

City of Gahanna

200 South Hamilton Road Gahanna, Ohio 43230

Signature

Ordinance: ORD-0060-2024

File Number: ORD-0060-2024

AN ORDINANCE AUTHORIZING THE CITY ATTORNEY OR THE CITY ATTORNEY'S DESIGNEE TO FILE FOR APPROPRIATION OF RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT FOR 320 WYNNE RIDGE COURT, PARCEL ID 025-010865; LAUREN RENNER AND PETER RENNER, OWNERS; IN FURTHERANCE OF THE WYNNE RIDGE COURT BRIDGE REPLACEMENT PROJECT

WHEREAS, RES-0034-2024 declared the necessity and intent to appropriate certain real estate for right-of-way and temporary construction easements for parcels adjoining the Wynne Ridge Court Bridge replacement project; and

WHEREAS, the City has not reached a settlement agreement with Lauren Renner and Peter Renner, property owners for 320 Wynne Ridge Court, parcel ID 025-010865, regarding the right-of-way and temporary construction easements; and

WHEREAS, the right-of-way and temporary construction easements must be obtained before construction can begin on the Wynne Ridge Court Bridge replacement project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That the City Attorney or the City Attorney's designee is hereby authorized to file in a court of competent jurisdiction for appropriation for right-of-way and temporary construction easement in furtherance of the Wynne Ridge Court Bridge replacement project for property located at 320 Wynne Ridge Court, parcel ID 025-010865; Lauren Renner and Peter Renner, owners; said property more particularly described in EXHIBITS A & B, attached hereto and made a part herein.

Section 2. That this Ordinance shall be in full force and effect after passage by this Council and 30 days after date of signature of approval by the Mayor.

At a regular meeting of the City Council on October 7, 2024, 2024, a motion was made by Schnetger, seconded by Julius , that the Ordinance be Adopted. The vote was as follows:

Ms. Bowers, <u>Yes</u>; Ms. Jones, <u>Yes</u>; Ms. McGregor, <u>Yes</u>; Ms. Padova, <u>Yes</u> Mr. Renner, <u>Yes</u>; Mr. Schnetzer, <u>Yes</u>; Mr. Weaver, <u>Absert</u>

President Muse Bowers

Merisa K. Bowers

Date

10/7/24

File Number: ORD-0060-2024

Attest by Aremy & Van

Date 10-7-2024

Jeremy A. VanMeter Clerk of Council

Approved by the Mayor

Date

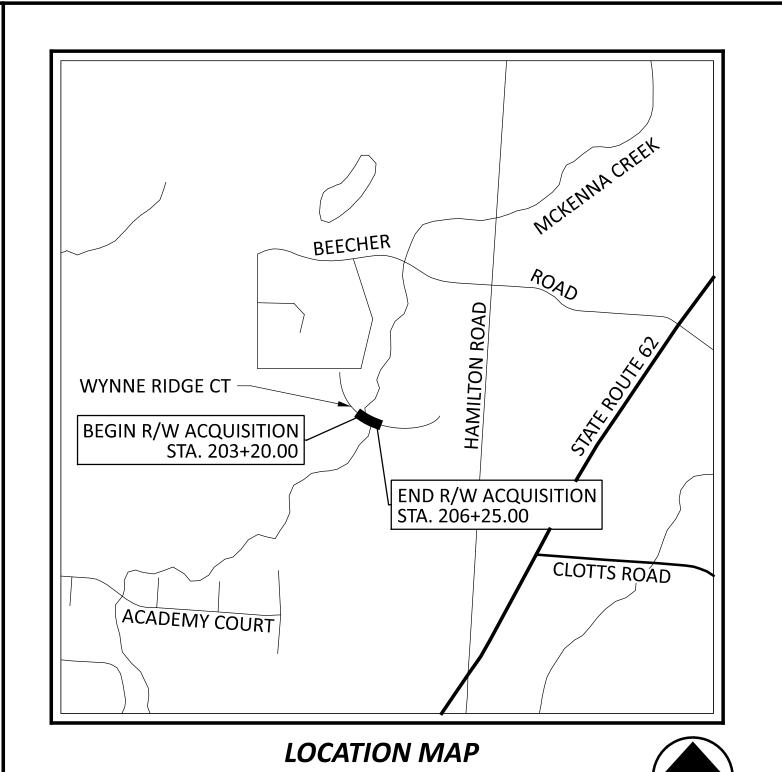
10.7.2024

Approved as to Form

Priya D. Tamilarasan City Attorney Date

10/7/24

ORD-0060-2024 EXHIBIT A



LATITUDE: 40°02'32.38" N LONGITUDE: 82°52'04.29" W

EXISTING 24' SPAN X 8' RISE PRECAST REINFORCED CONCRETE ARCH

IS BEING REPLACED WITH A PROPOSED SINGLE SPAN PRESTRESSED

CONCRETE BOX BEAM SUPERSTRUCTURE WITH COMPOSITE DECK

PAVEMENT, GUARDRAIL, DRAINAGE, LIGHTING AND WATER WORK.

1.0000393446

ON INTEGRAL ABUTMENTS. ROADWAY APPROACHES INCLUDE

PROJECT DESCRIPTION

TYPES OF TITLE LEGEND:

STATE PLANE GRID OHIO SOUTH

PROJECT ADJUSTMENT FACTOR

T = TEMPORARY EASEMENT

PROJECT CONTROL

WD = WARRANTY DEED

RIGHT OF WAY LEGEND SHEET FRA-WYNNE RIDGE CT BRIDGE

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17 UNITED STATES MILITARY DISTRICT

INDEX OF SHEETS:

LEGEND SHEET RW1 SUMMARY OF ADDITIONAL R/W RW2 **RIGHT-OF-WAY PLAN SHEET** RW3

PLANS PREPARED BY:

FIRM NAME: <u>AMERICAN STRUCTUREPOINT, INC.</u>
R/W DESIGNER: <u>MICHAEL W. MAYES / ABIGAIL M. WARD</u>
R/W REVIEWER: <u>BRIAN P. BINGHAM</u>
FIELD REVIEWER: <u>NICK J. CAUDILL</u>
PRELIMINARY FIELD REVIEW DATE:09/13/2023
OWNERSHIP UPDATED BY: <u>ABIGAIL M. WARD</u>
DATE COMPLETED: <u>01/22/2024</u>
FIELD REVIEWER:
FINAL FIELD REVIEW DATE:
FINAL R/W PLAN DATE:

UNDERGROUND UTILITIES Contact Two Working Days Before You Dig OHIO 811, org **✓** Before You Dig OHIO811, 8-1-1, or 1-800-362-2764

(Non members must be called directly)

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

UTIILITES:

LISTED BELOW ARE ALL UTILITIES LOCATED WITHIN THE PROJECT CONSTRUCTION LIMITS TOGETHER WITH THEIR **RESPECTIVE OWNERS:**

STRUCTUREPOINT

COLUMBUS, OH 43231 TEL 614.901.2235 FAX 614.901.2236

AMERICAN ELECTRIC POWER PAUL PAXTON, ENGINEERING LIASON COORDINATOR 777 HOPEWELL DR, HEATH, OH 43056 OFFICE: 740-348-5322 AEP SOLUTION CENTER: 800-277-2177 ALSO COPY: AEP TELECOM UNA BLANUSA ohfiberrelocate@aep.com

BREEZELINE - COLUMBUS 3675 CORPORATE DR, COLUMBUS, OH 43231 ADD BOTH: DL CMHFR@ATLANTICBB.com jborreson@breezeline.com

COLUMBIA GAS OF OHIO - COLUMBUS ROB CALDWELL, LEADER FIELD ENGINEERING 3550 JOHNNY APPLESEED CT, COLUMBUS, OH 43231 OFFICE: 614-818-2104 CELL: 614-370-1906 CUSTOMER SERVICE: 1-800-344-4077 **DAMAGE PREVENTION: 1-866-632-6243** columbiagas_columbuseng@nisource.com

ALSO COPY: rcaldwell@nisource.com

AT&T - OHIO DONALD G. MARSHALL JR., MANAGER OSP PLANNING 111 N 4TH ST, COLUMBUS, OH 43215 CELL: 614-216-2396 AT&T REPAIR SERVICES: 888-611-4466 DAMAGE PREVENTION: 937-296-3929 G01553@att.com

CHARTER COMM 3760 INTERCHANGE RD, COLUMBUS, OH 43204 DL-MOH-CONSTRUCTION-FRELO-TEAM@CHARTER.COM

SURVEYORS SEAL

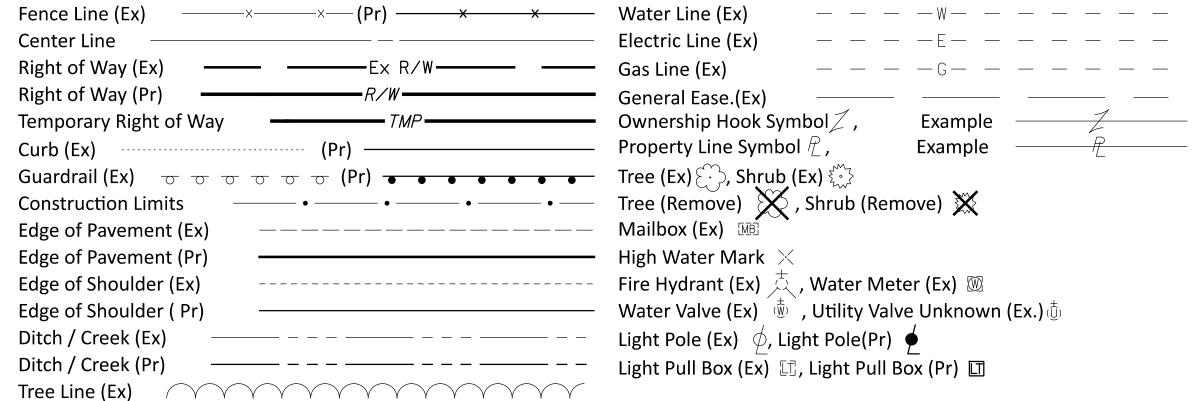
CITY OF GAHANNA 200 S HAMILTON ROAD GAHANNA, OH 43230

STRUCTURE KEY

RESIDENTIAL

COMMERCIAL

OUT-BUILDING



The results of that survey are contained herein. See the Survey Parameters note affixed to these plans for the horizontal and vertical survey parameters used for this project. As a part of this project, I have reestablished the locations of the existing boundary lines, the existing center line of Right of Way and the existing Right of Way limits as necessary for the property takes contained herein. As a part of this project I have established the proposed boundary lines, calculated the Gross Take, present road occupied (PRO), Net Take and Net Residue herein. As a part of this work, right of way monuments will be set at the locations shown herein per the Memorandum of Understanding between the Board of Registration for Engineers and Surveyors and the Ohio Department of Transportation dated 9-22-2010. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words "I and my" as used herein are to mean that either myself or someone working under my direct supervision.

STRUCTUREPOINT MWM/AMW REVIEWER BPB 01-22-24 ROJECT ID Date: 116417 RW1 RW3

LEGEND **RIGHT-OF-WAY**

CONVENTIONAL SYMBOLS I, Brian P. Bingham, P.S. have conducted a survey of the existing conditions for the City of Gahanna in July 2021 Brian P. Bingham, Professional Land Surveyor No. 8438,

4 OWNERSHIPS

8 PARCELS

0 TOTAL TAKES

0 OWNERSHIPS W/ STRUCTURES INVOLVED

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE NET TAKE = GROSS TAKE - PRO IN TAKE ALL AREAS ARE IN ACRES (UNLESS OTHERWISE NOTED) GRANTEE:

ALL RIGHT OF WAY ACQUIRED IN THE NAME OF CITY OF GAHANNA, OHIO

UNLESS OTHERWISE SHOWN.

PARCEL	OWNER	SHEET NO.	OWNER'S RECORD	AUDITOR'S PARCEL	AUDITOR'S RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN	NET TAKE	STRUC- TURE	NET R LEFT	ESIDUE RIGHT	REMARKS		
NO. 1-9	NOT USED	NO.	RECORD	PARCEL	RECORDAREA	P.R.O.	IANE	TAKE	IANE	IUKE	LEFI	RIGHT			
LO-WD	SAYOKO T. CULLEN	RW 3	I.N. 201003100028216	025-010858	1.95	0.000	0.018	0.000	0.018		1.932		+1 TREE* (0.018 AC. EASE. OVERLAP)		
10-T		RW3		025-010858	1.95	0.000	0.102	0.000	0.102				+3 TREES*, + 1 TREE (DEAD), TO PERFORM GRADING (0.102 AC. EASE. OVERLAP)		
1-WD	PAUL S. COPPEL AND LORI A. COPPEL	RW3	O.R. 28100, PG. F05 O.R. 28818, PG. A07	025-010584	3.32	0.000	0.053	0.000	0.053			3.267	+3 TREES*, +1 TREE (0.052 AC. EASE. OVERLAP)		
11-T		RW3		025-010584	3.32	0.000	0.086	0.000	0.086				+2 TREES*, +4 TREES, TO PERFORM GRADING (0.083 AC. EASE. OVERLAP)		
L2-WD	BLAGOI KOSTREVSKI AND VESELA KOSTREVSKI, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BLAGOI KOSTREVSKI LIVING TRUST, DATED AUGUST 15, 2005	RW3	I.N. 200509260200026	025-010859	1.94	0.000	0.072	0.000	0.072		1.868		+3 TREES* (0.072 AC. EASE. OVERLAP)		
12-T		RW3		025-010859	1.94	0.000	0.069	0.000	0.069				+1 TREE*, TO PERFORM GRADING (0.069 AC. EASE. OVERLAP)		
L3-WD	LAUREN RENNER AND PETER RENNER	RW3	I.N. 202007160102717	025-010865	0.48	0.000	0.002	0.000	0.002			0.478	+1 TREE* (0.002 AC. EASE. OVERLAP)		
13-T		RW3		025-010865	0.48	0.000	0.026	0.000	0.026				+2 TREES*, +1 SHRUB*, +140 SQ FT PLANTER*, +14 SQ FT PLANTER*, TO PERFORM GRADING (0.010 AC. EASE. OVERLAP)		
14	MEGAN K. SCHILTZ AND SCOTT L. SCHILTZ	RW3	I.N. 201209130136445	025-010864	0.36	0.000	0.000	0.000	0.000				NO ADDITIONAL R/W REQUIRED		
15	SISSY M. JHIANG AND CHIA-HSIANG MENQ	RW3	I.N. 201409300128927	025-010863	0.42	0.000	0.000	0.000	0.000				NO ADDITIONAL R/W REQUIRED		

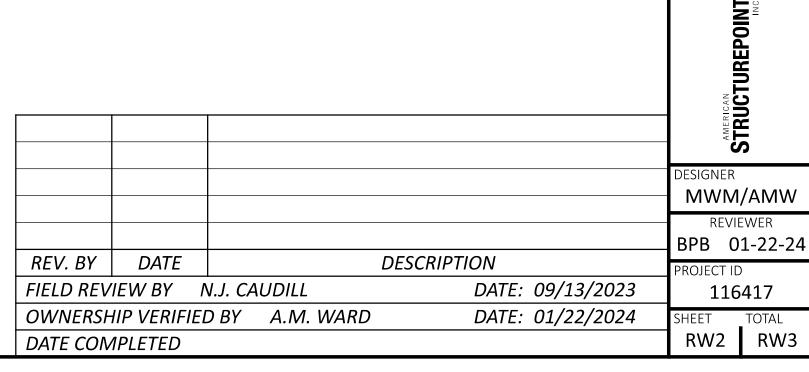
TYPES OF TITLE LEGEND: WD = WARRANTY DEED T = TEMPORARY EASEMENT NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION.

+ DENOTES REMOVAL ITEMS SEE CORRESPONDING RIGHT OF WAY PLAN SHEET FOR DESCRIPTION

(c) = CALCULATED AREA

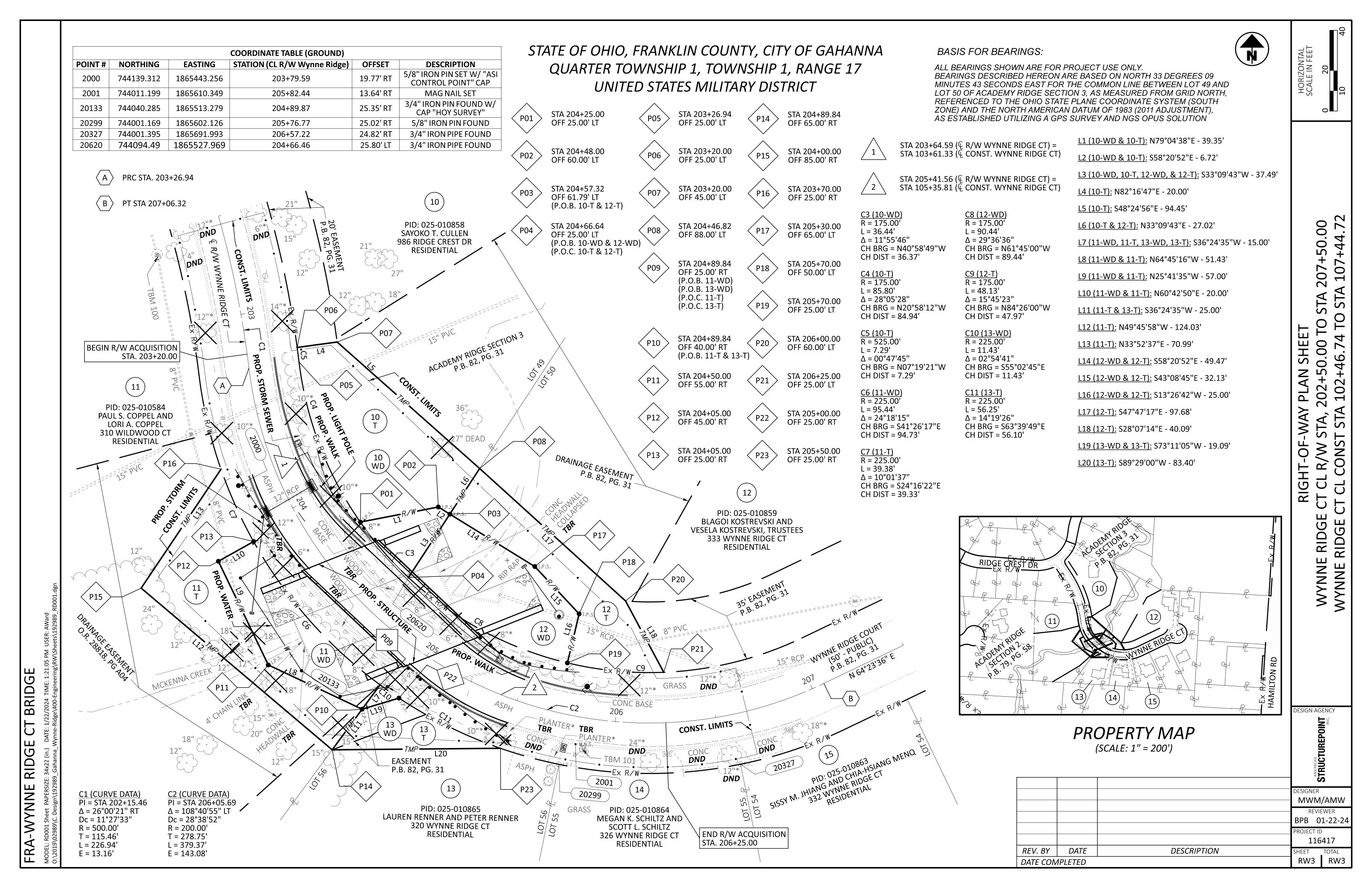
* DENOTES RIGHT OF WAY ENCROACHMENT



SUMMARY OF ADDITIONAL R/W

ESIGN AGENCY

CT BRIDGE FRA-WYNNE RIDGE



O.R. Colan

FRA-Wynne Ridge Ct.(PID: 116417)

PROJECT MILESTONES Title Complete 4 COMPLETE DATE 10/1/2024 Final Letters 9/15/2024

 Appraisals Submitted for review
 4
 DISTRICT CERT DATE
 1/1/2025

 Appraisal Review Completed
 4
 PLAN FILE DATE
 1/1/2025

 Appraisal FMVE Est.
 4
 PROJECT SALE DATE
 \$21,353.00

 Offers Made + BS Parcels
 4
 TOTAL FMVE TO DATE:
 \$21,353.00

 Parcels Signed
 2
 ADMIN REVIEW TO DATE:
 \$0.00

 Parcels Appropriated
 0
 DATE:
 \$16,244.00

Prime Consultant OR Colan
Appraisal Sub Barnes
Appraisal Reviewer Tout

			Parcels Appropriated Parcels Closed Total Parcels	0 0 4		DATE:	\$16,244.00															
Po	Type (WD,T,SH)	Property Owner	Owner Phone	Title Date	Appraisal to Review	Appraisal Review Completed	Date Estab. FMVE	FMVE	Nego.	Acq. Offer Date	Final Acquisition Amount	Mort Needed	Mort Recvd	Final Ltr Sent	Date Signed	Billed	Check Recvd	Closed	Date Submitted for Approp.	Admin Approved	Difference	Comments
10	WD, T	SAYOKOT, CULLEN	614-327-3680	04/03/24	5/6/2024	05/20/24	5/21/2024	\$3,384	MW/JH	06/10/24												Owner has been unresponsive since our first conversation on June 10. No contact letter was sent and received.
11	WD, T	PAUL S. COPPELL AND LORI A. COPPEL	614-440-2536	04/03/24	5/6/2024	05/20/24	5/21/2024	\$6,776	MW/JH	07/01/24	\$6,776				07/22/24	07/30/24						Waiting on check
12	WD, T	BLAGOI KOSTREVSKI AND VESELA KOSTREVSKI, TRUSTEES	614-599-4715	04/08/24	5/6/2024	05/21/24	5/22/2024	\$9,468	MW/JH	06/17/24	\$9,468				07/01/24	08/01/24						Waiting on check
13	WD, T	LAUREN RENNER AND PETER RENNER	330-524-2581	04/01/24	5/6/2024	05/21/24	5/22/2024	\$1,725	MW/JH	06/10/24												Joe Schmitz met with owners on 8/7 to discuss guardrail and losing the tree next to her drive. Will discuss internally and get back to me.
									1	<u> </u>	<u> </u>	1						1				