



# RESOLUTION 12-2022

## OF THE VILLAGE OF ASHVILLE



**A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR AND FISCAL OFFICER TO EXECUTE AN AGREEMENT AND/OR PURCHASE ORDER WITH STRAND ASSOCIATES TO CONDUCT AN IMPACT FEE STUDY AND TO EXECUTE OTHER CONTRACTS AS REQUIRED.**

WHEREAS, a Village Administrator can execute agreements and submit purchase order(s) based upon the Strand Associate Impact Fee submittal on July 15, 2022, Exhibit A, see ORC 731.141 for rules, Exhibit B and

WHEREAS, the Village of Ashville wishes to update its Impact Fee Structure, and

WHEREAS, in the State of Ohio an Impact Fee is governed by Ohio Supreme Court's 2012 ruling in Drees Company v. Hamilton Township since Ohio has no enabling legislation for development of impact fees, and

WHEREAS, the Ashville Village Council wishes to act upon the Strand Associate Proposal to comply with the Ohio Supreme Court and enact a lawful Impact Fee.

NOW, THEREFORE, be it resolved by the Village of Ashville Council

- 1) That the Village of Ashville Council authorizes the Village Administrator and Fiscal Officer to execute all necessary agreements to complete a study in the following areas.

Description	Account	Account Number	Amount
Government Facilities	Other-Capital	1000-710-590-0000	\$6,700
Parks & Recreation	Other-Capital	1000-320-590-0000	\$4,300
Police & Fire	Other-Capital	1000-110-590-0000	\$7,100
Streets	Other-Capital	1000-610-590-0000	\$30,700
Final Report	Other-Capital	1000-715-590-0000	\$17,700
Total			\$66,500.00

Therefore, this resolution will take effect upon passage.

Motion Offered by: Roger L. Clark

Seconded to the Motion Offered by: Matt Scholl

Upon roll call on the adoption of the resolution, the vote was as follow:

Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No	Council	Yes	No
Roger L. Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nelson R. Embrey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Randy S. Loveless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	R. David Rainey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Matt Scholl	<input checked="" type="checkbox"/>	<input type="checkbox"/>
												Steve Welsh	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PASSED THIS 25<sup>th</sup> day of July 2022.

ATTEST:   
April D. Grube, Clerk-Fiscal Officer

DATE: 7/26/2022

APPROVED:   
Charles K. Wise, Mayor

DATE: 26 Jul 2022

Prepared: 07/19/2022  
Revised Date:  
Review Date:

**CERTIFICATE OF RECORDING OFFICER**  
I, the undersigned, hereby certify, that the foregoing is a true and correct copy of the resolution adopted by the Village of Ashville Council held on 25<sup>th</sup> day of July 2022, and that I am duly authorized to execute this certificate.



\_\_\_\_\_  
(Original signature of April D. Grube) Clerk-Fiscal Officer  
(TITLE)



**Strand Associates, Inc.**<sup>®</sup>  
425 W Nationwide Boulevard, Suite 100  
Columbus, OH 43215  
(P) 614 835 0460

July 15, 2022

Mr. Franklin Christman  
Village Administrator  
Village of Ashville  
P.O. Box 195  
200 East Station Street  
Ashville, OH 43103

Re: Engineering Services  
Impact Fee Analysis

Dear Mr. Christman:

On behalf of Strand Associates, Inc.<sup>®</sup>, thank you for the opportunity to provide our proposal to assist the Village of Ashville (Village) in developing an Impact Fee Analysis of future development within the village. We have completed similar services for other communities in Central Ohio and believe this experience makes us well suited to serve as a partner to the Village in completion of this project. Through this experience, we are well-versed with impact fee analyses and understand how correctly projecting infrastructure needs and costs will affect further development and cost of ownership for the Village. This letter discusses our *Project Understanding, Project Approach, Task List, Schedule, and Proposed Fee* based on our knowledge of the Village's current needs and requirements.

**Project Understanding**

It is our understanding the Village is experiencing considerable growth and expecting more within the surrounding area in the near future. To accommodate for population growth, it is important to keep government facilities, parks and recreation, and police and fire as well as roadway infrastructure in mind. Impact fee studies help to properly gauge funding needs and maintain fair cost projections for future developers and users to avoid existing residents from subsidizing any future economic development of the village. Among the streets, government facilities, parks and recreation, and police and fire elements of this analysis, the most significant component will be traffic studies toward managing roadway use and development. This effort will require detailed traffic studies and traffic counts to avoid traffic congestion between developed and developing areas in and around the village.

**Approach**

We will work to provide the Village an impact fee analysis with sound methodology to present a roadmap for funding impacts from future development while setting solid, realistic expectations for the Village. In addition, the report will review the proposed expansion of the Village's infrastructure and how financing for further development will ultimately impact new users and future developers. To account for further development, the Village must account for providing utility and traffic services to the new development. However, this cost must be evenly separated so every entity is responsible for paying its fair share of development and establishment costs. Furthermore, since the State of Ohio requires regular updates to the report, we will develop a report that is readily expandable and updatable as the Village experiences more phases of growth.

**Draft Task List**

To guard against future challenges to the final impact fee ordinance, a thorough and in-depth analysis will be required. This is to demonstrate the data collected and methodology are clearly laid out so that they can be evaluated by an independent source, if necessary. Below is a draft task list that will yield the required in-depth analysis for development of defensible streets, government facilities, parks and recreation, police, and fire impact fees.

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1. Attend kickoff meeting with Village to review scope and schedule. This meeting will identify the major corridors that would be desired for a detailed analysis. This will also allow for identification of the major growth areas 'impact zones' and upcoming known development. These impact zones will be established based on the designated regions of the village to localize the fees, as necessary. From the North Gate Alliance Cooperative Economic Development Agreement (CEDA) - Strategic Land Use Plan, it is anticipated that the impact zones may extend outside of existing village Limits. For the purposes of this report, we will be following the *Future Land Use Map* enclosed within the *Strategic Land Use Plan*.
2. Following a review of the project scope, schedule, data needs, and deliverables with the Village, our staff will compile an internal management document to certify that the appropriate staff are scheduled to complete the project on time, within budget, and with the appropriate quality controls.
3. **Streets**
  - 3a. Conduct AM and PM peak-hour turning movement traffic counts at up to eight (8) study intersections, along the key corridors identified in the initial project meeting to obtain baseline traffic data.
  - 3b. Develop traffic models of the village street network and study intersections using Synchro/SimTraffic10 software. This will provide insight into how the existing streets are currently operating, to establish a baseline as to the level of improvement necessary for any potential development. The modeling will allow for a deliverable that will be easily updatable as needs and development change.
  - 3c. Perform trip generation to quantify the growth from development types estimated by the Village. Introduce projected growth, proposed and planned development, and distribute traffic to determine potential impacts. Perform traffic modeling of future conditions without transportation improvements.
  - 3d. Implement the design standards and requirements into the models with the projected traffic to determine peak operation of the transportation corridors. (Future – Comprehensive Plan Improvements).
  - 3e. Identify additional improvements (if needed) necessary to produce acceptable operations that are solely due to the potential and planned development (Future – Development Improvements).
  - 3f. Prepare construction cost opinions for each of the "Future – Comprehensive Plan Improvements" and "Future – Development Improvements" segments based upon the identified improvements. Identify the improvement cost being added to serve the potential and planned development.
  - 3g. Distribute the potential improvement construction costs among the anticipated new daily trip ends generated from each of the potential developments to determine a balanced fee assessment schedule. This will result in an impact fee assessment that is based solely upon that portion of new average daily trips generated by each.
4. **Government Facilities**
  - 4a. Evaluate existing government buildings and equipment current values based on information provided by the Village.
  - 4b. Evaluate current value/person and remaining capacity (if any) to serve the potential increase in village population and commercial activity.
  - 4c. Evaluate capacity needs with additional residential and commercial growth based on Village data about needs.
  - 4d. Develop Government Facilities impact fee.

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**5. Parks and Recreation**

- 5a. Evaluate existing parkland, improvements, open space, and equipment and current values based on information provided by the Village.
- 5b. Determine current value per person using current residential population.
- 5c. Determine anticipated population growth from projected residential growth only from Village data.
- 5d. Develop Parks and Recreation impact fee.

**6. Police and Fire**

- 6a. Evaluate existing capacity of police and fire facilities and equipment based on information provided by the Village.
- 6b. Determine commuting patterns and residential and non-residential police calls using existing census data and data provided by the Village.
- 6c. Determine additional costs from using existing population and traffic growth provided by the Village.
- 6d. Develop Police and Fire impact fee.

**7. Present Impact Fee Analysis**

- 7a. Develop draft report.
- 7b. Provide draft report to the Village for review.
- 7c. Finalize report.
- 7d. Attend one meeting with the Village to present the summary findings and attend one council or public meeting.

**8. If-Authorized Services**

- 8a. Upon receipt of written authorization from Village for us to attend additional meetings and present findings of the report.

**Project Schedule**

We understand that completing this work as quickly as possible is important to the Village because of the interest from developers in the Ashville area. We understand the Village's desire to have it finished near the end of 2022 for council review. Thus, we propose the following schedule:

Task	Completion Date
Project Award	August 2022
Kick-off Meeting, Data Collection, Traffic Counts	August – October 2022
Report Analysis Development	November – December 2022
Village Review of Draft Report	November 2022
Finalize Report for the Village	December 2022

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**Project Fee**

Our proposed lump sum fee for this project is \$66,500 (plus if-authorized service for up to \$1,500/per meeting for additional meetings requested and authorized by the Village). This fee includes project expenses. The fee below assumes that the Village will be providing all existing data and documentation required for the government facilities, parks and recreation, and police and fire components of the project.

Item	Fee
Government Facilities	\$6,700
Parks and Recreation	\$4,300
Police and Fire	\$7,100
Streets	\$30,700
Final Impact Fee Report	\$17,700
Total	\$66,500



\* The Village of Ashville will receive a credit for traffic studies that have or will occur that can be used for the purpose of an impact fee study.

**Project Experience**

We have performed two recent impact fee assessments for the Village of Plain City and the City of Pataskala with similar components to the Village’s project. Below are brief descriptions of services provided and associated fees for the two projects. References for the two projects can be provided upon request.

- Village of Plain City – Development of Impact Fee – \$55,200 – 2019**  
Analysis of future development within the Village of Plain City and impact fee development. Elements included: traffic analysis with traffic counts at 10 intersections, water supply analysis, sanitary and storm sewer analysis, report development, and presenting findings to Village Council. A final report with impact fees was provided with an itemized fee schedule and delivered to the Village of Plain City. Project fee was \$55,200.
- City of Pataskala – Development of Traffic Impact Fee – \$35,800 – 2020**  
Analysis of future development within the City of Pataskala and development of impact fee only associated with traffic impacts. Elements included: traffic analysis with traffic counts at seven intersections and City of Pataskala provided traffic counts at 11 additional intersections, report development, and presenting findings to City Council. A final report with impact fees was provided with an itemized fee schedule and delivered to the City of Pataskala. Project fee was \$35,800.

Our proposed scope of services is a suggestion based on our knowledge of the Village’s needs. We will work with the Village to modify the scope of services, as necessary, to best suit the Village’s needs. This proposal is not to be considered an agreement between Strand Associates, Inc.® and the Village, but rather, as a general discussion of the type of tasks and magnitude of costs the Village may expect for a project of this nature. If we are selected, we will prepare an *Engineering Services Agreement* and submit to the Village for review and signature. Once the *Engineering Services Agreement* is executed, work on the project will begin.

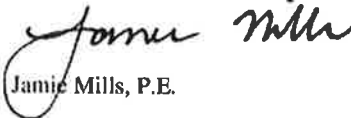
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We sincerely appreciate the opportunity to assist the Village with its impact fee assessment. We look forward to working with the Village of Ashville and helping it arrive at the most advantageous approach to the impact fee assessment. If there are any questions or comments, or if additional information is needed, please call me at (614) 835-0460.

We are the right team for this job.

Sincerely,

STRAND ASSOCIATES, INC.®

  
Jamie Mills, P.E.

P220 280/JM/nlp

**731.141 Village administrator to make contracts and purchases.**

In those villages that have established the position of village administrator, as provided by section 735.271 of the Revised Code, the village administrator shall make contracts, purchase supplies and materials, and provide labor for any work under the administrator's supervision involving not more than fifty thousand dollars. When an expenditure, other than the compensation of persons employed by the village, exceeds fifty thousand dollars, the expenditure shall first be authorized and directed by ordinance of the legislative authority of the village. When so authorized and directed, except where the contract is for equipment, services, materials, or supplies to be purchased under division (D) of section 713.23 or section 125.04 or 5513.01 of the Revised Code, available from a qualified nonprofit agency pursuant to sections 4115.31 to 4115.35 of the Revised Code, or required to be purchased from a qualified nonprofit agency under sections 125.60 to 125.6012 of the Revised Code, the village administrator shall make a written contract with the lowest and best bidder after advertisement for not less than two nor more than four consecutive weeks in a newspaper of general circulation within the village or as provided in section 7.16 of the Revised Code. The bids shall be opened and shall be publicly read by the village administrator or a person designated by the village administrator at the time, date, and place as specified in the advertisement to bidders or specifications. The time, date, and place of bid openings may be extended to a later date by the village administrator, provided that written or oral notice of the change shall be given to all persons who have received or requested specifications no later than ninety-six hours prior to the original time and date fixed for the opening. All contracts shall be executed in the name of the village and signed on its behalf by the village administrator and the clerk.

The legislative authority of a village may provide, by ordinance, for central purchasing for all offices, departments, divisions, boards, and commissions of the village, under the direction of the village administrator, who shall make contracts, purchase supplies or materials, and provide labor for any work of the village in the manner provided by this section.

Cite as R.C. § 731.141 Amended by 129th General Assembly File No.141, HB 509, §1, eff. 9/28/2012. Amended by 129th General Assembly File No.28, HB 153, §101.01, eff. 9/29/2011. Effective Date: 09-26-2003; 10-21-2005