

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: October 1, 2019
Initiated By: Paul A. Hammersmith, P.E., Director of Engineering / City Engineer
Barbara A. Cox, P.E., Engineering Manager
Kenneth B. Richardson, P.E., P.S., Senior Civil Engineer
Philip K. Hartmann, Assistant Law Director
Re: **Ordinances 49-19 - 52-19 – Acquisition of Easements and Appropriation of Right of Way – Sanitary Sewer and Water Line Extensions – Areas 4A, 4B, 4C and Bright Road Cul-De-Sac (18-019-CIP, 18-020-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 sanitary sewer lines to developed properties within City limits.

The Sanitary Sewer and Water Line Extensions – Areas 4A, 4B, 4C and Bright Road Cul-De-Sac Project (the "Project") is the second project to be implemented from the 15-year implementation plan, as depicted on the attached Location Map. The first project was completed in 2018 and serves properties along Bellaire Avenue and Limerick Lane (Areas 11A and 11B). The utility service extension portion of this Project was authorized in the 2018-2022 Capital Improvement Program (CIP). The Bright Road Cul-De-Sac portion of the Project provides for the construction of a cul-de-sac to be located east of Riverside Drive and has been planned as a roadway construction project since 2009. The construction of the cul-de-sac was deferred until the completion of Emerald Parkway and the traveling public became familiar with the new section of Emerald Parkway. With the adoption of the public utility service extension policy, the Riverside Drive and Bright Road intersection was going to be impacted by the future sanitary sewer and water line extension work. The design and construction of the Project was optimized and overall construction time period reduced by combining the utility extensions work and the Bright Road cul-de-sac roadway construction into one project.

The utility service extension portion of this Project extends water lines at these two locations: extends a new 8-inch water line along Grandee Cliffs Drive and 6-inch water line along Jenmar Court; and then extends a new 8-inch water line along Bright Road from Grandee Cliffs Drive to Macbeth Drive. Additionally, the Project also extends an 8-inch sanitary sewer line at these three locations: along Bright Road from Riverside Drive to the east approximately 1,200 feet (top of the

hill); along Grandee Cliffs Drive and Jenmar Court and along Bright Road from Grandee Cliffs Drive to the east approximately 190 feet; and along Bright Road west of Macbeth Drive approximately 560 feet. The water line extension along Riverside Drive from Bright Road to Hanna Hills Drive (Area 4A) will be performed with the Riverside Drive East Shared-Use Path Project scheduled for construction in 2021. The water line extension portion of this Project will serve 25 existing parcels of which 25 parcels have an existing well, while the sanitary sewer extension portion will serve 43 existing parcels of which 38 parcels currently have various types of existing home sewage treatment systems (HSTS).

The Project requires the acquisition of property interest from property owners along Riverside Drive, Bright Road, and Grandee Cliffs Drive. The City participated in good faith discussions with the four property owners listed below and has come to mutually agreeable terms with the owners.

The property at 4321 Bright Road (Parcel 11WD) is adjacent to the Bright Road bridge at Billingsley Creek. The bridge is programmed for replacement in the future. Additional right-of-way will be necessary to replace the bridge and to construct the water line associated with this Project. The water line will be located south of the future bridge and inside the acquired right-of-way. A Good Faith Offer letter, along with the appraisal report and associated information, were sent to Mr. Brown. The City participated in good faith discussions with Mr. Brown, resulting in mutually agreeable terms for the acquisition of the property interest for the appraised value, which was \$18,730.

The three easements (Parcel Numbers 16-U, 17-U, and 18-U) below were donated to the City at no cost. The policy on public water and sanitary sewer utility extensions adopted by City Council requests that property owners donate to the City the perpetual public utility easements needed to construct and maintain the utility extensions.

With the completion of the last four acquisitions, the construction of this project can now proceed. The current schedule is to advertise the project for bid in October/November and present the resolution for bid acceptance at the December 2, 2019 Council meeting. Once the construction contract is executed, actual construction activities would commence early in 2020.

ACQUISITIONS

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

Property Owner(s)	Parcel Number	Property Interests and Acreage	Auditor Parcel ID Number	Acquisition Price
Gregory Brown	11WD	Fee Simple WD for Right-of-Way, 0.081 acre	273-008762-00	\$18,730.
Daniel L. and Susan L. Trubisky	16-U	Perpetual Public Utility Easement, 0.074 acre	273-008396-00	Donated

Sandra H. Taylor, Trustee	17-U	Perpetual Public Utility Easement, 0.034 acre	273-008736-00	Donated
Brian J. Celek	18-U	Perpetual Public Utility Easement, 0.035 acre	273-008598-00	Donated

RECOMMENDATION

Staff recommends adoption of Ordinance Nos. 49-19, 50-19, 51-19, and 52-19 at the second reading/public hearing on October 21, 2019, as these ordinances authorize the City Manager to execute all necessary conveyance and contract documents to formally accept the necessary property interests described above.

RECORD OF ORDINANCES

Ordinance No. _____

Passed _____, _____

50-19

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS AND TO ACCEPT CONVEYANCE OF A 0.074-ACRE, MORE OR LESS, PERPETUAL PUBLIC UTILITY EASEMENT FROM DANIEL L. TRUBISKY AND SUSAN L. TRUBISKY FROM THE PROPERTY LOCATED AT 7130 GRANDEE CLIFFS DRIVE FOR THE PUBLIC PURPOSE OF CONSTRUCTING A NEW CUL-DE-SAC, CONSTRUCTING SANITARY SEWER LINES, AND WATER LINE EXTENSIONS.

WHEREAS, the City of Dublin (the "City") is preparing a construct the Sanitary Sewer and Water Line Extensions – Areas 4A, 4B, 4C, and Bright Road Cul-De-Sac Project (the "Project");

WHEREAS, the Project requires that the City obtain a perpetual public utility easement from Franklin County Parcel No. 273-008699-00 owned by Daniel L. Trubisky and Susan L. Trubisky (the "Grantor"), said easement 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 easement to the City at no cost; and

WHEREAS, the City desires to execute necessary conveyance documents to complete the transfer of the easement 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 0.074-acre, more or less, perpetual public utility easement from Daniel L. Trubisky and Susan L. Trubisky, said easement located within Franklin County Parcel No. 273-008699-00, 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.

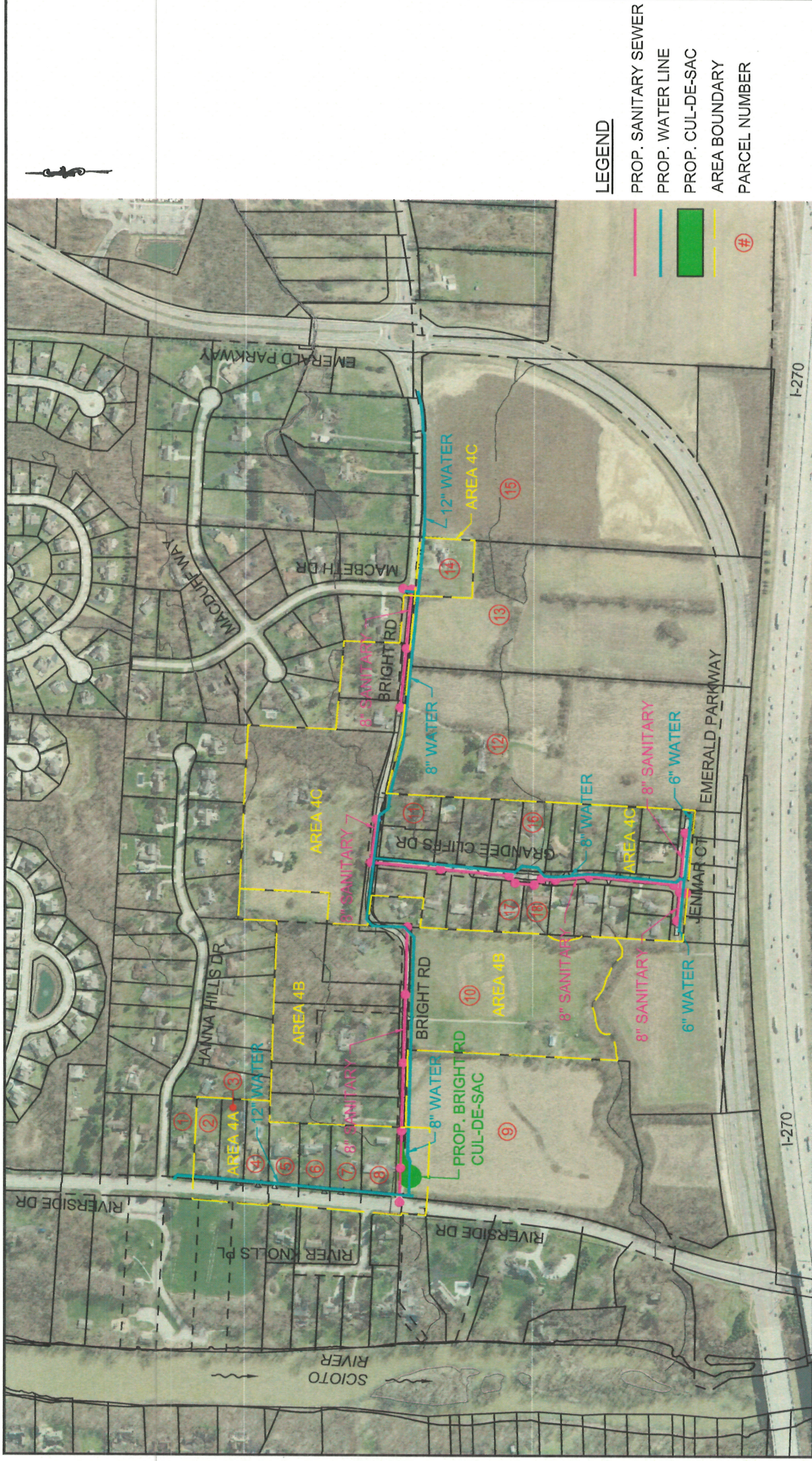
Section 3. This Ordinance shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this _____ day of _____, 2019.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

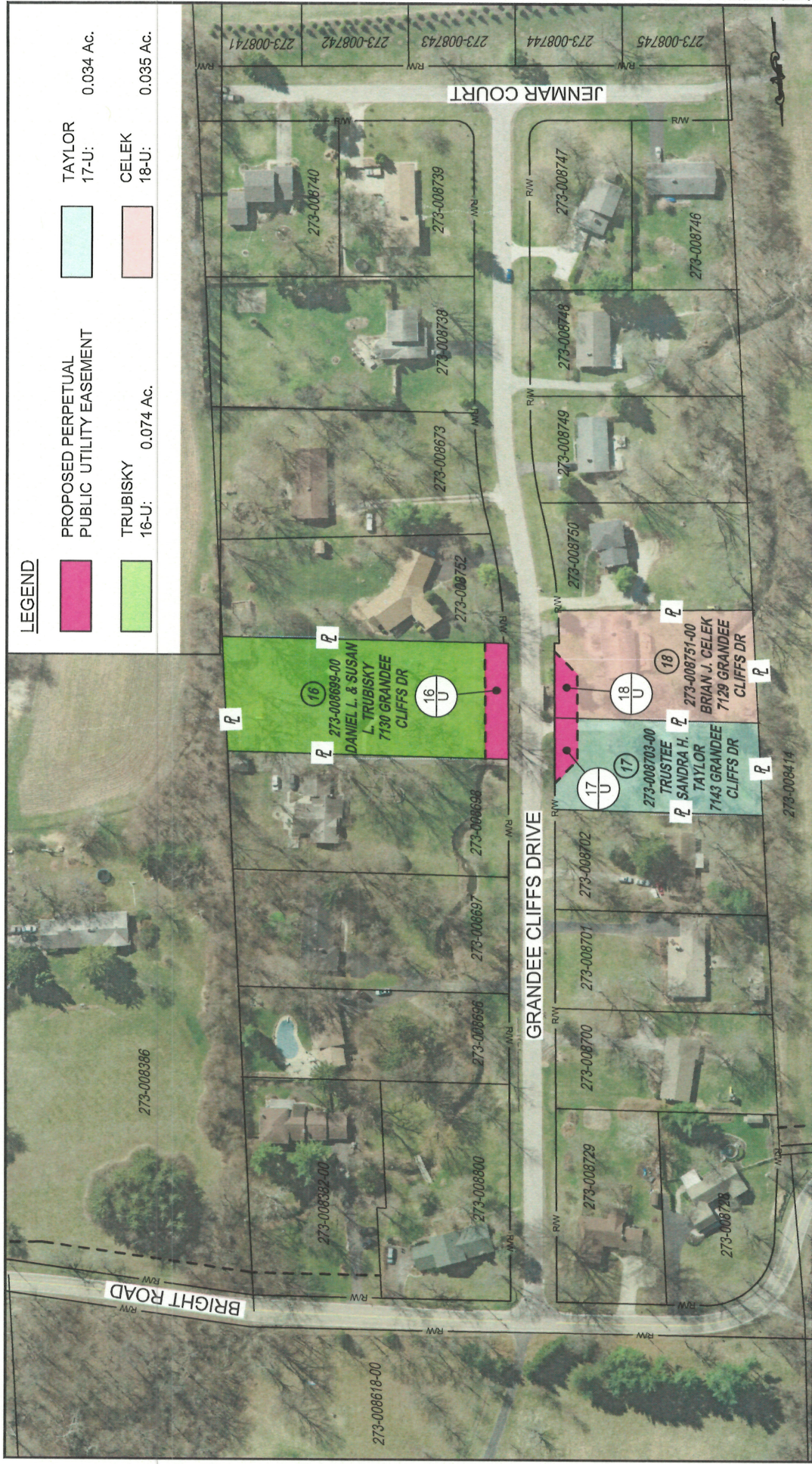


- LEGEND**
- PROP. SANITARY SEWER
 - PROP. WATER LINE
 - PROP. CUL-DE-SAC
 - AREA BOUNDARY
 - PARCEL NUMBER

DATE: 02/08/2019

LOCATION MAP
SANITARY SEWER AND WATERLINE
EXTENSIONS - AREAS 4A, 4B, 4C AND
BRIGHT ROAD CUL-DE-SAC





DATE: 06/07/2019

16-U, 17-U, AND 18-U LOCATION EXHIBIT
SANITARY SEWER AND WATERLINE
EXTENSIONS - AREAS 4A, 4B, 4C AND
BRIGHT ROAD CUL-DE-SAC
DUBLIN, OHIO 43016



EXHIBIT A

Parcel 16-U

**SANITARY SEWER AND WATER LINE EXTENSIONS - AREAS 4A, 4B, 4C
AND BRIGHT ROAD CUL-DE-SAC**

**PERPETUAL EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES,
STORM DRAINAGE AND GRADING
IN THE NAME AND FOR THE USE OF THE
CITY OF DUBLIN, OHIO**

Situated in the City of Dublin, County of Franklin, State of Ohio; also being a part of Lot 4 of Grandee Cliffs Estates subdivision as recorded in Plat Book 25 Page 8; also being a part of Franklin County Auditor's tax parcel number 273-008699, those lands as conveyed to Daniel L. & Susan L. Trubisky as described in Instrument No. 201201060002783; being more particularly described as follows:

Beginning at the northwesterly corner of said Lot 4, said point being along the easterly right-of-way line of Grandee Cliffs Drive (50' right-of-way), said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a portion of the northerly line of said Lot 4, **South 82° 54' 02" East for a distance of 25.01'** to a point; thence,

Along a line through said Lot 4, parallel and 25.00' distant to the easterly right-of-way line of Grandee Cliffs Drive, **South 05° 21' 08" West for a distance of 127.99'** to a point; thence,

Along a portion of the southerly line of said Lot 4, **North 83° 25' 33" West for a distance of 25.01'** to a point; thence,

Along the westerly line of said Lot 4 and along the easterly right-of-way line of Grandee Cliffs Drive, **North 05° 21' 08" East for a distance of 128.22'** to the point of beginning, containing 0.074 acres of land, more or less.

Basis of bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007), based on a GPS survey utilizing CORS Station "COLB".

Subject to any easements, restrictions, covenants, ordinances or agreements of record.



Michael L. Keller

Michael L. Keller

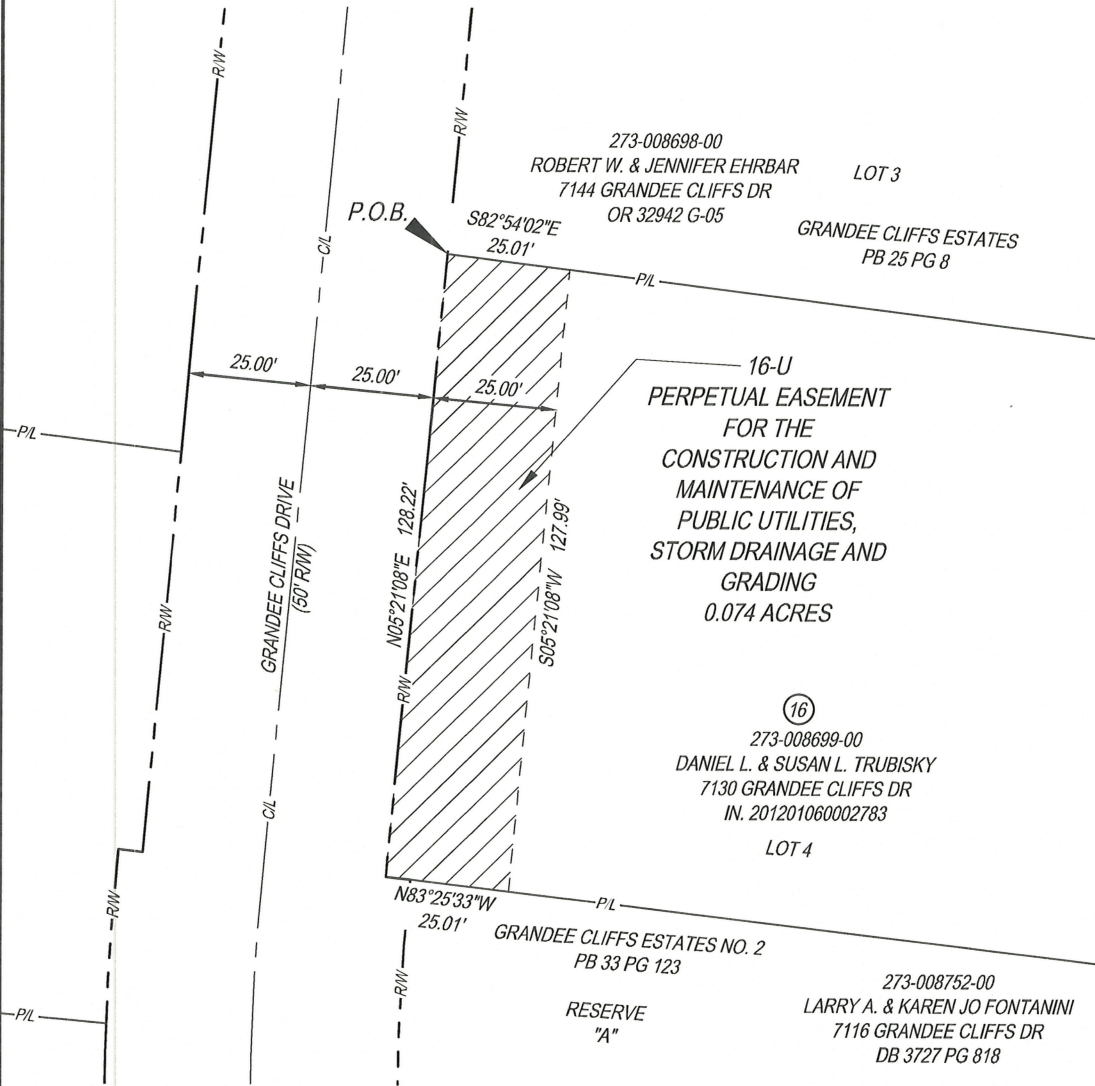
Professional Surveyor, Ohio License No. 7978

6/27/18

Date



BASIS OF BEARINGS:
 BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-NSRS2007) WITH A PORTION OF THE CENTERLINE OF RIVERSIDE DRIVE BEING N 05° 01' 18" E BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB".



Michael L. Keller
 MICHAEL L. KELLER
 OHIO PROFESSIONAL SURVEYOR NO. 7978

6/27/18
 DATE

<p>CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE www.kleingers.com 350 Worthington Rd Suite B Westerville, OH 43082 614.882.4311</p>	<p>EXHIBIT B PARCEL 16-U SANITARY SEWER AND WATER LINE EXTENSIONS-AREAS 4A, 4B, 4C AND BRIGHT ROAD CUL-DE-SAC</p>	PROJECT NO: 170474.000
		DATE: 6/27/18
		SCALE: 1" = 30'
		SHEET NO. <p>1 OF 1</p>