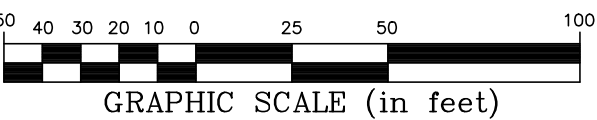
EPCON CARR FARMS, LLC
I.N. 202102250035317

BRIXSTON SUBDIVISION
P.B. 69, P. 66

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

SCALE: 1" = 50'



Legend

- B.L. = Building Line
- Easmt. = Easement
- P.E. = Path Easement
- S.E. = Sanitary Easement
- (R) = radial to street centerline
- (NR) = non-radial to street centerline
- Storm Water Management Easement (SWME)
- See paragraph regarding "Easements" and "Storm Water Management Easements" on sheet 1 for restrictions within this easement.

- ① THE COURTYARDS AT HAYDEN RUN SEVENTH AMENDMENT PART 4
I.N. 201511020154858
C.P.B. 247, P. 45
- ② THE COURTYARDS AT HAYDEN RUN FOURTH AMENDMENT PART 2
I.N. 201507090093036
C.P.B. 245, P. 40
- ③ THE COURTYARDS AT HAYDEN RUN FOURTH AMENDMENT PART 1
I.N. 201507090093036
C.P.B. 245, P. 40
- ④ THE COURTYARDS AT HAYDEN RUN THIRD AMENDMENT PART 1
I.N. 201506090076023
C.P.B. 244, P. 99
- ⑤ THE COURTYARDS AT HAYDEN RUN FIFTH AMENDMENT PART 4
I.N. 201509140128388
C.P.B. 246, P. 44

Council Memo: Legislation (22-R-23)

Subject: The Courtyards at Carr Farms Section 3 - Final Plat
From: Michelle Crandall, City Manager
Initiated by: John Talentino, City Planner
Date: March 28, 2022

Executive Summary

This legislation is for the approval of a Final Plat for The Courtyards at Carr Farms ("PUD") Section 3, consisting of 42 empty-nester lots and 3 reserves on 8.020 acres.

Staff Recommendation

Staff recommends that Council adopt the resolution based on the finding that the proposed plat is consistent with the approved Carr Farms PUD Concept Plan.

Background

On July 11, 2016, Council adopted Ordinance No. 16-01 approving the Carr Farms PUD Concept Plan consisting of 157 single-family lots on 79.5 acres. The PUD Concept Plan constitutes the preliminary plat.

On April 12, 2018, the Planning and Zoning Commission (the "Commission") approved a 6-month extension of the PUD Concept Plan (through March 11, 2019). On September 13, 2018, the Commission forwarded a positive recommendation to Council concerning a modification of the PUD Concept Plan consisting of 59 traditional single-family homes and 179 empty-nester homes on 79.45 acres. On November 23, 2020, Council adopted Resolution No. 20-R-95 approving a modification of the PUD Concept Plan consisting of 59 traditional single-family homes and 179 empty-nester homes on 79.45 acres.

Following a positive recommendation from the Commission, on October 11, 2021, City Council adopted Resolution No. 21-R-62 approving a modification to the PUD Concept Plan to consist of 227 empty-nester homes and 16 townhomes. On March 10, 2022, the Planning and Zoning Commission approved the final plat for Section 3.

Financial Impacts

There are no anticipated financial impacts to this legislation.

Expected Benefits

Approval of the Final Plat will enable the developer to record the plat and sell lots providing additional housing options for the public as anticipated with the original zoning.

Attachments

- Exhibit "A" Final Plat
- Planning Commission Staff Report – March 10, 2022
- Record of Action – March 10, 2022

CASE 5: PZ-22-10 – The Courtyards at Carr Farms Section 3 – Final Plat – Approximately 1,000 feet east of Leppert Road & 1,100 feet north of Davidson Road

PARCEL NUMBER: 050-011719

APPLICANT: Epcon Carr Farms LLC, c/o Joel Rhoades, 500 Stonehenge Parkway, Dublin, OH 43017; and Sydney Berry, EMH&T, 5500 New Albany Road, Columbus OH 43054.

REQUEST: Review & approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD for a development consisting of 42 lots and 3 reserves on 8.020 acres.

BACKGROUND:

The site is 24.423 acres located on the east side of Leppert Road approximately 1,000 feet north of Davidson Road. On November 12, 2015, the Planning and Zoning Commission approved a PUD Concept Plan and consisting of 157 single-family lots on 79.5 acres. On April 12, 2018, The Commission approved a 6-month extension of the PUD Concept Plan (through March 11, 2019). On September 13, 2018, the Commission approved a modification of the PUD Concept Plan consisting of 59 traditional single-family homes and 179 empty nester homes on 79.45 acres. On April 8, 2021, the Commission approved a Final Plat for The Courtyards at Carr Farms Phase 1 consisting of 47 single-family lots on 24.423 acres. On October 11, 2021, adopted a resolution (21-R-62) modifying the Carr Farms PUD Concept Plan to permit 16 townhouse dwelling units and 50 empty nester homes on 21.44 acres consisting of Subarea “B”. On February 10, 2022, the Commission approved a Final Plat for The Courtyards at Carr Farms Section 5 consisting of 35 single-family lots and 6 reserves on 13.297 acres within Subarea “B”.

The applicant is now requesting approval of a Final Plat consisting of 42 single-family lots and 3 reserves on 8.020 acres within Subarea “A”.

COMMISSION ROLE:

The Commission is to review the proposed final plat for conformance to the provisions of the Courtyards at Carr Farms PUD Concept Plan and Hilliard Code Section 1188.05.

STAFF RECOMMENDATION:

Staff finds that the proposed final plat is consistent with the provisions of the Courtyards at Carr Farms PUD Concept Plan and Code Section 1188.05. Based on these findings, staff recommends approval of the proposed final plat with the following condition:

- 1) That the Final Plat meet the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

CONSIDERATIONS:

- The site consists of the southeastern portion of the Courtyards at Carr Farms PUD Subarea “A”. A maximum of 177 lots are permitted in this subarea.
- Development standards for single-family courtyard homes include 52-foot minimum lot width, 120-foot minimum lot depth, minimum 20-foot front yard, minimum 15-foot minimum setback to sidewalk for corner lots, minimum 5-foot side yard, minimum 12.5-foot rear yard from internal property lines, minimum 65-foot building setback from the eastern and southern overall property boundaries, and minimum 1,400-square-foot floor area.

- A total of 42 single-family lots are proposed. The proposed lots meet the minimum lot width and lot depth requirements. A 0.060-acre reserve (Reserve “M”) is proposed at the northwest corner of the site and will include a sidewalk and landscaping. A 0.172-acre reserve (Reserve “N”) is proposed in the northern portion of the site and will contain a sidewalk and landscaping. Reserve “O” is proposed to run through the site and consist of the private streets. The reserves will be owned and maintained by an association comprised of the property owners.



3800 Municipal Way, Hilliard, Ohio 43026 | Phone 614.876.7361 | www.hilliardohio.gov

**PLANNING & ZONING COMMISSION
RECORD OF ACTION**
Thursday, March 10, 2022

The Planning and Zoning Commission took the following action at this meeting:

**CASE 5: PZ-22-10 – The Courtyards at Carr Farms Section 3 – Final Plat – Approximately 1,000 feet east of Leppert Road & 1,100 feet north of Davidson Road
PARCEL NUMBER: 050-011719**

APPLICANT: Epcon Carr Farms LLC, c/o Joel Rhoades, 500 Stonehenge Parkway, Dublin, OH 43017; and Sydney Berry, EMH&T, 5500 New Albany Road, Columbus OH 43054.

REQUEST: Review & approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD for a development consisting of 42 lots and 3 reserves on 8.020 acres.

MOTION: Ms. Nixon made a motion to approve the Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD for a development consisting of 42 lots and 3 reserves on 8.020 acres with the following condition:

- 1) That the Final Plat meet the requirements of the City Engineer for format and content prior to being scheduled on a City Council agenda.

Chairman Muether seconded the motion.

VOTE:

Chairman Muether	Yes
Vice Chair Schneck	Yes
Mr. Gutknecht	Yes
Mr. Lewie	Yes
Ms. Nixon	Yes
Mr. Pannett	Yes
Mr. Uttley	Yes

STATUS: Case #5: PZ-22-010 has been approved by the Commission (7-0).

CERTIFICATION:

Carson Combs, Planning Manager/Acting Clerk
March 14, 2022



Resolution: 22-R-23

Adopted:

Page 1 of

Effective:

ACCEPTING THE DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES, CABLE TELEVISION, SERVICE CONNECTIONS AND STORM WATER DRAINAGE FOR PHASE 3 OF THE COURTYARDS AT CARR FARMS.

WHEREAS, on October 11, 2021, Council adopted Resolution No. 21-R-62 approving a modification of the Carr Farms PUD Concept Plan consisting of 227 empty-nester homes and 16 townhomes on 79.45 acres; and

WHEREAS, upon application by Epcon Carr Farms, LLC. and EMH&T (collectively, the "Owner"), on March 10, 2022, at its regularly scheduled public meeting, the City's Planning and Zoning Commission approved the final plat ("Final Plat") for Phase 3 of The Courtyards at Carr Farms for the development of 42 single-family lots for empty-nester homes on 8.020± acres of land (the "Property"); and

WHEREAS, the Owner has offered to dedicate to the City of Hilliard easements for the construction, operation, and maintenance of all public and private utilities, including cable television, above and beneath the surface of the ground, for the construction, operation, and where necessary, easements for the construction operation, and maintenance of service connections, and for storm water drainage in, to, and over certain real property described in the Final Plat, attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, this offer of dedication has been made by the Owner in support of the development of the Property depicted on Exhibit "A"; and

WHEREAS, it is to the interest and benefit of the City of Hilliard, its residents and the public at large that the dedications proposed on Exhibit "A" be accepted by the City of Hilliard.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio that:

SECTION 1. The City of Hilliard accepts the dedication of a regional multi-use path easement and easements for public and private utilities, cable television, service connections and storm water drainage, within The Courtyards at Carr Farms Phase 3, as shown on Exhibit "A", attached hereto and incorporated by reference herein.

SECTION 2. The City Engineer is authorized to approve any necessary administrative changes to affect the proper recording of the Final Plat identified on Exhibit "A" and is authorized to provide the Clerk of Council with a final recorded copy of said plat.

SECTION 3. The Clerk of Council, Chairman of the Planning and Zoning Commission and City Engineer are authorized to do all acts and to execute all instruments appropriate or necessary to carrying out the terms of the dedication and recording of the Final Plat.

SECTION 4. This Resolution is effective upon its adoption.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Resolution 22-R-23						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopted	Andy Teater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Adopted as Amended	Omar Tarazi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Defeated	Les Carrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tabled	Tina Cottone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Held Over	Peggy Hale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Pete Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Recommendation						
<input type="checkbox"/> Referred Back To Committee						

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **22-R-23** passed by the Hilliard City Council on the 28th day of March 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 28th day of March 2022.

Diane C. Werbrich, MMC

THE COURTYARDS AT CARR FARMS SECTION 3

Situated in the State of Ohio, County of Franklin, City of Hilliard, and in Virginia Military Survey Number 3453, containing 8.020 acres of land, more or less, said 8.020 acres being part of that tract of land conveyed to **EPCON CARR FARMS, LLC** by deed of record in Instrument Number 202102250035317, Recorder's Office, Franklin County, Ohio.

The undersigned, **EPCON CARR FARMS, LLC**, an Ohio limited liability company, by **JOEL D. RHOADES**, Regional President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE COURTYARDS AT CARR FARMS SECTION 3"**, a subdivision containing Lots numbered 16 to 33, 68 to 83 and 111 to 118, all inclusive, and areas designated as Reserve "M", Reserve "N" and Reserve "O", does hereby accept this plat of same.

Grantor hereby grants to the City of Hilliard, Ohio, its successors and assigns, easements in, over and under areas designated on this plat as "Easement" (Esmt), "Sanitary Easement" (S.E.), Reserve "O" or "Storm Water Management Easement" (SWME). Each of the aforementioned designated Easements permits the construction, operation and maintenance of all public and quasi public utilities above, beneath and on the surface of 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 said Reserve "N", a non-exclusive easement is hereby granted to the City of Hilliard and other Governmental Employees for use in the course of providing Police, Fire, Medical or other Governmental services to Lots and Lands adjacent to said Reserve "O".

Grantor hereby grants to the City of Hilliard, Ohio, its successors and assigns, an additional easement in, over and through the areas designated on this plat as "Storm Water Management Easement"(SWME), for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No altering of grades and no above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within the Storm Water Management Easement areas as delineated on this plat unless approved by the Hilliard City Engineer.

Epcon Carr Farms, LLC, in recording this plat of The Courtyards at Carr Farms Section 3, has designated a certain area of land as reserve, which may contain but not be limited to, parking, walking, green areas, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots and reserve areas in The Courtyards at Carr Farms development. Reserve "O", is not hereby dedicated for use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots and reserve areas in the The Courtyards at Carr Farms development as more fully provided in the declaration of covenants, conditions and restrictions applicable to The Courtyards at Carr Farms Section 3 ("Declaration"), which will be recorded subsequent to the recordation of this plat. The Declaration will be incorporated and made a part of this plat upon the recording of the Declaration.

The owners of the fee simple titles to lots 16 to 33, 68 to 83 and 111 to 118, all inclusive, and areas designated as Reserve "M", Reserve "N" and Reserve "O", and to lots and reserve areas in existing and future sections of the The Courtyards at Carr Farms development 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 "O" to be shared with the owners of the fee simple titles to each other of said lots 16 to 33, 68 to 83 and 111 to 118, all inclusive, and areas designated as Reserve "M", Reserve "N" and Reserve "O", and with the owners of the fee simple titles to the lots and reserve areas in existing and future sections of the The Courtyards at Carr Farms development. Said owners of the fee simple titles to said lots 16 to 33, 68 to 83 and 111 to 118, all inclusive, and areas designated as Reserve "M", Reserve "N" and Reserve "O", shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the The Courtyards at Carr Farms development may provide.

In Witness Whereof, **JOEL D. RHOADES**, Regional President of **EPCON CARR FARMS, LLC**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged
In the presence of:

EPCON CARR FARMS, LLC

By

JOEL D. RHOADES,
Regional President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JOEL D. RHOADES**, Regional President of **EPCON CARR FARMS, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **EPCON CARR FARMS, 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

CITY OF HILLIARD

Approved this _____ day of _____,
20__, by the Planning and Zoning
Commission

Chairman, Planning and Zoning Commission,
Hilliard, Ohio

Approved this _____ day of _____,
20__.

City Engineer, Hilliard, Ohio

Approved and accepted this _____ day of _____, 20__, by Resolution No. _____ wherein all of the easements shown dedicated hereon are accepted, as such, by the Council for the City of Hilliard, Ohio.

Clerk of Council, Hilliard, Ohio

Transferred this _____ day of _____,
20__.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____,
20__ at _____ M. Fee \$ _____

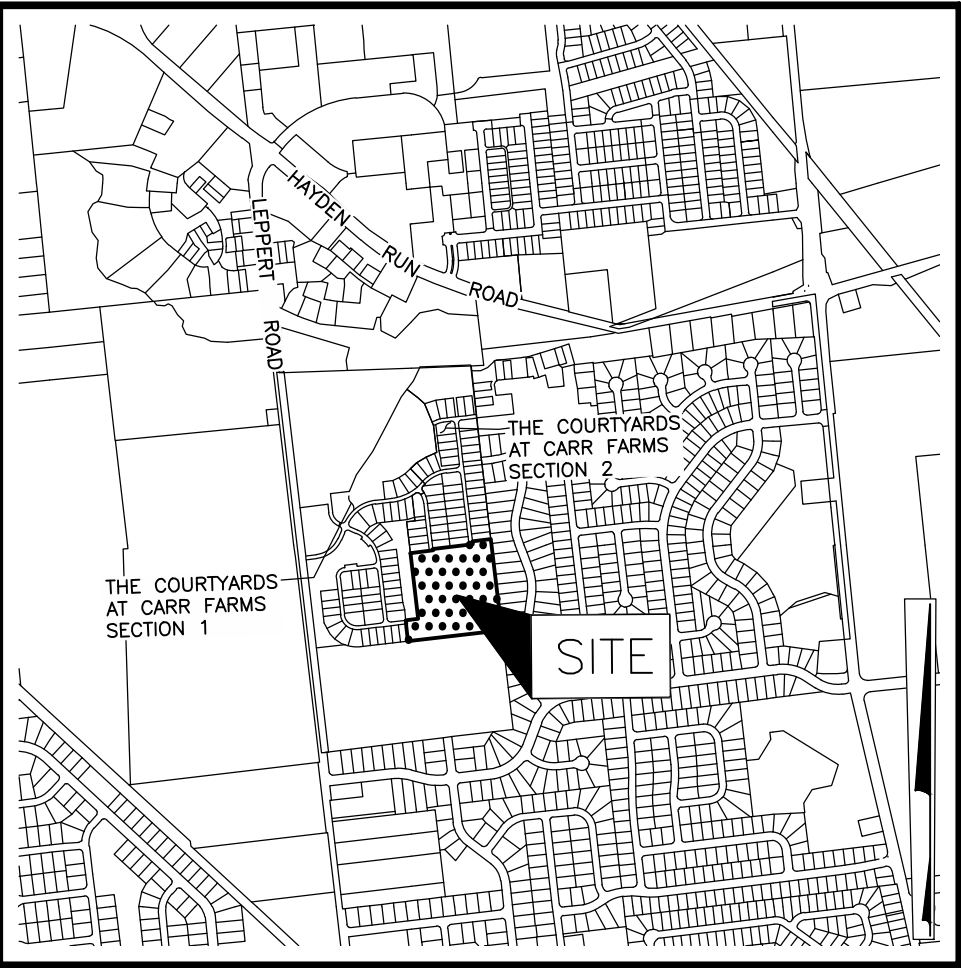
Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____,
20__.

Deputy Recorder, Franklin County, Ohio

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, NAD83 (2007). Control for bearings was from coordinates of monuments FCGS 5068 and FCGS 5069, having a bearing of North 06° 41' 27" East between said monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

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, Franklin 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-inch long, solid iron pins. Pins are to be set to monument the points indicated, and 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 _____
Professional Surveyor No. 7865

THE COURTYARDS AT CARR FARMS SECTION 3

NOTE "A" - ACREAGE BREAKDOWN:

Total acreage:	8.020 Ac.
Acreage in Reserve "O"(private streets):	0.805 Ac.
Acreage in Reserves:	0.232 Ac.
Acreage in remaining lots:	6.983 Ac.

NOTE "B" : At the time of platting, all of the land hereby being platted as The Courtyards at Carr Farms Section 3 is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0141K with effective date of June 17, 2008.

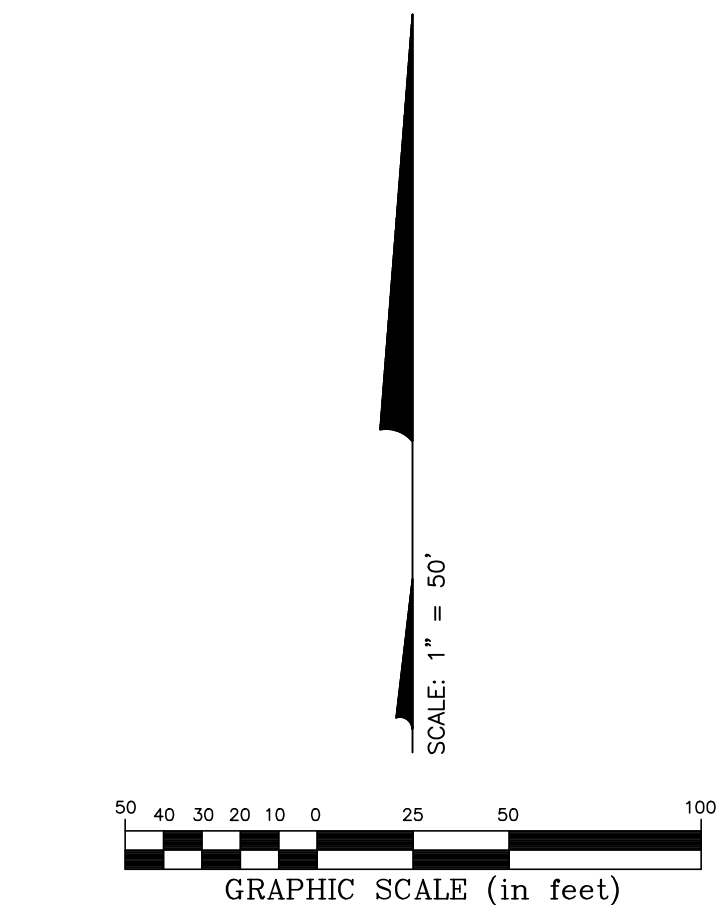
NOTE "C" - ACREAGE BREAKDOWN: The Courtyards at Carr Farms Section 3 is out of the following Franklin County Parcel Number:

050-011719	8.020 Ac.
------------	-----------

NOTE "B" - RESERVE "M" AND RESERVE "N": A homeowner's association ("Association") shall be created which will be responsible for the maintenance of designated reserves that are not conveyed or dedicated to the City of Hilliard or a community authority. The articles of incorporation creating the Association will be filed with the Ohio Secretary of State prior to occupancy of any building on the property. The Declaration shall contain a provision that states, after the City of Hilliard provides written notice to the Association and a right-to-cure period, the City of Hilliard shall have the right to enter upon the designated reserves and perform any necessary maintenance work to said designated reserves if the Association fails to timely fulfill its maintenance obligations in accordance with the Declaration. In such an event, the City of Hilliard shall be entitled to recover from the Association its costs associated with performing said necessary maintenance work. Notwithstanding the foregoing, the City of Hilliard may neither (i) enter the clubhouse building or any other amenity facilities constructed within or upon the designated reserves nor (ii) have any obligation to maintain such amenity facilities, if any. Prior to filing the Declaration, Epon Carr Farms, LLC shall deliver a draft of the Declaration to the law director for the City of Hilliard to confirm the Declaration contains the above-mentioned language.

Reserve "M" and Reserve "N", as designated and delineated hereon, shall be owned and maintained by the Association.

NOTE "E" - RESERVE "O": Reserve "O", as designated and delineated hereon, shall be owned and maintained by the Association. The street and lanes constructed within said Reserve "O" will be private streets and lanes which will not be dedicated to the City of Hilliard and the City of Hilliard will not be responsible for the maintenance of said streets.



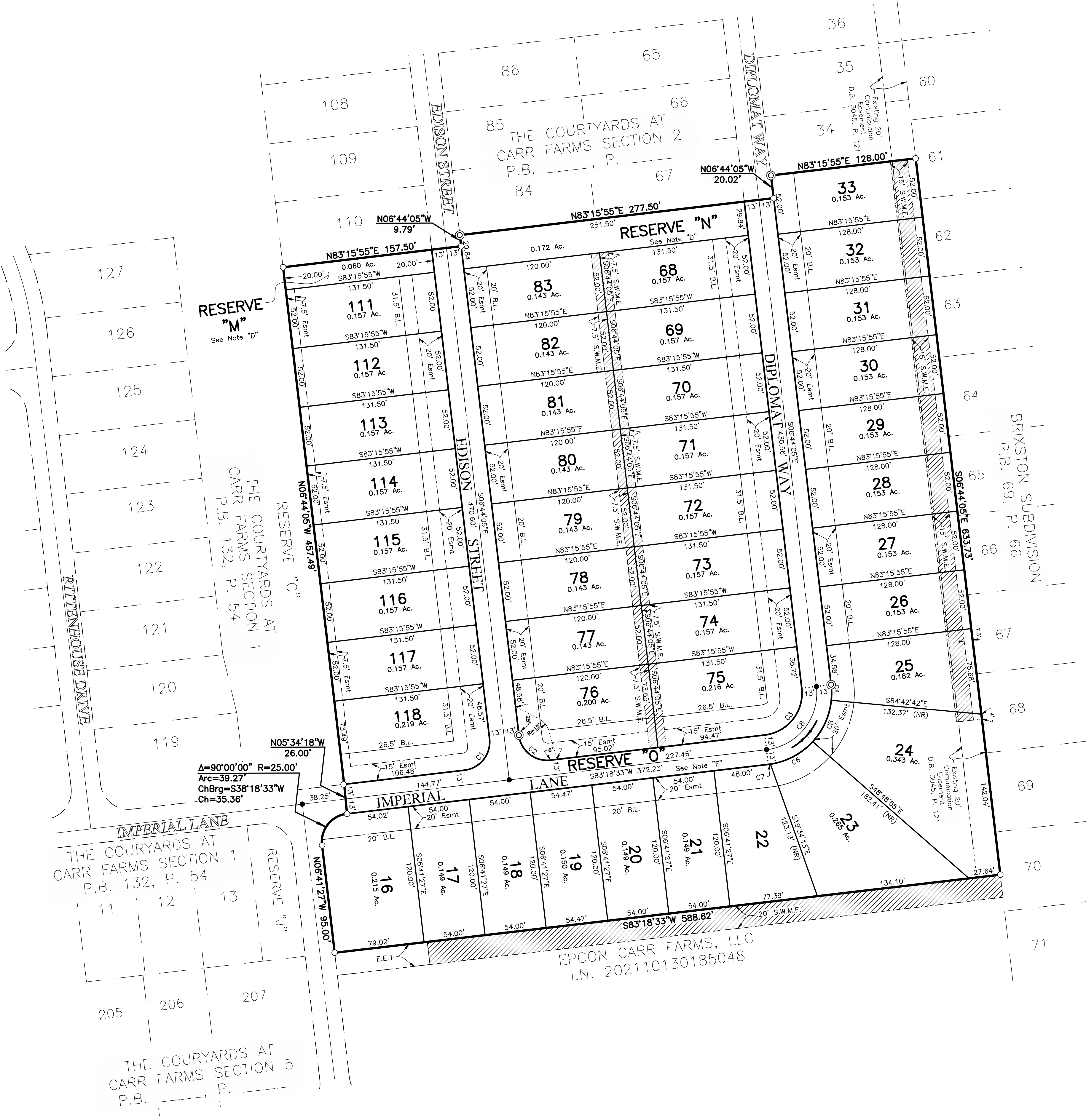
Legend

- B.L. = Building Line
- Esmt = Easement
- S.E. = Sanitary Easement
- (R) = radial to street centerline
- (NR) = non-radial to street centerline
- = Storm Water Management Easement (SWME).
- See paragraph regarding "Easements" and "Storm Water Management Easements" on sheet 1 for restrictions within this easement.
- E.E.1 = Existing 20' S.W.M.E.
- P.B. 132, P. 54

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°02'37"	25.00'	39.29'	N 38°17'14" E	35.37'
C2	89°57'23"	25.00'	39.25'	S 51°42'46" E	35.34'
C3	90°02'38"	37.00'	58.15'	N 38°17'14" E	52.35'
C4	12°24'01"	63.00'	13.63'	N 00°32'04" W	13.61'
C5	36°52'05"	63.00'	40.54'	N 24°05'59" E	39.84'
C6	38°59'54"	63.00'	42.88'	N 62°01'59" E	42.06'
C7	1°46'37"	63.00'	1.95'	N 82°25'14" E	1.95'
C8	90°02'37"	50.00'	78.58'	N 38°17'14" E	70.74'

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



RESERVE "M"
See Note "D"

RESERVE "C"
THE COURTYARDS AT CARR FARMS SECTION 1
P.B. 132, P. 54

$\Delta=90^{\circ}00'00''$ R=25.00'
Arc=39.27'
ChBrg=S38°18'33"W
Ch=35.36'

IMPERIAL LANE
THE COURTYARDS AT CARR FARMS SECTION 1
P.B. 132, P. 54

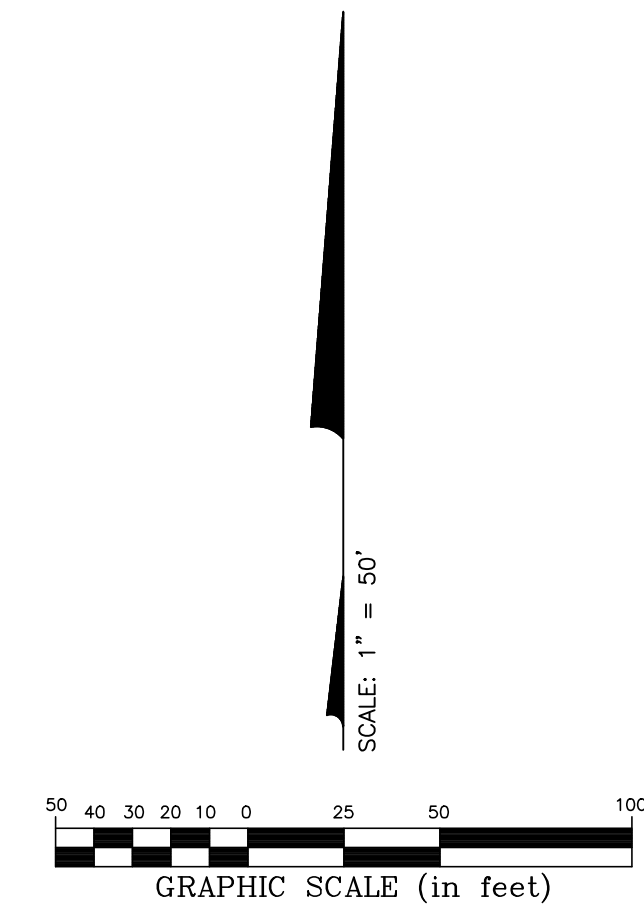
THE COURTYARDS AT CARR FARMS SECTION 5
P.B. ---, P. ---

THE COURTYARDS AT CARR FARMS SECTION 2
P.B. ---, P. ---

EPON CARR FARMS, LLC
I.N. 202110130185048

BRISTON SUBDIVISION
P.B. 69, P. 66

This sheet is to clearly designate and delineate the Sanitary Easement (S.E). All information about Lots and Reserves can be found on Sheet 2 of 3 of this plat.



Legend

B.L. = Building Line
Esmt = Easement
S.E. = Sanitary Easement
(R) = radial to street centerline
(NR) = non-radial to street centerline
= Storm Water Management Easement (SWME).
See paragraph regarding "Easements" and "Storm Water Management Easements" on sheet 1 for restrictions within this easement.

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

Council Memo: Legislation (22-R-24)

Subject: 2022 Mowing, Landscaping, and Maintenance Program
From: Michelle Crandall, City Manager
Initiated by: Larry Lester, Operations Director
Date: March 28, 2022

Executive Summary

The purpose of this legislation is to authorize work for Packages 4,12,13,14,15, and 16 of the 2022 Mowing, Landscaping, and Maintenance Program for the 2022 season as shown in the attached listing. A portion of these Packages will be performed by Peabody Landscape Group and Site Maintenance as outlined below and the remaining Packages will be handled by City crews for the 2022 season. The Operations Department will publicly bid the entire program for the 2023 season.

Staff Recommendation

Upon reviewing proposals, staff recommends awarding authorizing Packages 12, 13, and 14 to the two local contractors currently working on other Packages. Staff recommends that Council authorizes Peabody Landscape Group to perform Packages 12 and 14 for the 2022 season. Staff also recommends that council authorizes Site Maintenance LLC to perform Package 13 for the 2022 season. It is in the City's best interest to move forward with the proposals, rather than go through the public bidding process, and therefore, also recommends that Council waive competitive bidding for this work.

Background

This program was publicly bid in 2020 as a three-year commitment for the 2020, 2021, and 2022 Mowing, Landscaping, and Maintenance seasons. Staff has elected not to renew the 2022 contract for Rene Castillo Landscaping and Maintenance, LLC for Packages 4,12,13,14,15, and 16. As a result, the Operations Department received proposals from both contractors currently working on other Packages in the Program to determine whether one or both could handle more Packages. Both proposals were higher than 2020 three-year bids due to recent increases in fuel, labor, and materials needed for the program.

2022 Program Breakdown

Peabody Landscape Group	
Bid Package No. 12, Roadside Northwest	\$68,368.00
Bid Package No. 14, Roadside Southeast	\$75,959.00
2022 Program Subtotal	\$144,327.00
10% Contingency	\$14,432.70
2022 Program Total	\$158,759.70

Site Maintenance	
Bid Package No. 13, Roadside Northeast	\$56,101.89
2022 Program Subtotal	\$56,101.89
10% Contingency	\$5,610.19
2022 Program Total	\$61,712.08

Financial Impacts

This annual program is budgeted at \$750K in Fund 206 and \$120.7K in Fund 269 of the 2022 operating budget. The 2022 operating budget was approved by City Council by the passage of Ordinance No. 21-36, effective January 1, 2022.

The revised costs detailed above will be covered by the funds within the current budget. By bringing a few portions of the contract in-house, the City is able to stay within the approved budget. The 2023-2025 contract costs are expected to be higher if current labor, fuel, and material costs continue to remain high.

Expected Benefits

This program helps city staff meet its mission of “providing quality public services to the Hilliard community while maintaining the highest level of aesthetics along city streets and rights-of-way.” We aspire to be extremely dedicated to our residents so that they view us as their team of professionals whom they can count on to deliver programs and services, on-time and within budget.

Attachments

- Mowing, Landscaping and Maintenance Packages
- Mowing, Landscaping and Maintenance Packages Map

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

MAP REFERENCE		LOCATION	CATEGORY	ADDRESS	Height Max	Acres	2020	2021	2022
							Mow & Trim April- Nov	Mow & Trim April- Nov	Mow & Trim April- Nov
DETENTION / RETENTION BASINS									
#1 BID PACKAGE, BASINS NORTH									
B	1	Wallington Detention Basin	Basin	Avery Rd. & Wallington Dr.	4	1.2			
B	2	Hayden Run Village Park & Ret Basin	Basin	4760 Drayton Rd.	4	3.0			
B	3	Weston Trails Detention Basin	Basin	4492 Braithway St.	6	1.7			
B	4	Brixston Detention Basin	Basin	Brixston Ct.	4	0.8			
B	5	Village of Homestead Ponds (Two)	Basin	WoodsvieWy. & KathrynWy.	6	3.5			
B	6	Williams Detention Basin	Basin	Avery Rd.	4	2.8			
B	7	Heather Ridge # 1 Detention Basin	Basin	Hallwood Ct. (Includes Ansmil Park Area)	6	2.6			
B	8	Heather Ridge # 2 Detention Basin	Basin	Hawkstone Rd. (Includes Ansmil Park Area)	6	3.9			
B	8	Heather Ridge Park	Basin	4500 Heather Ridge Dr.	4	1.3			
B	9	Hampton Oaks Detention Basin	Basin	Claymill Dr.	6	1.3			
B	11	Silverton Pond #1	Basin	Wilcox Rd. south of Silverton Wy.	6	0.6			
B	12	Carrington Place (2 Ponds + Medians)	Basin	Entrance of Carrington Wy.	4	1.4			
B	13	Britton Farms Park & Pond	Basin	4500 Davidson Rd.	4	2.2			
TOTAL #1 BID PACKAGE						26.3	\$	\$	\$

Attachment: Mowing, Landscaping and Maintenance Packages (22-R-24 : 2022 Mowing, Landscaping, and Maintenance Program)

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

MAP REFERENCE		LOCATION	CATEGORY	ADDRESS	Height Max	Acres	2020	2021	2022
							Mow & Trim April- Nov	Mow & Trim April- Nov	Mow & Trim April- Nov
#2 BID PACKAGE, BASINS SOUTH									
B	14	Nightingale Estates Basin	Basin	Scioto Darby Rd. & Reed Point Dr.	6	0.2			
B	15	Scioto Farms Detention Basin	Basin	Scioto Bend Dr.	6	0.1			
B	16	Westbriar Retention Basin	Basin	Frazell Rd.	6	2.6			
B	17	Tinapple Detention Basin	Basin	Tinapple Rd & Hilliard Rome Rd.	6	0.5			
B	18	Hyde Park Detention Basin	Basin	Hilliard Rome Rd. & Hyde Park Dr.	4	9.1			
B	19	Carriage Run Pond (Tudor Ditch)	Basin	Stonecross Ln.	6	0.9			
B	20	Scarberry Ditch	Basin	Scarberry Dr.	6	0.9			
TOTAL #2 BID PACKAGE						14.3	\$	\$	\$

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

MAP REFERENCE	LOCATION	CATEGORY	ADDRESS	Height Max	Acres	2020	2021	2022	
						Mow & Trim April- Nov	Mow & Trim April- Nov	Mow & Trim April- Nov	
MISCELLANEOUS ITEMS, INCLUDING LANDSCAPE QUALITY AREAS									
#3 BID PACKAGE, MISC.									
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS							
M	1	Cosgray Tower	Misc.	4501 Cosgray Rd.	6	2.0			
M	2	Avery Road Entrance Sign **	Misc.	5025 Avery Rd.	4	0.3			
M	2	Hayden Run Village Lift Station	Misc.	5025 Avery Rd.	4	0.3			
M	3	Hampton Oaks Reserve	Misc.	4989 Claymill Dr.	4	0.2			
M	4	Wayne St. Tower	Misc.	5311 Norwich St.	4	0.1			
M	5	Westbrook Tower	Misc.	4989 Municipal Way	6	3.2			
M	7	Lyman Lift Station	Misc.	4159 Lyman Ct.	6	0.3			
TOTAL #3 BID PACKAGE						6.4	\$	\$	\$
#4 BID PACKAGE, CITY HALL									
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS							
M	8	3770 Municipal Way **	Misc.	3800 Municipal Wy.	4	2.3			
M	8	Westbrook Tower	Misc.	3800 Municipal Wy.	4	3.5			
M	8	Alt Field	Misc.	3800 Municipal Wy.	4	0.6			
M	8	City Hall **	Misc.	3800 Municipal Wy.	4	3.5			
TOTAL #4 BID PACKAGE						9.9	\$	\$	\$

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

							2020	2021	2022
MAP REFERENCE					Height Max	Acres			
	LOCATION	CATEGORY	ADDRESS	Mow & Trim April- Nov			Mow & Trim April- Nov	Mow & Trim April- Nov	
#5 BID PACKAGE, BRITTON PKWY									
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS							
M	9	Britton Pkwy. Field / Reynolds Dr. **	Misc.	N ROW for Britton on Reynolds	4	1.7			
M	9	Reynolds and Heybridge Right-of-Way	Misc.	Reynolds Dr. and Heybridge Ave.	4	0.2			
M	10	Britton Pkwy. Right-of-Way **	Misc.	Cemetery Rd to Reynolds Dr.	4	1.4			
M	10	Britton Pkwy. Medians **	Misc.	Britton Pkwy.	4	0.1			
TOTAL #5 BID PACKAGE						3.4	\$	\$	\$
#6 BID PACKAGE, BRITTON PKWY									
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS							
M	11	Britton Pkwy. Right-of-Way **	Misc.	Reynolds Dr. to Davidson Rd.	4	5.0			
M	12	Anson Dr. Right-of-Way **	Misc.	Leap Rd. to Britton Pkwy.	4	2.7			
M	13	Britton Pkwy. Right-of-Way **	Misc.	Hayden Run Rd. to City Limits	4	2.8			
M	13	Riggins Rd. Right-of-Way **	Misc.	Britton Pkwy. To End	4	2.6			
M	13	Riggins Ct. Right-of-Way **	Misc.	Britton Pkwy. To End	4	1.3			
TOTAL #6 BID PACKAGE						14.4	\$	\$	\$

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

MAP REFERENCE	LOCATION	CATEGORY	ADDRESS	Height Max	Acres	2020	2021	2022
						Mow & Trim April- Nov	Mow & Trim April- Nov	Mow & Trim April- Nov
#7 BID PACKAGE, TRUEMAN BLVD								
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS						
M	14	Truman Blvd. ROW & Islands **	Misc.	Cemetery Rd. to Davidson Rd.	4	9.6		
M	14	Truman Blvd. Park **	Misc.	NE Corner of Old Cem./Trueman	4	2.8		
M	14	Fishinger Rd. & Cemetery Rd. **	Misc.	Right-of-Way	4	0.6		
TOTAL #7 BID PACKAGE						12.9	\$	\$
#8 BID PACKAGE, I-270 INTERCHANGE								
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS						
M	15	Cemetery Rd. Islands @ I-270 Inter. **	Misc.	Includes Ramp at Fishinger Blvd.	4	2.1		
M	15	I-270 Interchange Cloverleafs **	Misc.	I-270 Cloverleafs at Cemetery Rd.	4	27.7		
TOTAL #8 BID PACKAGE						42.7	\$	\$
PARKS MOWING								
#9 BID PACKAGE, SMALL PARKS NORTH & EAST								
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS						
P	3	Reibel Woods Park	Parks	600 Hayden Run Rd.	4	1.2		
P	4	Weston Trail Park	Parks	See Map	4	2.4		
P	6	Scioto Run Nature Trail	Parks	3757 Scioto Run Blvd.	4	0.2		
P	7	Silverton Park	Parks	See Map	4	3.8		
TOTAL #9 BID PACKAGE						7.5	\$	\$

Attachment: Mowing, Landscaping and Maintenance Packages (22-R-24 : 2022 Mowing, Landscaping, and Maintenance Program)

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

MAP REFERENCE	LOCATION	CATEGORY	ADDRESS	Height Max	Acres	2020	2021	2022	
						Mow & Trim April- Nov	Mow & Trim April- Nov	Mow & Trim April- Nov	
#10 BID PACKAGE, LARGE PARKS									
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS							
P	1	First Responders Park **	Parks	See Map	4	0.6			
P	2	Heritage Rails to Trails **	Parks	See Map (Include Darby Pond area on map)	4	26.5			
P	2	Bo Jackson Sports facility	Parks	4696 Cosgray Rd.	4	5.0			
TOTAL #10 BID PACKAGE						32.1	\$	\$	\$
#11 BID PACKAGE, SMALL PARKS SOUTH									
P	10	Latham Park	Parks	Cosgray Rd. at Darby Town Center	4	19.4			
P	11	Fairways at Lakewood Park	Parks	Walkerview & Hampton Corners N.	4	5.7			
P	13	Hamilton Park	Parks	4950 Hamilton Rd.	4	5.5			
P	14	Conklin Park	Parks	1000 Peach Tree Dr.	4	1.8			
P	15	Crosscreek Park	Parks	3342 Hilliard Rome Rd.	4	10.0			
P	16	Tinapple Park	Parks	5503 Hyde Park Dr.	4	2.8			
P	17	Edgewyn Vacant Lot on Bryant St.	Parks	Between 3466 & 3488 Bryant St.	4	0.2			
P	17	Beacon Park	Parks	4375 Edgewyn Dr.	4	9.5			
P	18	Darby Glen Pond & Bike Path	Basin	Prairie Gardens Dr.	4	0.8			
P	18	Darby Glen Park	Parks	4340 Swenson St.	4	11.1			
TOTAL #11 BID PACKAGE						66.7	\$	\$	\$

Attachment: Mowing, Landscaping and Maintenance Packages (22-R-24 : 2022 Mowing, Landscaping, and Maintenance Program)

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

							2020	2021	2022
MAP REFERENCE					Height Max	Acres			
	LOCATION	CATEGORY	ADDRESS	Mow & Trim April- Nov			Mow & Trim April- Nov	Mow & Trim April- Nov	
ROADSIDE MOWING									
#12 BID PACKAGE, ROADSIDE NORTHWEST									
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS							
R	1	Scioto Darby Rd. ROW	Roadside	Alton Darby to Langton	4	6.3			
R	1	Scioto Darby Rd. ROW	Roadside	Bradford to Alton Darby (both sides)	4	5.0			
R	2	Alton Darby Rd. ROW	Roadside	Strider, Lamp. Pond, Herit. Lakes	4	6.0			
R	3	Pond at Anderson Dr and Roberts	Roadside	Anderson Pond and ROW at Roberts	4	9.2			
R	3	Farmhouse on Roberts	Roadside	Farmhouse behind 2595 Westrock Dr.	4	0.1			
R	4	Cosgray Rd. Hilliard Right-of-Way	Roadside	Scioto Darby Rd. to City Limits	4	6.1			
R	5	Leppert Rd. Hilliard Right-of-Way	Roadside	Davidson Rd. to City Limits	4	2.4			
R	5	Leppert Rd. Hilliard Right-of-Way	Roadside	Scioto Darby Rd. to City Limits	4	1.6			
R	6	Leppert Rd. Garage	Property	4340 Leppert Rd.	4	0.6			
R	6	Avery Rd. ROW at Taylor Lane Ave.	Roadside	5025 Avery Rd.	4	0.1			
R	7	Davidson Rd. ROW (Heather Ridge)	Roadside	Heather Ridge Intersection	6	1.2			
TOTAL #12 BID PACKAGE						38.6	\$	\$	\$

Attachment: Mowing, Landscaping and Maintenance Packages (22-R-24 : 2022 Mowing, Landscaping, and Maintenance Program)

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

							2020	2021	2022
MAP REFERENCE					Height Max	Acres			
		LOCATION	CATEGORY	ADDRESS			Mow & Trim April- Nov	Mow & Trim April- Nov	Mow & Trim April- Nov
#13 BID PACKAGE, ROADSIDE NORTHEAST									
R	8	Hayden Run Rd. Right-of-Way	Roadside	Britton Pkwy Intersection	4	2.6			
R	9	Britton Rd. Right-of-Way	Roadside	Davidson Rd. to Hayden Run Rd.	4	6.4			
R	10	Davidson Rd. (Leap to Dublin)	Roadside	Leap Rd. to Dublin Rd.	4	3.1			
R	10	Davidson Rd. at I-270	Roadside	Davidson Rd. at I-270 Interchange	4	7.3			
R	10	Shirtzinger Rd. Right-of-Way	Roadside	From Davidson to Corp. Line	4	0.5			
R	11	Library Way Right-of-Way	Roadside	Library Way (Hickory Chase to Davidson)	4	0.3			
R	11	Hickory Chase Right-of-Way	Roadside	Leap Rd. to Britton Pkwy.	4	1.7			
R	11	Leap Rd. Right-of-Way	Roadside	Reynolds Dr. to Davidson Rd.	4	3.2			
R	12	Lyman Dr. Right-of-Way (east side only)	Roadside	Cemetery Rd. to Davidson Rd.	4	2.6			
TOTAL #13 BID PACKAGE						27.7	\$	\$	\$

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

						2020	2021	2022	
MAP REFERENCE				Height Max	Acres	Mow & Trim April- Nov	Mow & Trim April- Nov	Mow & Trim April- Nov	
	LOCATION	CATEGORY	ADDRESS						
#14 BID PACKAGE, ROADSIDE SOUTHEAST									
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS							
R	13	Main St. ** (No Mowing or Fertilization)	Roadside	Avery Rd. to Cemetery Rd.	4	0.0			
R	14	Norwich St. ** (No Mowing or Fertilization)	Roadside	Main St. to Cemetery Rd.	4	0.0			
R	14	Madison St. Parking Lot	Other	Madison St. and Wayne St.	4	0.1			
R	15	Northwest Pkwy. (Landscape Quality)	Roadside	Avery Rd. to East	4	2.8			
R	16	Center Street Parking	Other	Main St. West	4	2.0			
R	17	Center Street NS Lease / Park	Roadside	West End	4	0.6			
R	18	Center St. Right-of-Way	Roadside	South of Main St.	4	0.2			
R	19	Cemetery Rd. Underpass # 1 **	Roadside	5225 Cemetery Rd.	4	2.4			
R	19	Cemetery Rd. & Norwich St. ROW **	Roadside	Northwest Corner	4	0.3			
R	19	Cemetery Rd. & Luxair Dr. ROW **	Roadside	Southwest Corner	4	0.3			
R	20	Hillcrest Subdivision Islands	Roadside	Hillcrest St. N,S,E,&W Midlane Dr.	4	0.1			
R	21	Cemetery Rd. Underpass # 2 **	Roadside	4365 Cemetery Rd. (Include SE Corner)	4	0.9			
R	22	Leap Rd. ROW (S. of Cemetery Rd.)	Roadside	W. Side, SD Rd. N. to Pt. Pleasant	4	1.5			
TOTAL #14 BID PACKAGE						11.2	\$	\$	\$

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

MAP REFERENCE				Height Max	Acres	2020	2021	2022	
	LOCATION	CATEGORY	ADDRESS			Mow & Trim April- Nov	Mow & Trim April- Nov	Mow & Trim April- Nov	
#15 BID PACKAGE, ROADSIDE SOUTHWEST									
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS							
R	23	Frazell Rd. Right-of-Way	Roadside	City Limits to Frank's Park	4	3.1			
R	23	Frazell and Tinnapple Landscaping	Roadside	Frazell and Tinnapple Mulch Beds		0.1			
R	24	Gladstone Pl. Right-of-Way	Roadside	North & South Corners of Gladstone	4	0.0			
R	25	Hilliard-Rome Rd. Right-of-Way	Roadside	City Limits to Gillette Ave.	4	2.4			
R	26	Hyde Park Dr. Curve East Side	Roadside	Hyde Park Dr. to Tinapple Rd.	4	0.4			
R	27	Scioto Darby Rd. Right-of-Way	Roadside	At Scioto Farms Dr.(Both sides of roadway)	4	1.4			
R	28	Parkway Ln. Islands	Roadside	Parkway Ln. South End	6	0.1			
R	29	Shire Creek Sanitary Lift Station	Roadside	4358 Shire Creek Ct.	6	0.1			
TOTAL #15 BID PACKAGE						7.7	\$	\$	\$
#16 BID PACKAGE, HERITAGE PRESERVE									
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS							
R	30	Herit. Pres. ROW (Append. D and E) **	Roadside	Alton Darby Rd. and Davis Rd. (Append. C)	4	16.4			
TOTAL #16 BID PACKAGE						16.4	\$	\$	\$

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

						2020	2021	2022	
MAP REFERENCE	LOCATION		CATEGORY	ADDRESS	Height Max	Acres	Mow & Trim April- Nov	Mow & Trim April- Nov	Mow & Trim April- Nov
SPECIALTY ITEMS (See Appendix B: Section 3)									
						2020	2021	2022	
MAP REFERENCE	LOCATION		CATEGORY	ADDRESS					
#17 BID PACKAGE, IRRIGATION SYSTEM MAINTENANCE (HOURLY RATE)									
		SPECIALTY "One" - Irrigation System Maintenance (Hourly Rate)					/hr	/hr	/hr
TOTAL #17 BID PACKAGE							\$ /hr	\$ /hr	\$ /hr
#18 BID PACKAGE, IRRIGATION SYSTEM WINTERIZATION									
S	2	Britton Parkway	Irrigation	Cemetery to Davidson					
S	2	Britton Parkway	Irrigation	Hayden Run Round-a-bout to Riggins					
S	3	Scioto Darby	Irrigation	Cosgray to Bradford					
S	4	Anson Dr.	Irrigation	Leap Rd to Britton Pkwy					
S	5	Trueman Blvd	Irrigation	Cemetery to Davidson					
TOTAL #18 BID PACKAGE							\$	\$	\$

Attachment: Mowing, Landscaping and Maintenance Packages (22-R-24 : 2022 Mowing, Landscaping, and Maintenance Program)

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

							2020	2021	2022
MAP REFERENCE		LOCATION	CATEGORY	ADDRESS	Height Max	Acres	Mow & Trim April- Nov	Mow & Trim April- Nov	Mow & Trim April- Nov
#19 BID PACKAGE, POND MAINTENANCE									
T	2	Anderson Property Pond	Pond	Roberts Rd. and Anderson Rd.					
T	3	Hayden Run Village Retention Basin	Pond	4746 Drayton Rd.		1.3			
T	4	Silverton Pond - South Pond Only	Pond	Wilcox Rd.		0.5			
T	5	Carrington Place Pond (North)	Pond	Carrington Way		0.5			
T	6	Carrington Place Pond (South)	Pond	Carrington Way		0.8			
T	7	Britton Farms Ponds (East and West)	Pond	4512 Dirham Ln		2.5			
T	8	Westbriar Retention Basin	Pond	Frazell Rd.		1.8			
T	9	Hilliard Municipal Park Ponds (3)	Pond	3800 Memorial Dr. and Rutledge Dr.		8.5 (total)			
T	10	Darby Glen Pond	Pond	Knickel Dr. (Darby Glen Elementary)		2.2			
T	11	Heritage Preserve Ponds	Pond	Alton Darby and Davis Rd. (App. C)					
TOTAL #19 BID PACKAGE							\$	\$	\$
#20 BID PACKAGE, POND FOUNTAIN MAINTENANCE									
U	2	Britton Farms Ponds (2)	Fountain	Britton Farms					
U	3	Darby Glen Farms (2)	Fountain	Darby Glen					
U	4	Hayden Run Village Park (2)	Fountain	Hayden Run Village					
U	5	Hilliard Darby Lake (1)	Fountain						
U	6	West Briar Pond (1)	Fountain	Westbriar					
U	7	Hilliard Municipal Park Ponds (3)	Fountain	Municipal Park					
TOTAL #20 BID PACKAGE							\$	\$	\$

Attachment: Mowing, Landscaping and Maintenance Packages (22-R-24 : 2022 Mowing, Landscaping, and Maintenance Program)

Attachment: Mowing, Landscaping and Maintenance Packages (22-R-24 : 2022 Mowing, Landscaping, and Maintenance Program)

APPENDIX A: BID SCHEDULE --- 2020-22 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM

MAP REFERENCE	LOCATION	CATEGORY	ADDRESS	Height Max	Acres	2020	2021	2022	
						Mow & Trim April- Nov	Mow & Trim April- Nov	Mow & Trim April- Nov	
ALTERNATE BID PACKAGE									
A1 ALTERNATE BID PACKAGE, PARKS									
		** LANDSCAPE QUALITY, SEE SPECIFICATIONS							
P	9	Hilliard Municipal Park **	Parks	3800 Veterans Memorial Dr.	4	131.3			
		Hilliard Family Aquatics Center (Include with Above)							
P	12	Weaver Park	Parks	4100 Columbia St.	4	19.0			
P	8	St. Brendan's Park/Fr. Dipietro Park	Parks	3481 Davidson Rd.	4	15.7			
P	5	Clyde "Butch" Seidle Pool / Park **	Parks	4450 Schirtzinger Rd.	4	1.9			
TOTAL A1 ALTERNATE BID PACKAGE						167.9	\$	\$	\$

CONTRACTOR_____

ADDRESS_____

TELEPHONE_____

BY_____

SIGNATURE

TITLE_____

The Bidder's Total Bid on this sheet is for information only at the time of opening bids. The City will make the Total in Figures extensions on the Bid Schedule, and if there is any difference between the Total in Figures, the Total Unit Price in Words shall govern in calculating the Total in Figures.

NOTE: This proposal shall remain valid, with unit and lump sum prices described herein, for a period of not less than 90 days from the bid opening date. All six (6) pages of this BID SCHEDULE shall become part of the Contract if proposal is accepted by the City of Hilliard. The unit and lump sum prices shall remain valid for the term of the contract.

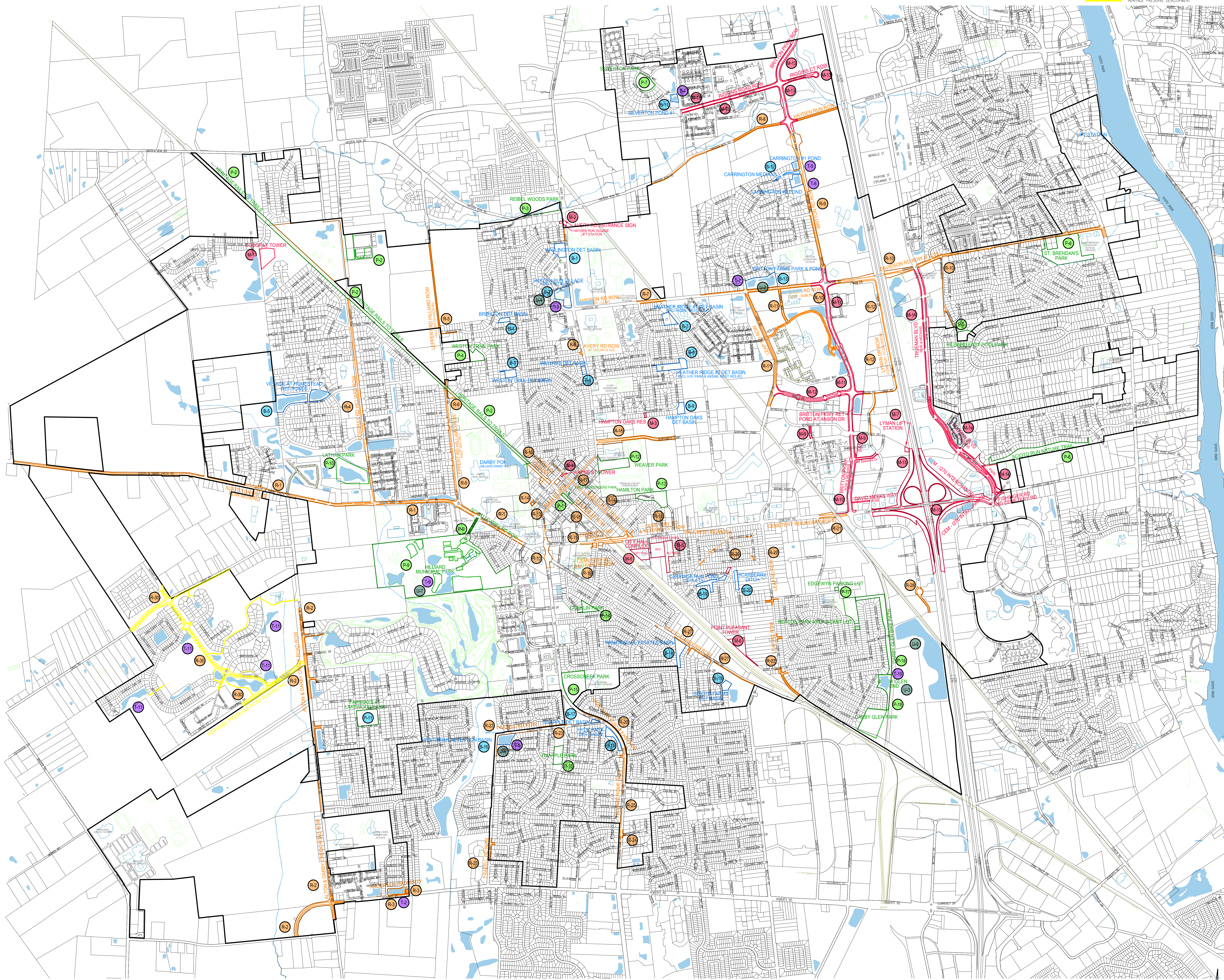
Attachment: Mowing, Landscaping and Maintenance Packages (22-R-24 : 2022 Mowing, Landscaping, and Maintenance Program)

2020-2022 MOWING, LANDSCAPING AND MAINTENANCE PROGRAM



LEGEND

- RIGHT OF WAY
- PARCEL LINES
- CITY CORPORATION LIMITS
- WATERWAY
- DETENTION / RETENTION BASIN MOWING
- MISCELLANEOUS MOWING
- PARKS MOWING
- ROADSIDE MOWING
- HERITAGE PRESERVE DEVELOPMENT



SCALE: 1"=1,000'
THIS MAP UPDATED FEBRUARY 4, 2020

THE INFORMATION SHOWN ON THIS MAP IS COMPILED FROM VARIOUS SOURCES AND IS FOR INFORMATIONAL PURPOSES ONLY.
COPYRIGHT © 2020 THE CITY OF HILLIARD



Resolution: 22-R-24

Adopted:

Page 1 of

Effective:

**AUTHORIZING THE CITY MANAGER TO AMEND THE SERVICE CONTRACTS FOR
THE 2022 MOWING, LANDSCAPING, AND MAINTENANCE PROGRAM.**

WHEREAS, the City has regularly contracted for mowing and landscaping services to aid in maintaining public spaces and has established a specific program for performing those services ("Program"); and

WHEREAS, these public spaces and parks must be maintained for the safety and well-being of the City and its residents; and

WHEREAS, the landscaping and beautification of public rights-of-way aid in the appeal of the City to residents and the business community; and

WHEREAS, the Program was publicly bid as a three-year program for the 2020, 2021, and 2022 seasons; and

WHEREAS, the City has elected not to renew the 2022 contract for Rene Castillo Landscaping and Maintenance, LLC for Packages 4,12,13,14,15, and 16; and

WHEREAS, the Operations Department received two proposals from contractors currently working under the mowing, landscaping, and maintenance program ("Contractors"); and

WHEREAS, it is in the City's best interest to move forward with the Contractors' proposals, rather than go through the public bidding process for the 2022 Program; and

WHEREAS, Hilliard City Charter Section 6.13 permits City Council, with not less than 5 votes, to waive the competitive bidding requirement if Council determines that a waiver of the competitive bidding requirement is in the best interest of the City; and

WHEREAS, Peabody Landscape Construction, Inc., aka Peabody Landscape Group, was determined to be the lowest and best proposal for Packages 12 and 14 in amount not to exceed \$144,327.00 for the 2022 season; and

WHEREAS, Site Maintenance, LLC was determined to be the lowest and best proposal for Package 13 in an amount not to exceed \$56,101.89 for the 2022 season; and

WHEREAS, City crews will maintain Packages 4,15, and 16 for the 2022 season; and

WHEREAS, the Operations Department will publicly bid the Program for the 2023 season; and

WHEREAS, funding for the Program was appropriated in the 2022 Municipal Operating Budget in Funds 206 and 269 by the passage of Ordinance No. 21-36, effective January 1, 2022, and pursuant to Section 3.10 of the Charter of the City, authorization for this expenditure is established by resolution of Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio, that:

SECTION 1. Pursuant to Hilliard City Charter Section 6.13, City Council hereby waives the competitive bid process for this Program because it is in the best of the City due to increases in fuel, labor, and materials and the need to begin the 2022 Program shortly.

SECTION 2. An expenditure is authorized in an amount not to exceed \$220,471.78 from Funds 206 and 269, Object 53 for the Program, which includes a 10% contingency amount of \$20,042.89 for approved change orders.

SECTION 3. The City Manager is authorized to amend its contract with Peabody Landscape Construction, Inc. to include Packages 12 and 13 in amount not to exceed \$144,327.00.

SECTION 4. The City Manager is authorized to amend its contract with Site Maintenance, LLC for Package 13 in an amount not to exceed \$56,101.89.

SECTION 5. The Finance Director is authorized to make any accounting changes to revise the funding source for any contract or contract modification associated with expenditure of the funds.

SECTION 6. This Resolution is effective upon its adoption.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Resolution 22-R-24						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopted	Andy Teater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Adopted as Amended	Omar Tarazi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Defeated	Les Carrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tabled	Tina Cottone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Held Over	Peggy Hale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Pete Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Recommendation						
<input type="checkbox"/> Referred Back To Committee						

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **22-R-24** passed by the Hilliard City Council on the 28th day of March 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 28th day of March 2022.

Diane C. Werbrich, MMC

Council Memo: Legislation (22-R-25)

Subject: Appointment of Brittany Vega to ESC
From: Michelle Crandall, City Manager
Initiated by: Diane Werbrich, Clerk of Council
Date: March 28, 2022

Executive Summary

This resolution appoints one member to the Environmental Sustainability Commission.

Staff Recommendation

Staff recommends that Council adopt this Resolution.

Background

The ESC was developed to advise City Council and the administration on sustainability goals. By the passage of Resolution No. 20-R-03, City Council appointed Ayaz Hyder to a two-year term that expired on January 6, 2022. Mr. Hyder declined to be reappointed, and so after conducting interviews, the ESC recommends that Brittany Vega be appointed to a two-year term.

Concurrently, legislation authorizing the ESC to increase the number of its membership to 10 volunteer members rather than 9 is being considered by Council. If approved and once effective, the ESC will recommend that Christopher Ward be appointed to a two-year term as well.

Financial Impacts

By the passage of Resolution No. 17-R-07, ESC members are compensated in an amount equal to 20% of the City Council's pre-health insurance election compensation.

Expected Benefits

Approving Ms. Vega's appointment will ensure the ESC has a full commission in order to carry on its duties.

Attachments

N/A



Resolution: 22-R-25

Adopted:

Page 1 of

Effective:

**APPROVING COUNCIL APPOINTMENT TO THE ENVIRONMENTAL
SUSTAINABILITY COMMISSION.**

WHEREAS, the Council of the City of Hilliard created the Environmental Sustainability Commission ("ESC") by Ordinance No. 11-01 on February 28, 2011; and

WHEREAS, ESC members are appointed to rotating terms of two years; and

WHEREAS, by the passage of Resolution No. 20-R-03, City Council approved the appointment of Ayaz Hyder to the ESC for a term that expired January 6, 2022; and

WHEREAS, upon interview of candidates to fill the open position, the ESC recommends Brittany Vega to a new two-year term.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio that:

SECTION 1. City Council hereby appoints Brittany Vega to the Environmental Sustainability Commission for the term provided:

Name	Term
Brittany Vega	March 28, 2022 to March 27, 2024

SECTION 2. This Resolution shall be effective upon its adoption.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Resolution 22-R-25						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopted	Andy Teater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Adopted as Amended	Omar Tarazi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Defeated	Les Carrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tabled	Tina Cottone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Held Over	Peggy Hale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Pete Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Recommendation						
<input type="checkbox"/> Referred Back To Committee						

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **22-R-25** passed by the Hilliard City Council on the 28th day of March 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 28th day of March 2022.

Diane C. Werbrich, MMC

Council Memo: Legislation (22-R-26)

Subject: Appointments to the RPAC
From: Michelle Crandall, City Manager
Initiated by: Diane Werbrich, Clerk of Council
Date: March 28, 2022

Executive Summary

This legislation approves appointments to the Recreation and Parks Advisory Committee ("RPAC").

Staff Recommendation

Staff recommends that Council adopt this piece of legislation.

Background

Section 149.07 of the City's Codified Ordinances established the RPAC. Initial appointments to the RPAC were made by the passage of Resolution No. 21-R-16. By the passage of Ordinance No. 22-04, City Council approved changes to the membership of the RPAC, adding one more resident member, while removing the Destination Hilliard representative.

In order to ensure overlapping terms of resident members, Jane Rice was appointed to an initial one-year term and can now be reappointed to a new two-year term. Ms. Rice has expressed a desire to be reappointed. Due to the changes by Ordinance No. 22-04, City Council accepted applications for the additional resident member. After reviewing submissions, City Council desires to appoint Deryck Richardson to a two-year term.

Section 149.07 also provides that a high school student and a representative of the Hilliard City School District be appointed to one-year terms. Christopher Kobs was initially appointed as high school student member and has expressed a desire to be reappointed to another one-year term. Additionally, the Hilliard City School District desires to have Mike McDonough continue to be its representative on the RPAC.

Concurrently, City Council is considering legislation to further change the membership of the RPAC in order to appoint 3 high school students, one from each high school in the district.

Financial Impacts

There are no anticipated financial impacts.

Expected Benefits

The Hilliard Recreation and Parks Advisory Committee will continue to advise the City as it continues to develop and improve the amenities and opportunities available in our community. They will serve as a sounding board for future projects, policies and development, also helping with special events and park evaluations.

Attachments

N/A



Resolution: 22-R-26

Adopted:

Page 1 of

Effective:

APPROVING APPOINTMENTS TO THE RECREATION AND PARKS ADVISORY COMMITTEE.

WHEREAS, on January 25, 2021, City Council adopted Resolution No. 21-R-06, which enacted Section 149.07 of the City's Codified Ordinances establishing the Recreation and Parks Advisory Committee (the "RPAC"); and

WHEREAS, by the passage of Resolution No. 21-R-16 on February 22, 2021, City Council approved the initial appointments of Jane Rice, Christopher Kobs, and Mike McDonough to the RPAC with terms expiring February 21, 2022; and

WHEREAS, by the passage of Ordinance No. 22-04 on February 14, 2022, City Council amended the membership of the RPAC to include an additional resident member; and

WHEREAS, Ms. Rice, Mr. Kobs, and Mr. McDonough have expressed a desire to be reappointed; and

WHEREAS, after reviewing applications, City Council desires to appoint Deryck Richardson for the open position for an additional resident member.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio, that:

SECTION 1. City Council appoints the individuals to the Recreation and Parks Advisory Committee:

Name	Term
Jane Rice	February 22, 2022 – February 21, 2024
Deryck Richardson	March 28, 2022 – March 27, 2024
Christopher Kobs (High School Student)	February 22, 2022 – February 21, 2023
Mike McDonough (Hilliard City School District Representative)	February 22, 2022 – February 21, 2023

SECTION 2. This Resolution shall be effective upon its adoption.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Resolution 22-R-26						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopted	Andy Teater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Adopted as Amended	Omar Tarazi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Defeated	Les Carrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tabled	Tina Cottone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Held Over	Peggy Hale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Pete Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Recommendation						
<input type="checkbox"/> Referred Back To Committee						

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **22-R-26** passed by the Hilliard City Council on the 28th day of March 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 28th day of March 2022.

Diane C. Werbrich, MMC