



**To:** Members of Dublin City Council  
**From:** Marsha I. Grigsby, City Manager *MLG*  
**Date:** August 7, 2014  
**Initiated By:** Paul A. Hammersmith, PE, Director of Engineering/City Engineer  
Jean-Ellen M. Willis, PE, Engineering Manager – Transportation  
Philip K. Hartmann, Assistant Law Director  
**Re:** ORDINANCE 73-14 - AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.382 ACRE, MORE OR LESS, FEE SIMPLE INTEREST FROM ST. JOHN'S LUTHERAN CHURCH, FOR THE PROPERTY LOCATED AT 6177 RINGS ROAD FOR THE AVERY ROAD WIDENING – RINGS ROAD EAST THROUGH WOERNER TEMPLE ROAD PHASE 2 PROJECT, AND DECLARING AN EMERGENCY.

## Background

The City of Dublin ("City") has future plans to widen and improve Avery Road ("Project"). Based on the Avery Road US 33/SR 161 Preliminary Alignment Study dated November 22, 1996, the future alignment of the widened Avery Road will require the City to acquire the property at 6177 Rings Road. The City contacted St. John's Lutheran Church, present owner of the Property, to inquire whether the Church would be willing to sell the property to the City in anticipation of the Project. St. John's Lutheran Church indicated a willingness to explore the possibility of the sale of the Property.

The acquisition of this property requires a fee simple interest in the 0.382 acre parcel, more or less, located at 6177 Rings Road, Dublin, Franklin County, Ohio ("Property"), from St. John's Lutheran Church. This property is identified as Franklin County Parcel No. 274-000036. The Church has agreed to sell the Property to the City at the appraised value of Seventy Five Thousand Dollars (\$75,000.00).

The widening project is programmed in the Capital Improvement Program for design in 2014. Construction timing has not been determined.

## Additional Background from Dublin Historical Society

The Dublin Historical Society provided the following background information on the property that once functioned as a schoolhouse. In 1837, Washington Township was divided into eight school districts. In each of these districts, there was a one-room school building to accommodate students in grades one through eight.

District No. 3 was Sandy's School District and the building located at 6177 Rings Road was used as the District's school building. A few years later, the school property was sold to St. John's Lutheran

Church and was used as a Community House for many years. The church still owns the property, but the building has been remodeled into a rental home.

**Acquisition**

The City will be acquiring from the Grantor the entire parcel for the construction of the Project as depicted in the map below. The City will be acquiring this property interest for its appraised value. The acquisition is detailed below:

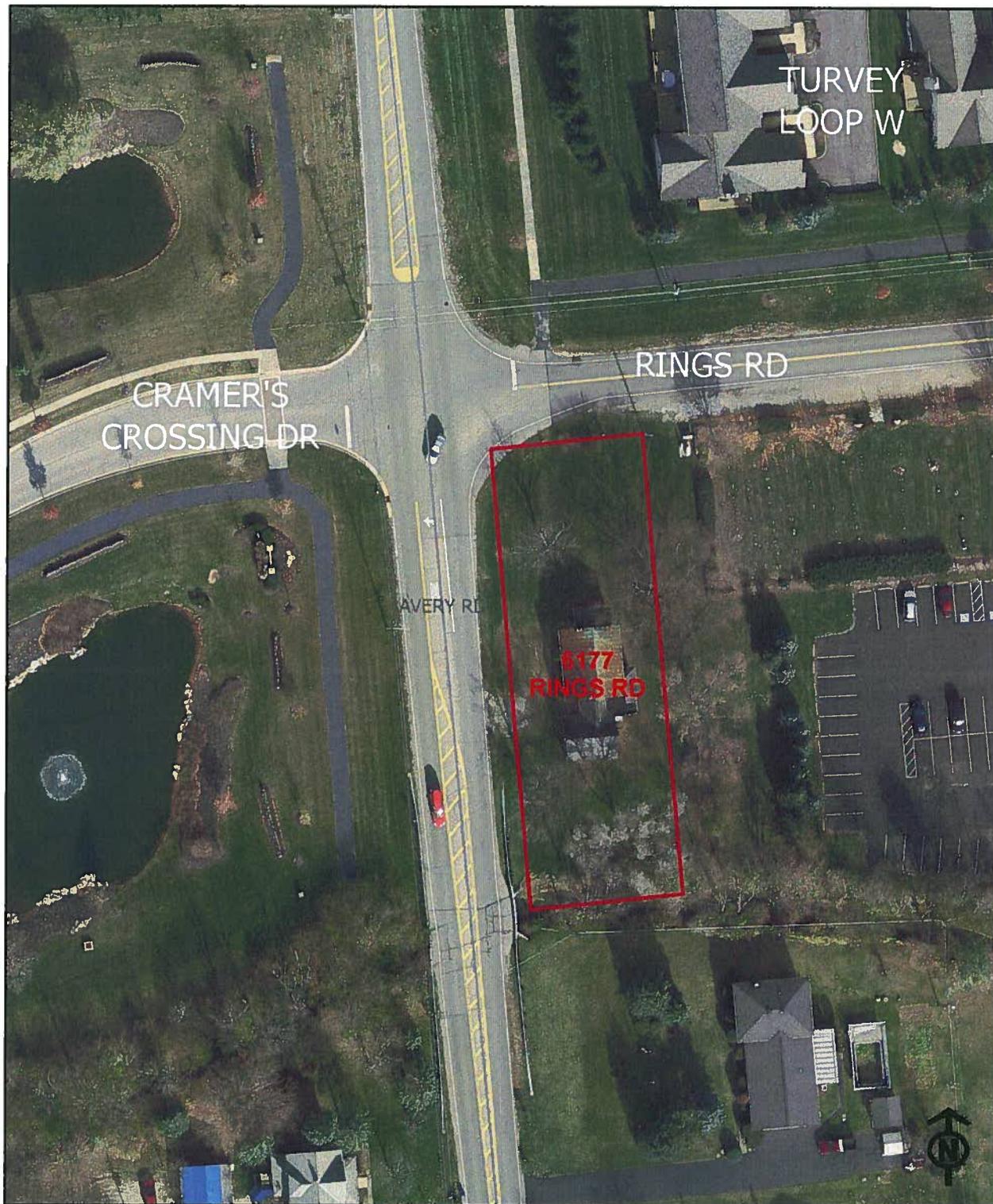
Franklin County Parcel No. 274-000036

<b>Property Interest Acquiring</b>	<b>Description</b>	<b>Appraised Value</b>
Fee Simple Interest	0.382 acre ±	\$75,000.00
<b>Total</b>		<b>\$75,000.00</b>

**Recommendation**

Ordinance No. 73-14 would authorize the City Manager to execute all necessary conveyance documentation to formally acquire the property described above.

Staff recommends approval of Ordinance No. 73-14 by emergency at the second reading/public hearing on August 11 in order to continue moving forward with the Project.



6177 Rings Road  
Dublin, Ohio



**To:** Members of Dublin City Council

**From:** Marsha I. Grigsby, City Manager *MIG*

**Date:** June 27, 2014

**Initiated By:** Paul A. Hammersmith, PE, Director of Engineering/City Engineer  
Jean-Ellen M. Willis, PE, Engineering Manager – Transportation  
Philip K. Hartmann, Assistant Law Director

**Re:** ORDINANCE 73-14 - AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.382 ACRE, MORE OR LESS, FEE SIMPLE INTEREST FROM ST. JOHN'S LUTHERAN CHURCH, FOR THE PROPERTY LOCATED AT 6177 RINGS ROAD FOR THE AVERY ROAD WIDENING – RINGS ROAD EAST THROUGH WOERNER TEMPLE ROAD PHASE 2 PROJECT, AND DECLARING AN EMERGENCY.

## Background

The City of Dublin ("City") has future plans to widen and improve Avery Road ("Project"). Based on the Avery Road US 33/SR 161 Preliminary Alignment Study dated November 22, 1996, the future alignment of the widened Avery Road will require the City to acquire the property at 6177 Rings Road. The City contacted St. John's Lutheran Church, present owner of the Property, to inquire whether the Church would be willing to sell the property to the City in anticipation of the Project. St. John's Lutheran Church indicated a willingness to explore the possibility of the sale of the Property.

The acquisition of this property requires a fee simple interest in the 0.382 acre parcel, more or less, located at 6177 Rings Road, Dublin, Franklin County, Ohio ("Property"), from St. John's Lutheran Church. This property is identified as Franklin County Parcel No. 274-000036. The Church has agreed to sell the Property to the City at the appraised value of Seventy Five Thousand Dollars (\$75,000.00).

The widening project is programmed in the Capital Improvement Program for design in 2014. Construction timing has not been determined.

## Acquisition

The City will be acquiring from the Grantor the entire parcel for the construction of the Project as depicted in the map below. The City will be acquiring this property interest for its appraised value. The acquisition is detailed below:

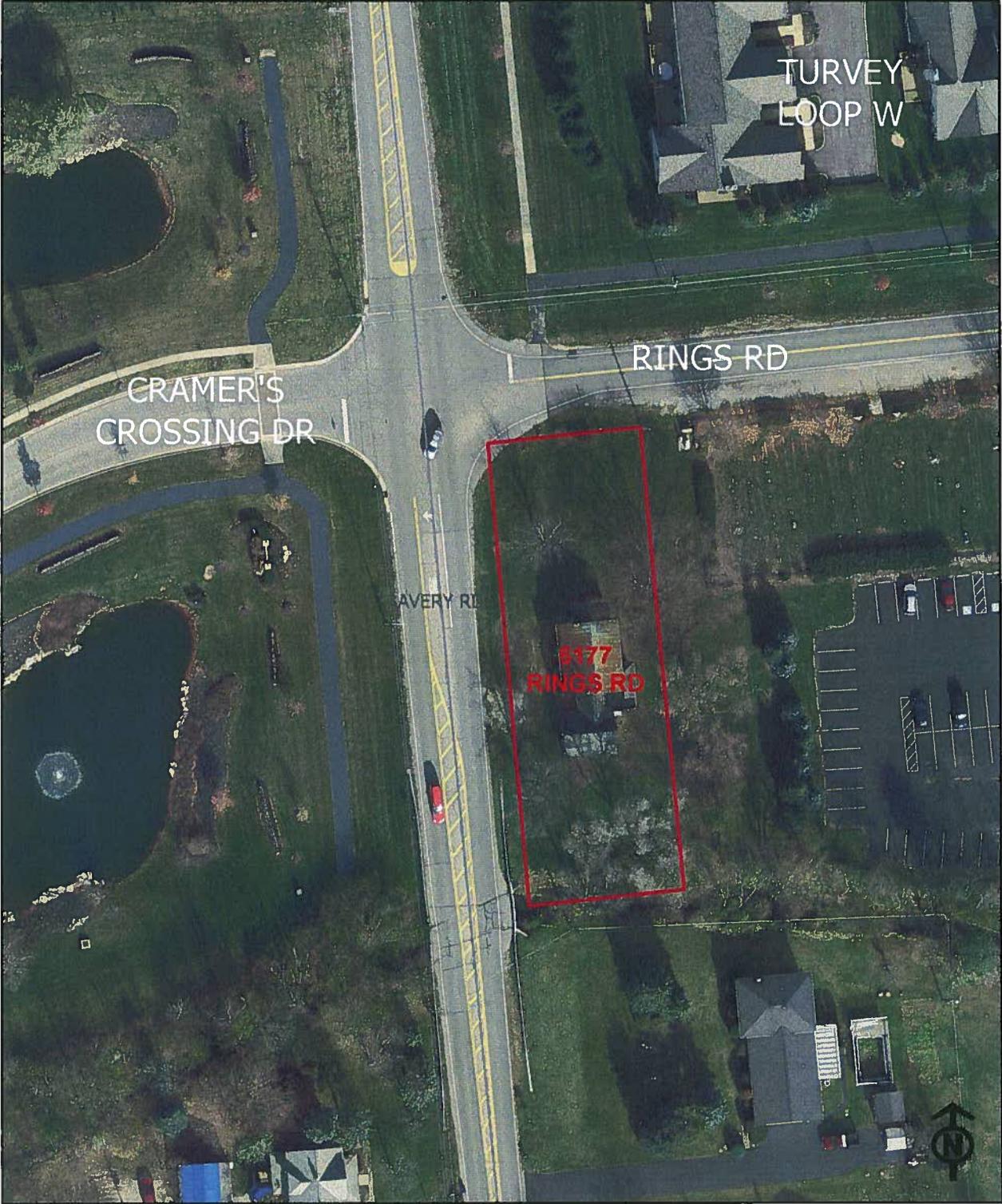
Franklin County Parcel No. 274-000036

<b>Property Interest Acquiring</b>	<b>Description</b>	<b>Appraised Value</b>
Fee Simple Interest	0.382 acre ±	\$75,000.00
<b>Total</b>		<b>\$75,000.00</b>

**Recommendation**

Ordinance No. 73-14 would authorize the City Manager to execute all necessary conveyance documentation to formally acquire the property described above.

The Law Department recommends approval of Ordinance No. 73-14 by emergency at the second reading/public hearing on August 11 in order to finalize settlement with St. John's Lutheran Church and continue moving forward with the Project.



6177 Rings Road  
Dublin, Ohio



# RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

**73-14**

Ordinance No. \_\_\_\_\_

Passed \_\_\_\_\_, 20\_\_\_\_

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.382 ACRE, MORE OR LESS, FEE SIMPLE INTEREST FROM ST. JOHN'S LUTHERAN CHURCH, FOR THE PROPERTY LOCATED AT 6177 RINGS ROAD FOR THE AVERY ROAD WIDENING – RINGS ROAD EAST THROUGH WOERNER TEMPLE ROAD PHASE 2 PROJECT, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the City of Dublin (the "City") has future plans to widen and improve Avery Road (the "Project"); and

**WHEREAS**, the Project requires that the City obtain a fee simple interest from St. John's Lutheran Church (the "Grantor") within Franklin County Parcel No. 274-000036, as depicted in the attached Exhibit labeled "A," said property located in the City of Dublin, County of Franklin, State of Ohio.

**WHEREAS**, the City and the Grantor participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interest for the appraised sum of Seventy Five Thousand Dollars (\$75,000.00); and

**WHEREAS**, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantor.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Dublin, State of Ohio, \_\_\_\_\_ of the elected members concurring that:

**Section 1.** The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire the 0.382 acre parcel, more or less, in fee simple from St. John's Lutheran Church, for the appraised value of Seventy Five Thousand Dollars (\$75,000.00), said property interest located within Franklin County Parcel No. 274-000036, as depicted in the attached Exhibit "A."

**Section 2.** This Ordinance is declared to be an emergency necessary for the immediate preservation of the public peace, health, safety or welfare, and for the further reason that obtaining the property interest is necessary for the advancement of this Project. The Ordinance shall therefore take effect immediately upon passage.

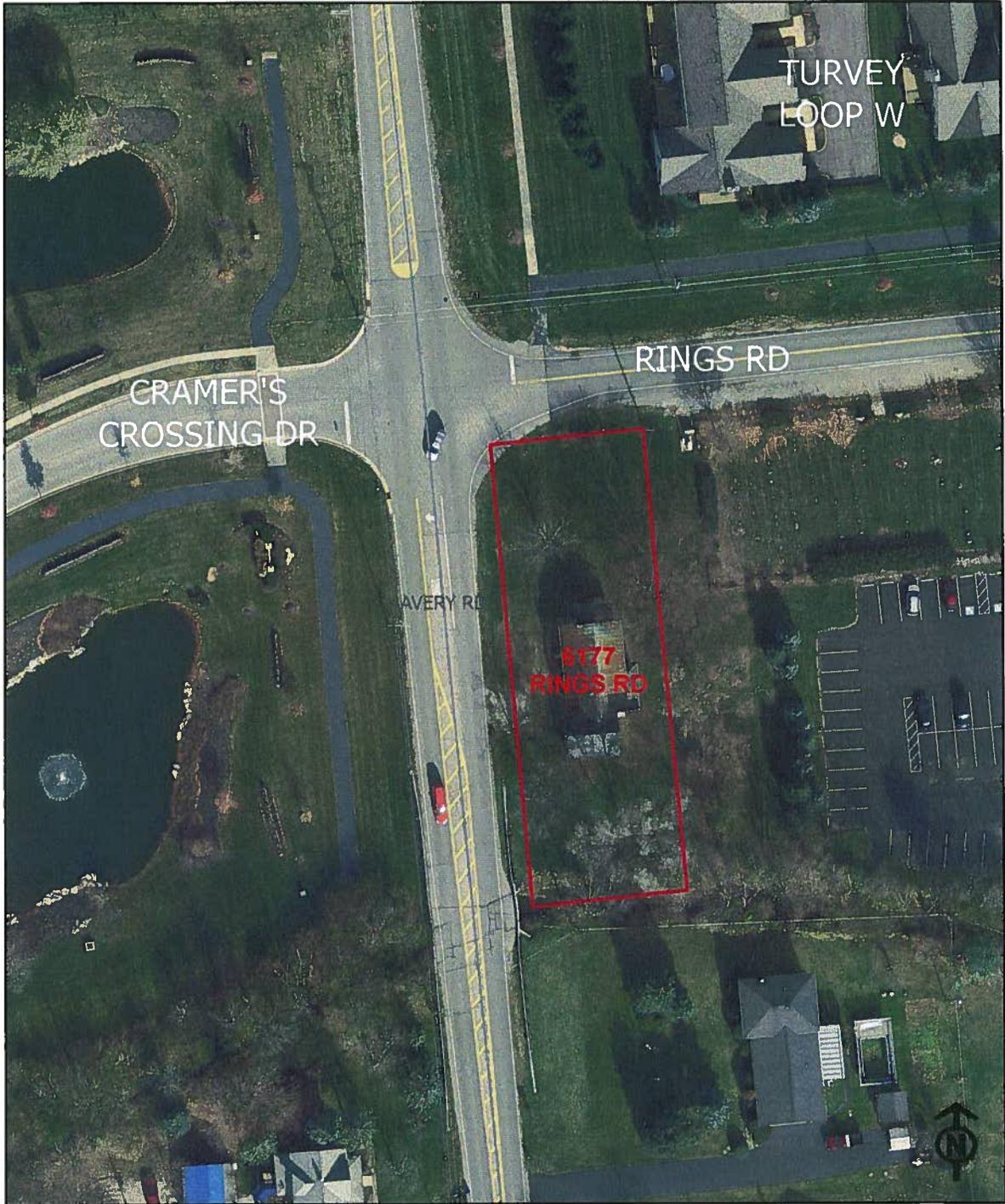
Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor – Presiding Officer

ATTEST:

\_\_\_\_\_  
Clerk of Council

EXHIBIT A



6177 Rings Road  
Dublin, Ohio

