

## Service Committee Minutes

Honorable Council  
City of Newark, Ohio  
November 20, 2024

The Service Committee met in Council Chambers on November 18, 2024, following the Finance Committee with these members in attendance:

Jeff Rath - Chair  
Dustin Neely – Vice Chair  
Bill Cost Jr.  
Beth Bline  
Bradley Chute

### We wish to report:

1. Consider **Resolution No. 24-100** A resolution authorizing the conveyance of certain real property now owned by the city of Newark, Ohio to Newark Development Partners as its agent for industrial, commercial, distribution, and research

**David Rhodes, Service Director** - Thank you, Mr. Chair. This is the parcel that sits directly behind Pathways of Licking County as you go up Bryn Mawr Drive. You might remember we participated with Pathways to build a wall because dirt was coming down behind that. We'd like to transfer this parcel to Newark Development Partners, and we believe we have a reuse for it.

### Motion to send to full Council by Ms. Bline, Second by Mr. Chute, Motion passed 5-0

2. Consider **Resolution No. 24-101** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO NEGOTIATE AND ENTER INTO CONTRACT WITH LAYTON, INC., FOR THE EXCAVATION OF THE TOWER SITE AND CONSTRUCTION OF A RETAINING WALL FOR THE NEW STEEL ANTENNA TOWER AT HORNS HILL PARK AND WAIVING COMPETITIVE BIDDING

**Mr. Rath** - Mr. Rhodes, I know that 1, 2, 3, 4...

**Director Rhodes** – Five. Two through five.

**Mr. Rath** – Four of these items are all relative to the construction of the tower.

**Director Rhodes** - Yes, that's correct.

**Mr. Rath** - I'll read each of those, obviously, but if you want to speak to all four now, and we'll take questions before we vote on each.

**Director Rhodes** - Thank you, Mr. Chair. As many of you are aware, for the past year we've been working on replacing the tower that is up on Horns Hill. I've got quite a history lesson from different people on that. Seems like this tower went up in the 60s. Seems like it should

have been replaced a long time ago, but it takes an awful lot of work to get the tower replaced. You have to work with the FCC. It's just, there's a lot of different entities that you have to work with to get this done. The last one we had to work with, oddly enough, we had to move the tower because there was a group, I believe it was Hopewell Indians, that didn't like where it sat. There's a monument up there that was put up there, I don't know, pick a number, 14 years ago that recognizes the site, so we had to move the tower a little bit. Different engineering. But what you have here is different components of the tower that we have talked with different companies on. We've settled these would be the best groups to do each component of the tower. Cost the tower somewhere around \$1.3 million. A lot of you are aware that we've been working with community partners to raise a little bit of money on that. EMA, Sean Grady, and county commissioners were kind enough to waive approximately \$134,000 that we would pay them into 911. The Newark School Board votes tonight, I believe it's tonight, for another agreement of \$100,000 to offset the cost, and we're still in negotiations with MARCS Radio, trying to see if we can get them to kick in a little bit, too. It's the second highest point in the county, and it's a tower that will be used, and actually expand communications further than Newark, too. That's why we're reaching out to our county partners and our other partners to see if they can offset the cost of it.

**Mr. Rath** - I don't want to disrupt or influence negotiations, but if you are at the liberty to say, how much are we anticipating getting out of MARCS Radio?

**Director Rhodes** - We don't have a number yet. I'd like it to be similar to what we got from the schools, or I'd like it to be similar to what we got from the county, but I don't have an agreement. One of the areas that they might prove helpful, which would offset initial cash costs, would be the ongoing, perpetual maintenance of the tower. So, I have to wear what those costs will be, and we're not that far along with them on that negotiation. And in the budget coming up, the remainder funds that we need are in the current 2025 budget.

**Mr. Rath** - Okay. So, this has to do with Layton Incorporated excavating a tower site. Are there any other questions from committee members?

**Mr. Chute** - Thank you, Director. Can you tell us why you'd like to waive the competitive bidding?

**Director Rhodes** - That's a fair question. Each and every piece of this tower is kind of unique in its own nature, and through vetting of different companies and meeting up there and talking with them, we just kind of feel as though those are the best. Some of the numbers were a little bit interchangeable, but we feel as though this will give us the best tower for our dollars.

**Ms. Bline** - How much do you anticipate the deficit would be, rather, coming out of the budget that you would need to meet the rest of this?

**Director Rhodes** - That's a bullet question. It's in the budget, because you have to understand we put some money in ARP a while back, and then there was another \$400,000, and Beth, I could be wrong. No, it was \$505,000 that this Council moved around from over-collections of EMS runs, and that area, so that takes me up to \$880,000, so another \$400,000 plus.

**Ms. Bline** - And as far as annual maintenance?

**Director Rhodes** - And Beth, when I say that, another \$400,000 plus, that does not recognize the money from the county. It does not recognize the money from the schools.

**Ms. Bline** - Okay.

**Director Rhodes** - But in order to move forward and build this, you have to put it in the budget.

**Ms. Bline** - Well, as far as annual maintenance, do you foresee what that cost may be?

**Director Rhodes** – That’s the negotiating point with MARCS. For the first five, six years, there’s not going to be much costs. You have to make sure the lights are on top of the tower. You have to make sure they’re lit. You have to make sure the lightbulb doesn’t burn out. A lightbulb is a very simplistic way to explain it, but there are particular lights that you have on top of a tower. You have to make sure those are on at all times. We need to speak some more with MARCS.

**Ms. Bline** - Is there a possibility to get into some federal grant money through EMS through, I hate to say FEMA, but...

**Director Rhodes** - No, we went down those lines with Sean Grady and the group, and we've brought that up. We're not having any luck in that area at this point.

**Mr. Neely** - Is there a projected lifespan on the new tower? This other one lasted about 60 years, it sounds like.

**Director Rhodes** - If this particular tower lasts 60 years and they have a question, they can find me at Cedar Hill. Because I think this will exceed my lifespan. But I can't answer your question. I would hope 30 plus years.

**Motion to send to full Council by Ms. Bline, Second by Mr. Cost, Motion passed 5-0**

3. Consider **Resolution No. 24-102** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO NEGOTIATE AND ENTER INTO CONTRACT WITHOUT COMPETITIVE BIDDING WITH PAUL J. FORD & COMPANY FOR THE DECOMMISSION OF THE EXISTING ANTENNA TOWER AT HORNS HILL PARK, THE INSTALLATION OF THE REPLACEMENT TOWER, AND THE TRANSFER OF BROADCAST EQUIPMENT

**Director Rhodes** - Mr. Chair, there are a few antennas that are hanging on the old tower. Those will need to be brought down. We have to put a temporary tower in place to hang those on because the city needs service. The schools need service. EMA will need service. So, we'll put an antenna tower, an interim tower up that kind of rolls in, and then we'll build the new tower.

**Motion to send to full Council by Mr. Neely, Second by Mr. Cost, Motion passed 5-0**

4. Consider **Resolution No. 24-103** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO NEGOTIATE AND ENTER INTO CONTRACT WITH REMBCO GEOTECHNICAL CONTRACTORS, INC., FOR THE DESIGN AND CONSTRUCTION OF THE FOUNDATION AND ANCHORS FOR THE NEW STEEL ANTENNA TOWER AT HORNS HILL PARK AND WAIVING COMPETITIVE BIDDING

**Director Rhodes** - Mr. Chair, this is a group that does this. This is what they do. They design stuff like this and feel very comfortable.

**Motion to send to full Council by Mr. Neely, Second by Ms. Bline, Motion passed 5-0**

5. Consider **Resolution No. 24-104** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO NEGOTIATE AND ENTER INTO CONTRACT WITH VALMONT INDUSTRIES, INC., FOR THE PRODUCTION OF A NEW STEEL ANTENNA TOWER TO REPLACE THE CURRENT HORNSHILL ANTENNA TOWER AND WAIVING COMPETITIVE BIDDING

**Director Rhodes** - That's self-explanatory. They're producing the new tower.

**Ms. Bline** - Sir, I do have a question. With the technology upgrades that seem to be happening now concurrently every nine months, would we qualify for any of that? Because, you know, worldwide technology, like I said, it's doubling. I was given the last – it is every nine to ten months. So, would we have any opportunity for any of those upgrades federally?

**Director Rhodes** - Well, I can ask again. I don't have any problem doing that. It's a path we've been down, but you've asked me to do that, and I'll get back with you. But I'll reach out to our grant writer tomorrow.

**Ms. Bline** - That would be great. Thank you.

**Motion to send to full Council by Mr. Neely, Second by Ms. Bline, Motion passed 5-0**

6. Consider **Resolution No. 24-106** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF NEWARK, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT, SUBJECT TO THE APPROPRIATION OF FUNDS, FOR CONSTRUCTION OF A NEW SOUTHWEST PRESSURE ZONE WATERLINE EXTENSION.

**Brandon Fox, Water Administrator** – Thank you. So this is, if you know where Thornwood and Fay Drive is, where the intersection is, we're building a new booster station there. So, this would extend the waterline from that point west across the property, then up north towards Park Ridge subdivision, so up off River Road. This was a project that was originally designed in 2006, and just due to, you know, no development out there at that time, it was kind of put on the shelf and it's been there since. So, there's some future development that's happening out there, and so this is needed at this time. Secondly, on River Road, any customers on River Road that are west of Thornwood Drive, there's only one...

**Mr. Rath** - Say that again.

**Mr. Fox** - River Road and Thornwood intersection, west, all the properties in development west of that that's served by the City of Newark, they only have one waterline that goes down River Road. So, if there's ever an issue out there, we risk those folks can be out of water for a period of time. This waterline would basically loop the waterline from the south up to Park Ridge, and so now if that's ever constructed, it would give us two feeds into that system. So, if there was ever an issue, we would have duplicate waterlines to be able to feed the customers out in that area. At this time, I'm asking for approval to enter into contract and bid this project. We're not even sure yet, but it's probably going to be in two phases. So, the first phase would extend it about 1,700 feet west of Thornwood Drive, and then the next phase at some point in the future would extend it around to the north to Park Ridge. So, at this time we're just looking to do phase one.

**Mr. Rath** - This is not what you showed me or what I've seen that crosses River Road.

**Mr. Fox** – No, this does not cross River Road. West from Fay Drive, basically where Fay Drive and Thornwood is. West and then north to Park Ridge. Head across James Road, up north towards River Road.

**Motion to send to full Council by Mr. Neely, Second by Ms. Bline, Motion passed 5-0**

Meeting stands adjourned

Jeff Rath -Chair