


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:

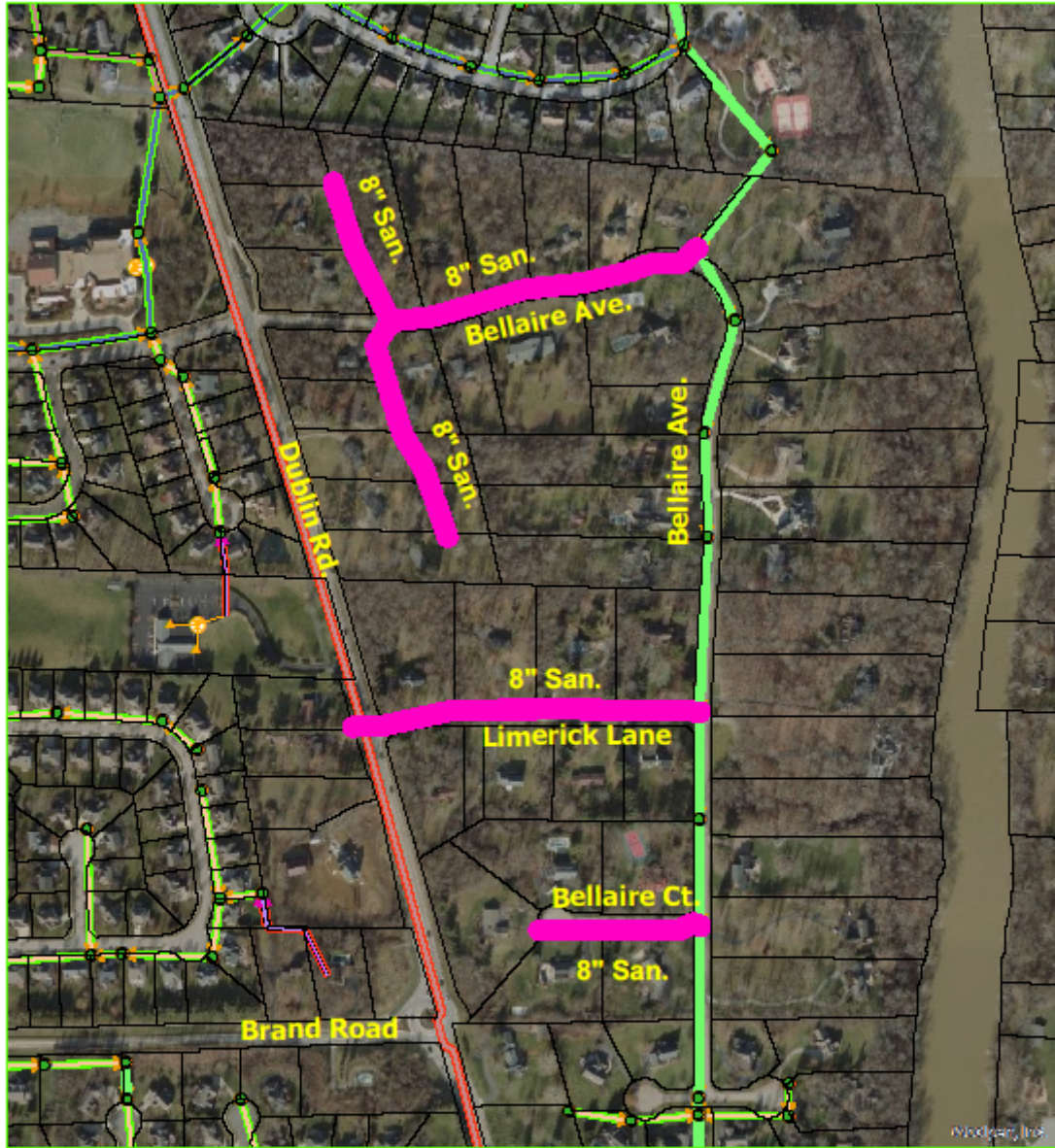
Property Owner	Property Interests and Acreage	Auditor Parcel ID Number	Acquisition Price
William T. and Joan C. Bownas	Permanent Utility Easement (0.058±)	273-000605-00	Donated
Scott E. and Renee M. Kasun	Permanent Utility Easement (0.020±)	273-000606-00	Donated
Mark D. and Jennifer R. Crabtree	Permanent 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. 12-18

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.010-ACRE, MORE OR LESS, PERMANENT EASEMENT AND A 0.013-ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM DOROTHY M. MANNS LOCATED AT 7570 DUBLIN ROAD, 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. 273-010695-00 owned by Dorothy M. Manns, 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 0.010-acre, more or less, permanent utility easement and a 0.013-acre, more or less, temporary easement from Dorothy M. Manns, Trustee, said easements located within Franklin County Parcel No. 273-010695-00, 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

**TEMPORARY CONSTRUCTION EASEMENT
0.013 ACRES**

Situated in the City of Dublin, County of Franklin, State of Ohio; also being a part of Virginia Military Survey No. 2543; also being a part of a 1.59 acre tract as conveyed to Dorothy M. Manns, Trustee as described in Instrument No. 199905050113970; being more particularly described as follows:

Commencing at the northeasterly corner of said 1.59 acre tract, thence,

Along the northerly line of said 1.59 acre tract, *North 88° 08' 06" West for a distance of 129.95'* to a point, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a line through said 1.59 acre tract, *South 19° 42' 50" East for a distance of 24.71'* to a point; thence,

Along a line through said 1.59 acre tract, *South 70° 17' 10" West for a distance of 20.00'* to a point; thence,

Along a line through said 1.59 acre tract, *North 19° 42' 50" West for a distance of 32.62'* to a point; thence,

Along a northerly line of said 1.59 acre tract, *South 88° 08' 06" East for a distance of 21.51'* to the point of beginning, containing 0.013 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

9/6/17
Date

**GENERAL UTILITY EASEMENT
0.010 ACRES**

Situated in the City of Dublin, County of Franklin, State of Ohio; also being a part of Virginia Military Survey No. 2543; also being a part of a 1.59 acre tract as conveyed to Dorothy M. Manns, Trustee as described in Instrument No. 199905050113970; being more particularly described as follows:

Commencing at the northeasterly corner of said 1.59 acre tract, thence,

Along the northerly line of said 1.59 acre tract, *North 88° 08' 06" West for a distance of 108.44'* to a point, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a line through said 1.59 acre tract, *South 19° 42' 50" East for a distance of 16.80'* to a point; thence,

Along a line through said 1.59 acre tract, *South 70° 17' 10" West for a distance of 20.00'* to a point; thence,

Along a line through said 1.59 acre tract, *North 19° 42' 50" West for a distance of 24.71'* to a point; thence,

Along a northerly line of said 1.59 acre tract, *South 88° 08' 06" East for a distance of 21.51'* to the point of beginning, containing 0.010 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.

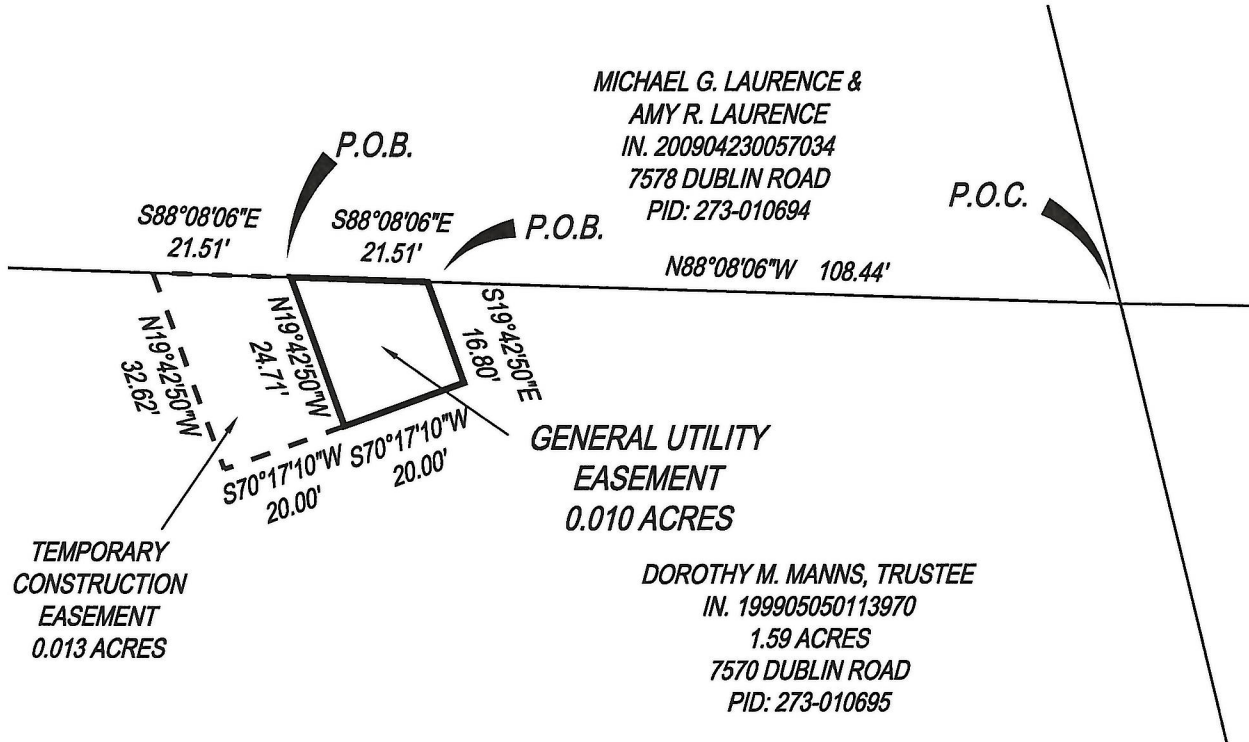
Basis of bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007).



Michael L. Keller

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

9/6/17
Date



BASIS OF BEARINGS:
 Bearings are based on the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007)



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

9/6/17
 DATE


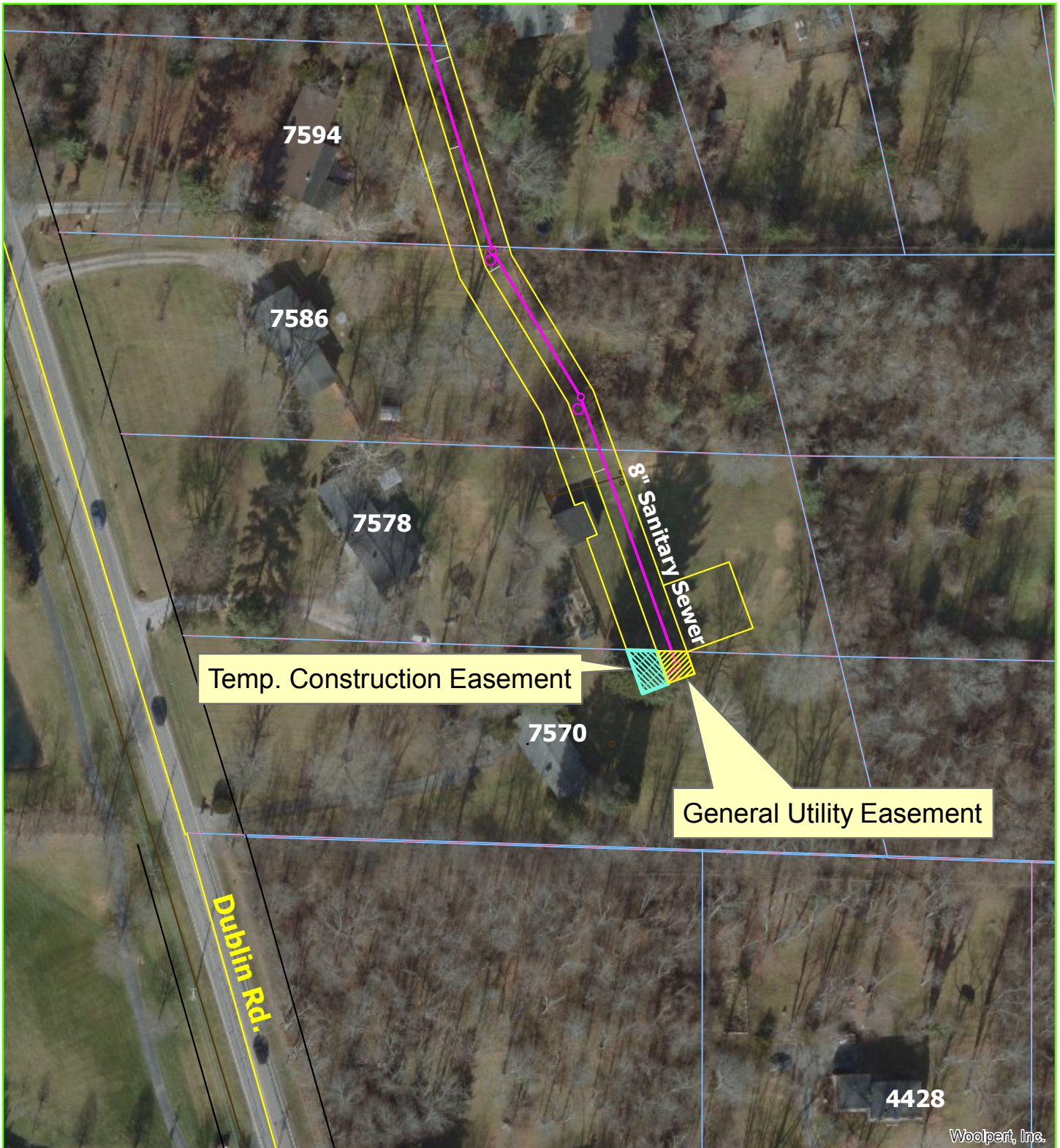
 <p>CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE www.kleingers.com 350 Worthington Rd, Ste B Westerville, OH 43082 614.882.4311</p>	<p>GENERAL UTILITY EASEMENT LANDS OF DOROTHY M. MANNS, TRUSTEE V.M.S. 2543 CITY OF DUBLIN, FRANKLIN CO., OH</p>	PROJECT NO: 160688.000
		DATE: 8/21/17
		SCALE: 1"=30'
		SHEET NO. 1 OF 1

Exhibit - 7570 Dublin Road



Woolpert, Inc.



Dorothy M. Manns
7570 Dublin Road
Dublin, Ohio 43017

