



**Office of the City Manager**  
5555 Perimeter Drive • Dublin, OH 43017  
Phone: 614.410.4400

# Memo

**To:** Members of Dublin City Council

**From:** Megan D. O'Callaghan, P.E., City Manager

**Date:** November 8, 2022

**Initiated By:** Robert E. Ranc, Jr., Deputy City Manager/Chief Operating Officer  
Paul A. Hammersmith, P.E., Director of Engineering/City Engineer  
Brian D. Gable, P.E., Deputy Director of Engineering – Design & Construction  
Philip K. Hartmann, Assistant Law Director

**Re:** Ordinance 69-22 – Conveyance of an Easement on City Property for the Franklin Street Extension Project (21-012-CIP)

## Summary

The Franklin Street Extension Project (Project) will construct an extension of Franklin Street from West Bridge Street north to North Street and reconstruct Franklin Street from West Bridge Street south to Sells Alley as shown on the attached exhibit. The Project will construct the roadway, install permeable paver parking bays, brick paver sidewalks, street trees, street lighting, and bury the overhead utility lines from Sells Alley to North Street. The intersection of West Bridge Street and Franklin Street will be signalized and include pedestrian crossings. Finally, the temporary pedestrian crossing of West Bridge Street at Darby Street will be removed. Presently, this Project is planned to start construction in early 2023 and is anticipated to be complete in the fall of 2023.

## Acquisition

This ordinance provides the Ohio Power Company (also known as AEP Ohio) with a required easement on City owned property for routing of the existing primary overhead electric lines and placing them underground. The easement will also provide for the installation of necessary above ground electrical components. Locating these items on City property allows the City to keep these units off private property and provides the ability to perform landscaping installation and future maintenance.

The Project also requires acquisition from four (4) privately owned parcels. The property acquisitions for the privately owned parcels are ongoing and are expected to be finalized within the next four (4) months. All private landowners have signed right-of-entry agreements allowing the City to access and make changes to the areas impacted by the Project.

The utility easement located within the Project area on City property consists of the following property as depicted in the attached exhibit:

City Property	Parcel Number	Property Interest Acreage	Auditor Parcel ID Number(s)	Cost
Darby Street Parking Lot	5-U	0.017-acre permanent easement	273-003680	\$1

This ordinance authorizes the City Manager to execute all necessary documents to formally convey the necessary property interest on City property as described above.

**Recommendation**

Staff recommends adoption of Ordinance 69-22 at the second reading/public hearing on December 5, 2022, as this ordinance authorizes the City Manager to execute all necessary documents to formally convey the necessary property interest on City property as described above.

RECORD OF ORDINANCES

Ordinance No. 69-22 Passed , 20

AUTHORIZING THE CITY MANAGER TO EXECUTE AND ACCEPT NECESSARY CONVEYANCE DOCUMENTS AND CONTRACTS TO CONVEY AN EASEMENT TO OHIO POWER COMPANY FROM CITY-OWNED PROPERTY LOCATED ON DARBY STREET, IDENTIFIED AS FRANKLIN COUNTY PARCEL NUMBER 273-003680, FOR THE PUBLIC PURPOSE OF COMPLETING THE FRANKLIN STREET EXTENSION PROJECT 21-012-CIP

WHEREAS, the City of Dublin ("City") is engaged in a substantial roadway project along Franklin Street which includes the extension of the roadway, brick paver sidewalks, street trees, permeable paver parking bays, and the burial of existing overhead electrical facilities, Project 21-012-CIP ("Project"); and

WHEREAS, the Project requires the Ohio Power Company (a.k.a. AEP Ohio) obtain the following property interest from the parcel identified as Franklin County Parcel Number 273-003680 owned by The City of Dublin ("Grantors"), as described in the attached Exhibit A and depicted in the attached Exhibit B:

- 5-U: a 0.017-acre perpetual easement for the construction, operation and maintenance of public and private utilities, above and beneath the ground and where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands; and

WHEREAS, the City and the Ohio Power Company participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interest for the sum of \$1.00; and

WHEREAS, the City desires to execute and accept necessary documents to complete the transaction between the City and the Ohio Power Company.

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 and accept all necessary documents to convey the easement from the property located on Darby Street, identified as Franklin County Parcel Number 273-003680, from the City of Dublin to the Ohio Power Company, for \$1.00.

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 without further legislation being required.

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

Passed this 5<sup>th</sup> day of December, 2022.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

**EXHIBIT A**  
**5-U**  
**UTILITY EASEMENT**  
**0.017 ACRE**

Situated in the State of Ohio, County of Franklin, City of Dublin, Survey Number 2542 of the Virginia Military District, being on, over, and across that 0.689 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 200607070133305 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the southwesterly corner of said 0.689 acre tract, the northwesterly corner of that 0.115 acre tract conveyed as Parcel II to The Shanghi Enterprises Limited Liability Company by deed of record in Instrument Number 200702120025649, in the easterly right-of-way line of Franklin Street of record in Plat Book 124, Page 22;

Thence North 07° 59' 24" West, with the westerly line of said 0.689 acre tract and said easterly right-of-way line, a distance of 25.00 feet to a point;

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

North 81° 35' 48" East, a distance of 29.00 feet to a point; and

South 07° 59' 24" East, a distance of 25.00 feet to a point in the line common to said 0.689 and 0.115 acre tracts;

Thence South 81° 35' 48" West, a distance of 29.00 feet to the POINT OF BEGINNING, containing 0.017 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink that reads "Josh M. Meyer".

Joshua M. Meyer  
Professional Surveyor No. 8485

9-30-2022

Date



Evans, Mechwart, Hambleton & Titon, Inc.  
Engineers • Surveyors • Planners • Scientists  
5600 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648  
emht.com

## EXHIBIT B

### UTILITY EASEMENT

#### 5-U ~ FRANKLIN STREET EXTENSION

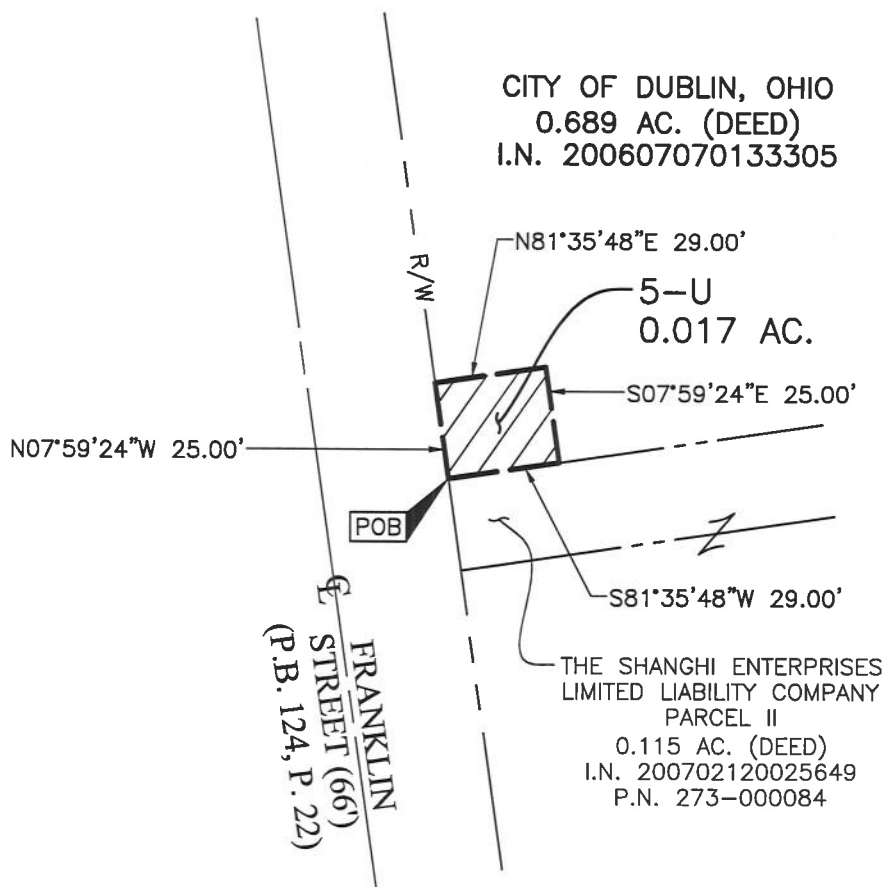
SURVEY NO. 2542, VIRGINIA MILITARY DISTRICT  
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date: September 30, 2022

Scale: 1" = 50'

Job No: 2021-1405

Sheet No: 1 of 1



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

9-30-2022  
Date



[illegible]

- A** CITY OF DUBLIN, OHIO  
6' WALKWAY AND UTILITY EASEMENT  
O.R. 20013601

**B** CITY OF DUBLIN, OHIO  
6' WALKWAY AND UTILITY EASEMENT  
O.R. 20344114

**C** CITY OF DUBLIN, OHIO  
6' WALKWAY AND UTILITY EASEMENT  
O.R. 21285C11

Temporary Esmt

Proposed Right-of-Way

Proposed Wall Esmt

Proposed Utility Esmt

## PROPERTY ACQUISITION MAP

## FRANKLIN STREET EXTENSION

CALCULATED	<i>JJB</i>
CHECKED	<i>MJS</i>

