


To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager 

Date: February 8, 2018

Initiated By: Megan D. O'Callaghan, P.E., Public Works Director
Paul A. Hammersmith, P.E., Director of Engineering/ City Engineer
Todd A. Garwick, P.E., Senior Civil Engineer - Utilities

**Re: Ordinances 05-18 through 20-18
Acquisition of Easements for Sanitary Sewer Extension –
Areas 11A and 11B (17-011-CIP)**

Background

On December 7, 2015, Dublin City Council adopted a policy regarding public water and sanitary sewer utility extensions to areas that do not currently have access to these public services. The policy outlines a process by which the City of Dublin ("City") will identify, prioritize and implement the design and construction of public utility service extensions. The City has developed a conceptual 15-year plan for extending water and sewer lines to developed properties within City limits.

The Sanitary Sewer Extension – Areas 11A and 11B Project (the "Project") is the first project moving forward from the conceptual 15-year implementation plan, as depicted on the attached Location Map (page 4). This project extends 8-inch public sanitary sewer lines into existing Dublin Estates and Lancashire subdivisions, as well as several Dublin Road parcels. The first 8-inch public sanitary sewer line will be extended from the intersection of Bellaire Avenue and Bellaire Court, and then west into Bellaire Court to serve 4 parcels. Another 8-inch public sanitary sewer line will be extended from the intersection of Bellaire Avenue and Limerick Lane, and then west on Limerick Lane to serve 9 parcels. This Limerick Lane extension includes two parcels on the west side of Dublin Road. Also, an 8-inch public sanitary sewer line will be extended from the parcel area for 7640 Bellaire Avenue, and then west along Bellaire Avenue to Dublin Road, resulting in service to 8 parcels. Lastly, an 8-inch public sanitary sewer main will be extended north and south along Dublin Road frontage to serve 8 parcels.

This project has the potential to serve 29 existing parcels of which 26 parcels have various types of existing home sewage treatment systems (HSTS). The construction of this project will allow 3 existing undeveloped parcels the potential to connect to the public sanitary sewer system.

The Project requires the City to acquire easements from various property owners on Dublin Road, Bellaire Court, Limerick Lane, and Bellaire Avenue. The City participated in good faith discussions with all property owners and has come to mutually agreeable terms with all owners to donate the easements to the City at no cost.

Acquisition

The property acquisitions consist of the following property interests from each of the named property owners, as depicted in the maps attached hereto:

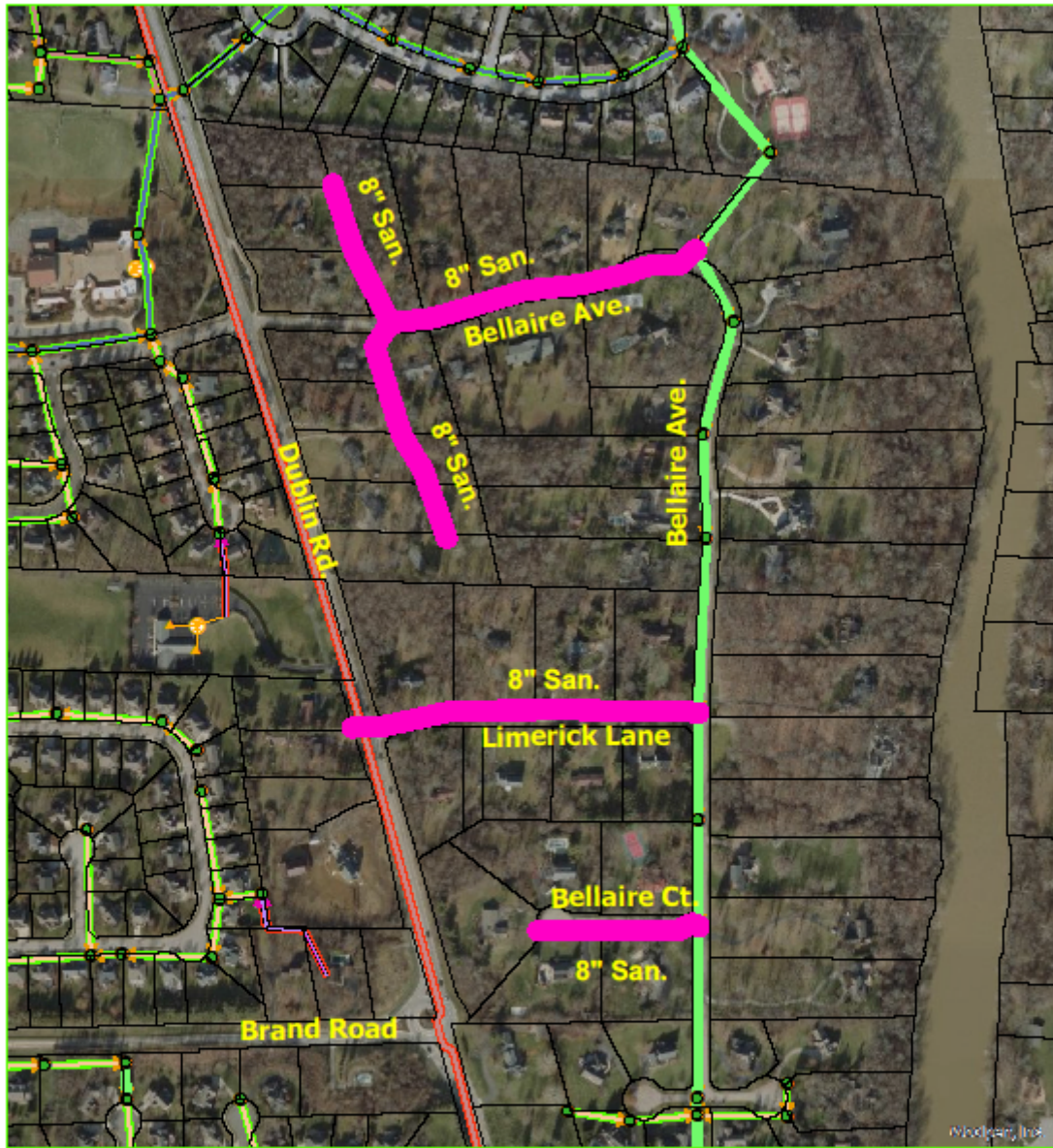
Property Owner	Property Interests and Acreage	Auditor Parcel ID Number	Acquisition Price
William T. and Joan C. Bownas	Permanent Utility Easement (0.058±)	273-000605-00	Donated
Scott E. and Renee M. Kasun	Permanent Utility Easement (0.020±)	273-000606-00	Donated
Mark D. and Jennifer R. Crabtree	Permanent Utility Easement (0.006±)	273-000607-00	Donated
Jason T. Overbey	Permanent Utility Easement (0.024±)	273-000598-00	Donated
Wolfgang and Karin M. Doerschlag	Permanent Utility Easement (0.026±)	273-000597-00	Donated
Hassan and Bridgette L. Ayoub	Permanent Utility Easement (0.027±)	273-000596-00	Donated
Patrick D. McMonigle	Permanent Utility Easement (0.022±)	273-000595-00	Donated
Dorothy M. Manns, Trustee	Permanent Utility Easement (0.010±) Temporary Easement (0.013±)	273-010695-00	Donated
	Permanent Utility Easement (0.059±) Temporary Easement (0.069±)	273-010602-00	Donated
Amy R. Laurence	Permanent Utility Easement (0.070±) Temporary Easement (0.057±) Temporary Easement (0.066±)	273-010694-00	Donated

Jacob R. and Denise M. Wahlenmaier	Permanent Utility Easement (0.075±) Temporary Easement (0.075±)	273-010697-00	Donated
Rochelle Vennari (a.k.a. Rochelle Rogers)	Permanent Utility Easement (0.069±) Temporary Easement (0.069±)	273-010696-00	Donated
Mitzi H. Walters	Temporary Easement (0.065±)	273-010620-00	Donated
Shirley M. Walters, Trustee	Temporary Easement (0.024±)	273-010621-00	Donated
	Permanent Utility Easement (0.278±) Temporary Easement (0.171±)	273-010618-00	Donated
Todd E. and Elizabeth J. Brewster	Permanent Utility Easement (0.011±)	273-010603-00	Donated

Recommendation

Staff recommends adoption of Ordinance Nos. 05-18 through 20-18 at the second reading/public hearing on February 26, 2018, as these ordinances authorize the City Manager to execute all necessary conveyance documents and formally accept the necessary property interests described above.

Location Map



Sanitary Sewer Extensions Areas 11A and 11B



RECORD OF ORDINANCES

Ordinance No. 19-18

Passed, 20

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.278-ACRE, MORE OR LESS, PERMANENT EASEMENT AND A 0.171-ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM SHIRLEY M. WALTERS, TRUSTEE LOCATED AT BELLAIRE AVENUE, FOR THE PUBLIC PURPOSE OF THE CITY'S SANITARY SEWER INFRASTRUCTURE PROJECT.

WHEREAS, the City of Dublin (the "City") is preparing a sanitary sewer infrastructure project for the extension of a sanitary sewer (the "Project"); and

WHEREAS, the Project requires that the City obtain a permanent utility easement and a temporary easement from Franklin County Parcel No. 273-010618-00 owned by Shirley M. Walters, Trustee (the "Grantor"), said easements more fully described in the attached Exhibits A and depicted in the attached Exhibits B; and

WHEREAS, the City and the Grantor participated in good faith discussions and the Grantor has agreed to donate the easements to the City at no cost; and

WHEREAS, the City desires to execute necessary conveyance documents to complete the transfer of the easements between the City and the Grantor.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, Delaware, Franklin, and Union Counties, State of Ohio, of the elected members concurring that:

Section 1. The City Manager is hereby authorized to execute all necessary conveyance documents to acquire a 0.278-acre, more or less, permanent utility easement and a 0.171-acre, more or less, temporary easement from Shirley M. Walters, Trustee, said easements located within Franklin County Parcel No. 273-010618-00, and more fully described and depicted in the attached Exhibits A and B.

Section 2. Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance.

Section 3. This Ordinance shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this day of, 2018.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

**GENERAL UTILITY EASEMENT
0.278 ACRES**

Situated in the City of Dublin, County of Franklin, State of Ohio; also being a part of Lot 23 of Dublin Estates Subdivision No. 2 as recorded in Plat Book 32 Page 4-A; also being a part of those lands as conveyed to Shirley M. Walters, Trustee as described in Instrument No. 201112090161208, being more particularly described as follows:

Beginning at the southwesterly corner of said Lot 23, also being along the northerly line of Bellaire Avenue (50' right-of-way), said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the westerly line of said Lot 23, *North 17° 04' 13" West for a distance of 401.25'* to a point; thence,

Along a line through said Lot 23, *North 72° 55' 47" East for a distance of 20.00'* to a point; thence,

Along a line through said Lot 23, *South 17° 04' 13" East for a distance of 200.72'* to a point; thence,

Along a line through said Lot 23, *South 27° 02' 14" East for a distance of 222.61'* to a point; thence,

Along the southerly line of said Lot 23 and along the northerly right-of-way line of Bellaire Avenue following a curve to the right having a *radius of 700.00'*, *an arc length of 43.53'*, *a central angle of 3° 33' 45"*, *and a chord that bears North 89° 51' 06" West for a distance of 43.52'* to a point; thence,

Along the southerly line of said Lot 23 and along the northerly right-of-way line of Bellaire Avenue, *North 88° 04' 13" West for a distance of 17.94'* to the point of beginning, containing 0.278 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in January and February, 2017.

Basis of bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007).



Michael L. Keller

Michael L. Keller
Professional Surveyor, Ohio License No. 7978

12/14/17

Date

TEMPORARY CONSTRUCTION EASEMENT
0.171 ACRES

Situated in the City of Dublin, County of Franklin, State of Ohio; also being a part of Lot 23 of Dublin Estates Subdivision No. 2 as recorded in Plat Book 32 Page 4-A; also being a part of those lands as conveyed to Shirley M. Walters, Trustee as described in Instrument No. 201112090161208, being more particularly described as follows:

Commencing at the southwesterly corner of said Lot 23, also being along the northerly right-of-way line of Bellaire Avenue (50' right-of-way), thence,

Along the westerly line of said Lot 23, *North 17° 04' 13" West for a distance of 401.25'* to a point, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the westerly line of said Lot 23, *North 17° 04' 13" West for a distance of 50.00'* to a point; thence,

Along a line through said Lot 23, *North 72° 55' 47" East for a distance of 25.00'* to a point; thence,

Along a line through said Lot 23, *South 17° 04' 13" East for a distance of 163.61'* to a point; thence,

Along a line through said Lot 23, *South 27° 02' 14" East for a distance of 316.65'* to a point; thence,

Along the southerly line of said Lot 23 and along the northerly right-of-way line of Bellaire Avenue following a curve to the right having a *radius of 700.00'*, *an arc length of 21.98'*, *a central angle of 1° 47' 57"* and a *chord that bears South 87° 28' 03" West for a distance of 21.98'* to a point; thence,

Along a line through said Lot 23, *North 27° 02' 14" West for a distance of 222.61'* to a point; thence,

Along a line through said Lot 23, *North 17° 04' 13" West for a distance of 200.72'* to a point; thence,

Along a line through said Lot 23, *South 72° 55' 47" West for a distance of 20.00'* to the point of beginning, containing 0.171 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in January and February, 2017.

Basis of bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007).



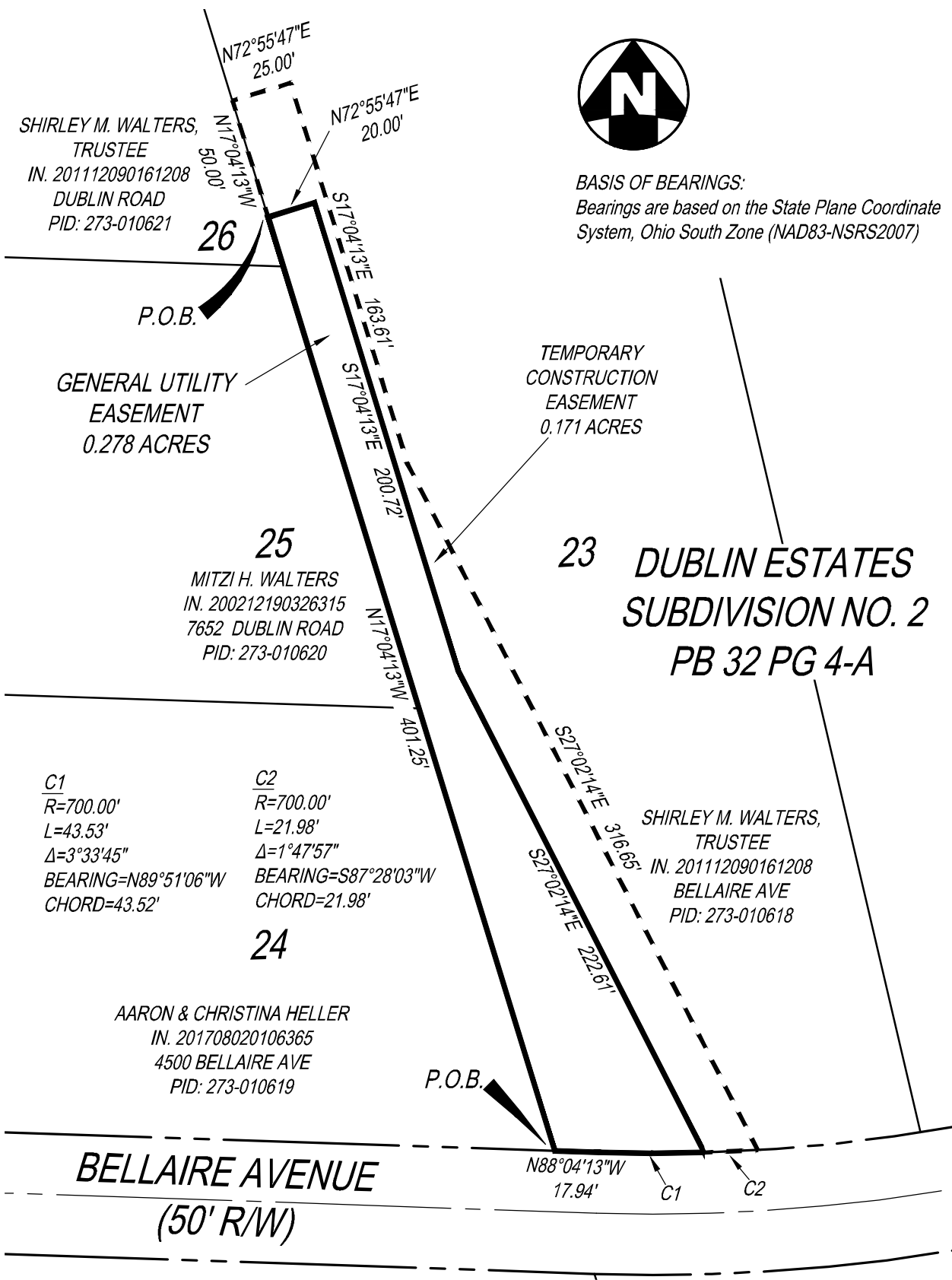
Michael L. Keller

Michael L. Keller

Professional Surveyor, Ohio License No. 7978

12/14/17

Date



I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

Michael L. Keller

MICHAEL L. KELLER
OHIO PROFESSIONAL SURVEYOR NO. 7978

12/14/17
DATE


 <p>THE KLEINGERS GROUP</p> <p>CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE www.kleingers.com</p> <p>350 Worthington Rd, Ste B Westerville, OH 43082 614.882.4311</p>	<p>GENERAL UTILITY EASEMENT</p> <p>LANDS OF SHIRLEY M. WALTERS, TRUSTEE</p> <p>LOT 23, DUBLIN ESTATES SUBDIVISION NO. 2</p> <p>PB 32 PG 4-A</p> <p>CITY OF DUBLIN, FRANKLIN CO., OH</p>	PROJECT NO: 160688.000
		DATE: 12/14/17
		SCALE: 1"=60'
		SHEET NO. 1 OF 1

Exhibit - Lot 23 (Bellaire Ave.)



Shirley M. Walters
Bellaire Ave.
Dublin, Ohio 43017

