



To: Gahanna City Council
Raymond Mularski, City Attorney

From: D. Grant Crawford, Director of Public Service & Engineering
Laurie A. Jadwin, Mayor

Date: December 7, 2020

Re: Dept. of Public Service & Engineering Report to Council (December 14, 2020 Meeting)

ACTION ITEMS

Action Items 1 – 5 relate to an ongoing construction project for Adams Point, a multifamily development located on Taylor Station Road. The development requires a widening of Taylor Station Road, which will be completed by the developer. The widening project aligns with the City of Gahanna’s Thoroughfare Plan that was adopted earlier this year by Council. The Department of Public Service & Engineering is requiring the developer to provide the City with right of way that will allow the developer to proceed with the widening project. Action Items 1-5 pertain to the individual parcels that require right of way.

ACTION ITEM #1 - ADAMS POINTE – RIGHT-OF-WAY DEDICATION (.123 ACRES) – ACCEPT DEED

The Administration is respectfully requesting Council’s acceptance of .123 acres of right-of-way dedication from Adams Pointe, LLC along property located at 957 Taylor Station Road. Adams Pointe is a multifamily development currently under construction in Jefferson Township. A Traffic Impact Study completed by the Developer demonstrated a need for a northbound left turn lane into the site. This dedication provides sufficient public right of way to allow the Developer to make the necessary improvements to Taylor Station Roadway.

The Franklin County Auditor’s Office has been experiencing a backlog of up to four (4) weeks in processing property transfers. We are requesting a Waiver and Emergency in order to immediately submit required paperwork to the Auditor’s Office and allow construction improvements on Taylor Station Road to begin as soon as possible.

Legislation Needed: Ordinance
Emergency/Waiver: **Waiver & Emergency**
Vendor Name: N/A
Vendor Address: N/A
Already Appropriated (Amounts & Accounts): N/A
Supplemental/Transfer (Amounts & Accounts): N/A



ACTION ITEM #2 - ADAMS POINTE – STORM SEWER EASEMENT (.031 ACRES) – ACCEPT DEED

The Administration is respectfully requesting Council’s acceptance of .031 acres of storm sewer dedication from Adams Pointe, LLC along property located at 957 Taylor Station Road. Improvements on this property will connect to public storm sewers along Taylor Station Road and Taylor Road. This easement provides the City of Gahanna a right to gain access and maintain storm sewers and appurtenances located on private property as necessary for the operation of public storm sewer.

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Legislation Needed: Ordinance
Emergency/Waiver: **Waiver & Emergency**
Vendor Name: N/A
Vendor Address: N/A
Already Appropriated (Amounts & Accounts): N/A
Supplemental/Transfer (Amounts & Accounts): N/A

ACTION ITEM #3 - ADAMS POINTE (RAW RE LLC) – STORM SEWER EASEMENT (.009 ACRES) – ACCEPT DEED

The Administration is respectfully requesting Council’s acceptance of .009 acres of storm sewer easement from Raw Re, LLC along property located at 925 Taylor Station Road. Improvements on this property will connect to public storm sewers along Taylor Station Road and Taylor Road. This easement provides the City of Gahanna a right to gain access and maintain storm sewers and appurtenances located on private property as necessary for the operation of public storm sewer.

The Franklin County Auditor’s office has been experiencing a backlog of up to four (4) weeks in processing property transfers. We are requesting a Waiver and Emergency in order to immediately submit required paperwork to the Auditor’s Office and allow construction improvements on Taylor Station Road to begin as soon as possible.

Legislation Needed: Ordinance
Emergency/Waiver: **Waiver & Emergency**
Vendor Name: N/A
Vendor Address: N/A
Already Appropriated (Amounts & Accounts): N/A
Supplemental/Transfer (Amounts & Accounts): N/A



ACTION ITEM #4 - ADAMS POINTE (RAW RE LLC) – RIGHT-OF-WAY DEDICATION (.219 ACRES) – ACCEPT DEED

The Administration is respectfully requesting Council’s acceptance of .219 acres of right-of-way dedication from Raw Re, LLC along property located at 925 Taylor Station Road. A Traffic Impact Study completed by the Developer demonstrated a need for a northbound left turn lane into the site. This dedication provides sufficient public right of way to allow the Developer to make the necessary improvements to Taylor Station Roadway.

The Franklin County Auditor’s office has been experiencing a backlog of up to four (4) weeks in processing property transfers. We are requesting a Waiver and Emergency in order to immediately submit required paperwork to the Auditor’s Office and allow construction improvements on Taylor Station Road to begin as soon as possible.

Legislation Needed: Ordinance
Emergency/Waiver: **Waiver & Emergency**
Vendor Name: N/A
Vendor Address: N/A
Already Appropriated (Amounts & Accounts): N/A
Supplemental/Transfer (Amounts & Accounts): N/A

ACTION ITEM #5 - TAYLOR STATION ROAD – RIGHT-OF-WAY DROP (.820 +/- ACRES) – ACCEPT DEED

The Administration is respectfully requesting Council’s acceptance of .820 +/- acres of right-of-way dedication from Jefferson Pointe, LLC along property located at 870 Taylor Station Road. A Traffic Impact Study completed by the Developer demonstrated a need for a northbound left turn lane into the site. This dedication provides sufficient public right of way to allow the Developer to make the necessary improvements to Taylor Station Roadway.

The Franklin County Auditor’s office has been experiencing a backlog of up to four (4) weeks in processing property transfers. We are requesting a Waiver and Emergency in order to immediately submit required paperwork to the Auditor’s Office and allow construction improvements on Taylor Station Road to begin as soon as possible.

Legislation Needed: Ordinance
Emergency/Waiver: **Waiver & Emergency**
Vendor Name: N/A
Vendor Address: N/A
Already Appropriated (Amounts & Accounts): N/A
Supplemental/Transfer (Amounts & Accounts): N/A



ACTION ITEM #6 - OFFICIAL PAYMENTS ONLINE BILL PAY AGREEMENT ADDENDUM

In 2016, Ordinance 0025-2016 authorized an Agreement between the entity known as Official Payments and the City of Gahanna to provide online payment services for utility bills. The Agreement has a five (5) year term that runs through the end of 2021. In 2018, Ordinance 0016-2018 amended the contract with Official Payments to decrease the credit/debit card fees charged for online payments by residential accounts from a flat fee of \$4.75 to \$3.50, with commercial accounts paying an online fee of 1.2% of the payment amount. The commercial account fee was changed to 1.99% in 2019 through a contract change order initiated by Official Payments.

In response to ongoing requests, we have been diligently working to transition from quarterly utility billing to monthly billing for utilities. We anticipate that this transition will begin at the end of the 1st quarter of 2021. This change will result in an easier payment schedule for residents (with a set due date every month), smaller monthly bills (making it easier for residents to budget and plan), and the ability to track and adjust for any usage fluctuations.

Since utility customers will be paying monthly bills, Official Payments has agreed to again reduce residential payments to a flat fee of \$1.95 per transaction. Commercial accounts will pay a slightly increased fee at 2% of the payment amount. In addition, Official Payment has removed the fee for Interactive Voice Response (IVR), allowing customers to pay over the phone without incurring an additional fee for the service.

The Administration is respectfully requesting an Ordinance authorizing acceptance of the addendum to this Agreement.

Legislation Needed:	Ordinance
Emergency/Waiver:	N/A
Vendor Name:	Official Payments
Vendor Address:	705 Westech Drive, Norcross, Georgia, 30092
Already Appropriated (Amounts & Accounts):	N/A
Supplemental/Transfer (Amounts & Accounts):	N/A