


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:

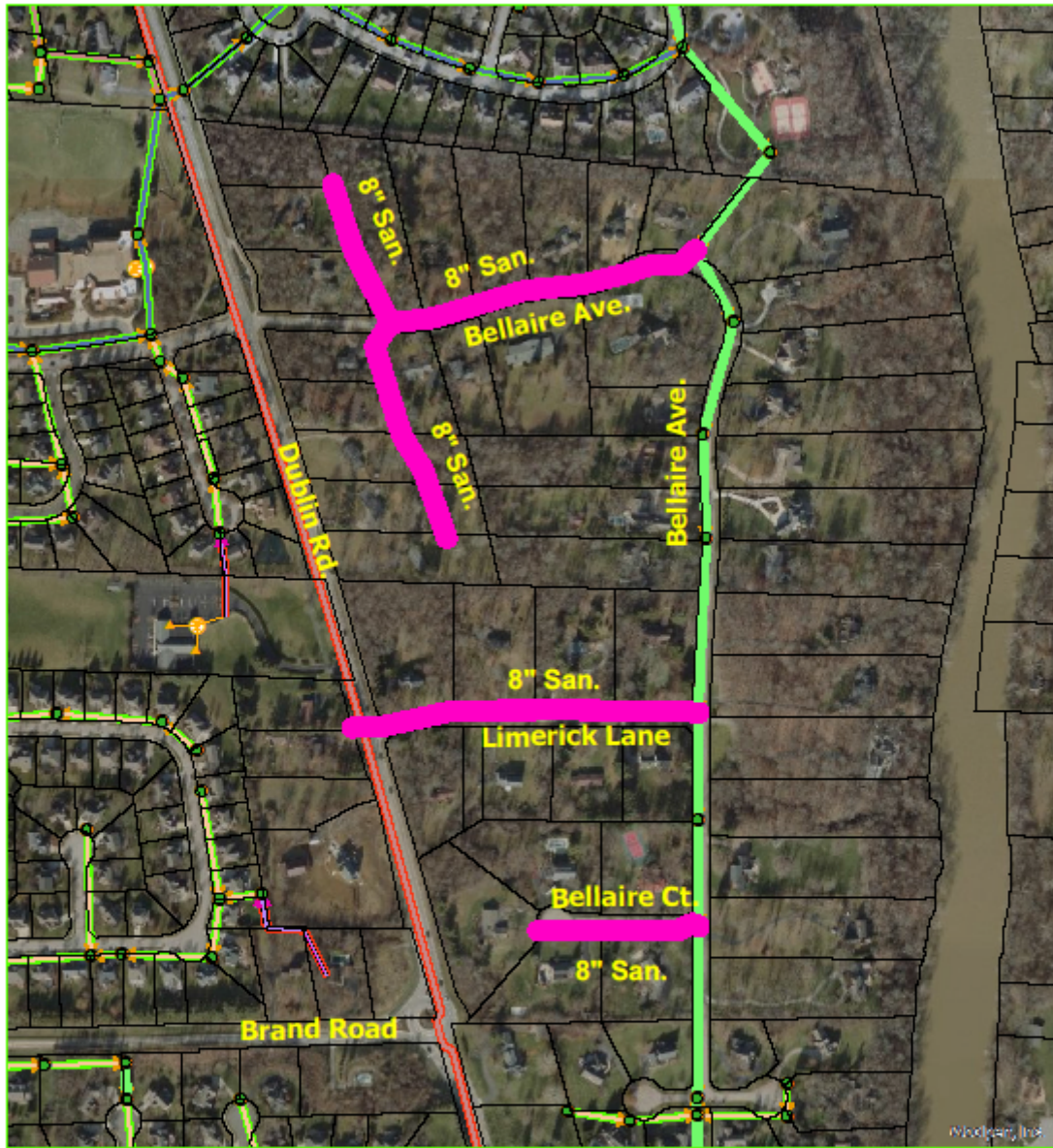
Property Owner	Property Interests and Acreage	Auditor Parcel ID Number	Acquisition Price
William T. and Joan C. Bownas	Permanent Utility Easement (0.058±)	273-000605-00	Donated
Scott E. and Renee M. Kasun	Permanent Utility Easement (0.020±)	273-000606-00	Donated
Mark D. and Jennifer R. Crabtree	Permanent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



400 200 0 400 Feet



Sanitary Sewer Extensions Areas 11A and 11B



RECORD OF ORDINANCES

Ordinance No. 15-18 Passed , 20

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.069-ACRE, MORE OR LESS, PERMANENT EASEMENT AND A 0.069-ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM ROCHELLE VENNARI (A.K.A. ROCHELLE ROGERS) LOCATED AT 7594 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. 273-010696-00 owned by Rochelle Vennari (a.k.a. Rochelle Rogers) (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 0.069-acre, more or less, permanent utility easement and a 0.069-acre, more or less, temporary easement from Rochelle Vennari (a.k.a. Rochelle Rogers), said easements located within Franklin County Parcel No. 273-010696-00, 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
0.069 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 1.109 acre tract as conveyed to Rochelle V. Rogers as described in Official Record 1089 D-10; being more particularly described as follows:

Beginning at the southeasterly corner of said 1.109 acre tract, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the southerly line of said 1.109 acre tract, *North 88° 04' 13" West for a distance of 21.15'* to a point; thence,

Along a line through said 1.109 acre tract, *North 17° 04' 13" West for a distance of 150.00'* to a point; thence,

Along the northerly line of said 1.109 acre tract, *South 88° 04' 13" East for a distance of 21.15'* to a point; thence,

Along the easterly line of said 1.109 acre tract, *South 17° 04' 13" East for a distance of 150.00'* to the point of beginning, containing 0.069 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).



A handwritten signature in blue ink that reads "Michael L. Keller".

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

8/21/17

Date

**TEMPORARY CONSTRUCTION EASEMENT
0.069 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 1.109 acre tract as conveyed to Rochelle V. Rogers as described in Official Record 1089 D-10; being more particularly described as follows:

Commencing at the southeasterly corner of said 1.109 acre tract; thence,

Along the southerly line of said 1.109 acre tract, *North 88° 04' 13" West for a distance of 21.15'* to a point, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the southerly line of said 1.109 acre tract, *North 88° 04' 13" West for a distance of 21.15'* to a point; thence,

Along a line through said 1.109 acre tract, *North 17° 04' 13" West for a distance of 150.00'* to a point; thence,

Along the northerly line of said 1.109 acre tract, *South 88° 04' 13" East for a distance of 21.15'* to a point; thence,

Along a line through said 1.109 acre tract, *South 17° 04' 13" East for a distance of 150.00'* to the point of beginning, containing 0.069 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).



A handwritten signature in blue ink that reads "Michael L. Keller".

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

8/21/17

Date

DOROTHY M. MANNS, TRUSTEE
IN. 199905050113945
1.107 ACRES
7600 DUBLIN ROAD
PID: 273-010602



TODD E. & ELIZABETH J.
BREWSTER
4455 BELLAIRE AVE
PID: 273-010603

TEMPORARY
CONSTRUCTION
EASEMENT
0.069 ACRES

GENERAL UTILITY
EASEMENT
0.069 ACRES

ROCHELLE V. ROGERS
7594 DUBLIN ROAD
OR 1089 D-10
1.109 ACRES
PID: 273-010696

DUBLIN ESTATES
SUBDIVISION NO. 2
PB 32 PG 4-A

1

JACOB R. & DENISE M. WAHLENMAIER
IN. 200912030174928
7586 DUBLIN ROAD
PID: 273-010697

N88°04'13"W
21.15'

N88°04'13"W
21.15'

P.O.B.

P.O.B.

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

8/21/17
DATE



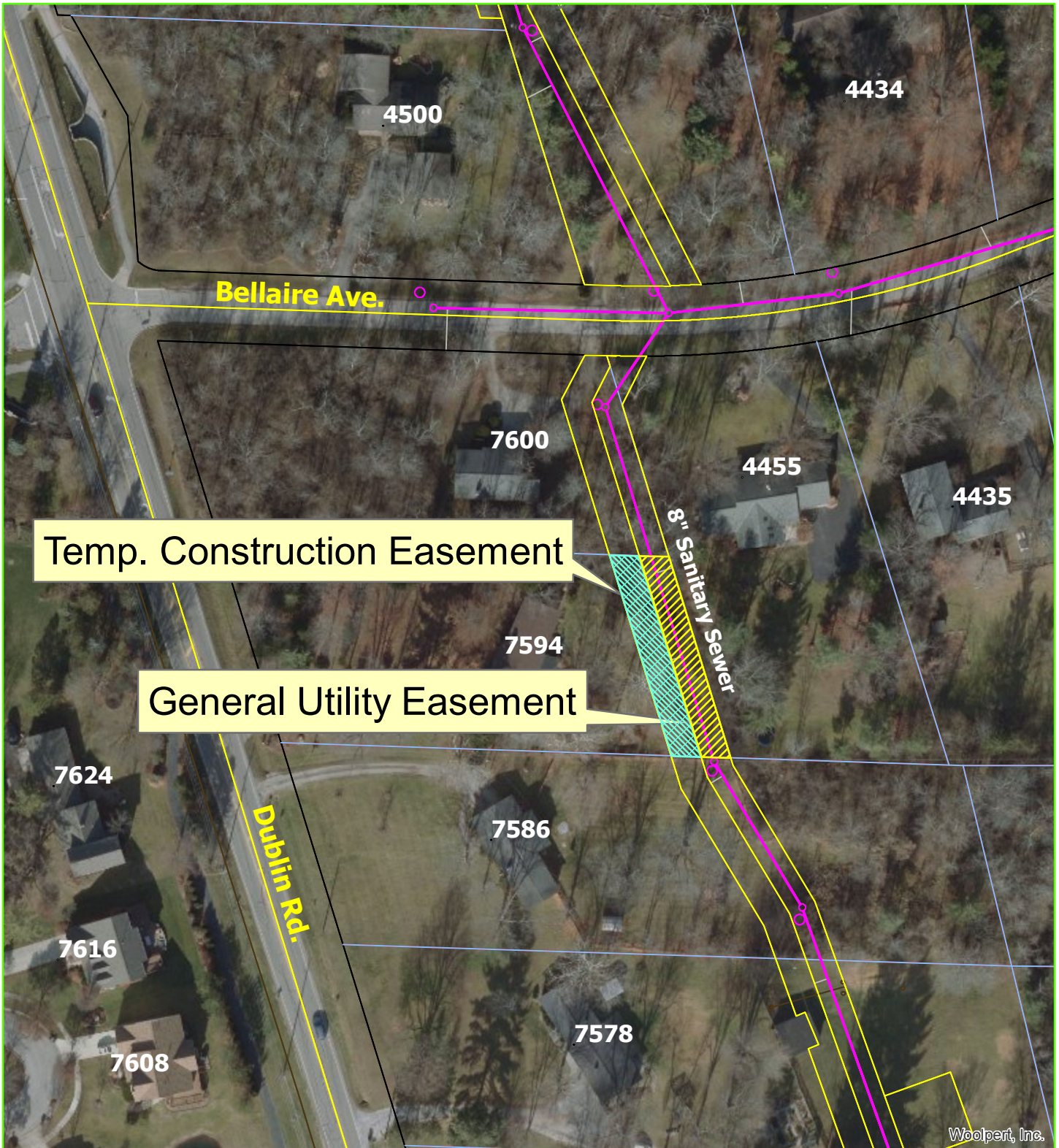
 <div>CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE www.kleingers.com 350 Worthington Rd, Ste B Westerville, OH 43082 614.882.4311</div>	GENERAL UTILITY EASEMENT LANDS OF ROCHELLE V. ROGERS V.M.S. 2543 CITY OF DUBLIN, FRANKLIN CO., OH	PROJECT NO: 160688.000
		DATE: 8/21/17
		SCALE: 1"=30' 
		SHEET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

Exhibit - 7594 Dublin Road



100 50 0 100 Feet



Rochelle V. Rogers
7594 Dublin Road
Dublin, Ohio 43017

