

# Canal Winchester

*Town Hall  
10 North High Street  
Canal Winchester, OH 43110*



## **Meeting Minutes - Final**

**March 2, 2020**

**6:00 PM**

## **City Council Work Session**

*Mike Walker - President  
Mike Coolman - Vice President  
Jill Amos  
Will Bennett  
Bob Clark  
Patrick Lynch  
Chuck Milliken*

A. Call To Order at 6:00 pm

B. Roll Call **Present 7 – Amos, Bennett, Clark, Coolman, Lynch, Milliken, Walker**

C. Also In Attendance

*Matt Peoples, Lucas Haire, Amanda Jackson*

D. Request for Council Action

**RES 20-003**

*Mayor*

A Resolution Approving the Mayor's Appointment of Pat Burks to Serve as a Member of the Street Tree Advisory Board (**Resolution**)

*- Request to move to full Council*

Peoples said Gary Bumpus was serving, but is moving out of town; Pat Burks has been attending the meetings and is interested in being a member of the committee and Dick Miller suggested to move forward with him. Lynch asked if he has any qualifications; Peoples replied that Burks is willing to be on the board, and no other qualification is required; Lynch commented that Bumpus was a landscape architect, are there any qualifications for street tree committee members; Peoples said no; Lynch said it would be prudent to have landscape architects on the committee; Peoples said it was a luxury to have Mr. Bumpus's experience on the committee, most members are horticulture lovers, tree lovers, and interested community members; it may be a tall request to require those type of qualifications; Lynch said it would be prudent to have someone with a landscape architect background. Coolman said it was a blessing to have Mr. Bumpus on that committee and it is all volunteer positions so we are at the mercy of what our community has to offer; number one is initiative for someone to be active and number two to have someone with that kind of background; he will be missed.

***Motion to move RES 20-003 to full council made by Amos; seconded by Milliken***

***Motion carried by the following vote:***

***Yes 7 – Amos, Milliken, Bennett, Clark, Coolman, Lynch, Walker***

**ORD 20-014**

*Construction Services*

An Ordinance to Authorize the Mayor to Enter into a Contract with Columbus Asphalt Paving, Inc. for the Construction of the 2020 Street Program Project and Declaring an Emergency (**Ordinance, Exhibit A Letter, Exhibit B Summary Bids**)

*- Request to move to full Council*

Peoples said this is our annual street project CIP; bid price came in about \$40,000 less than the engineer's estimate, so we are pleased about that; we got our regular run of people bidding for the job, Columbus Asphalt Paving did our 2019 street program as well, same three or four bidding, did a great job last year, looking forward to working with them this year, it is requested as emergency for timing purposes.

***Motion to move ORD 20-014 to full council made by Bennett; seconded by***

**Lynch**

**Motion carried by the following vote:**

**Yes 7 – Bennett, Lynch, Amos, Clark, Coolman, Milliken, Walker**

**ORD 20-015**

*Development*

An Ordinance to Authorize the Mayor to Convey a Tract of Land Consisting of +/- 1.77 Acres on Robinette Way to the Canal Winchester Industry and Commerce Corporation to Provide for its Subsequent Conveyance to Gideon Properties, LLC., Pursuant to a Purchase and Sale Agreement and Declaring an Emergency ([Ordinance, Exhibit A Agreement](#))

*- Request to move to full Council*

Haire said this allows us to sell a tract of land at Robinette Way and Dove Parkway to Gideon Properties, the real estate arm of a company called Charter School Specialists currently located in Pickerington, have about 25 employees currently, 15-20 of those to be working out of this location; this is an office project only with potential to expand, convey property to CWICC and then allow them to convey it to Gideon Properties for this; what we are proposing to sell property for \$125,000 which is on higher side of what we have been selling property for in Canal Pointe, asking this to be an emergency to move forward with the purchase contract, given them a ninety day window for them to gain all of their approvals and then close within thirty days after that, their intention to start construction as soon as the weather breaks, June/July timeframe, and complete the project this year. Coolman asked about length of construction; Haire replied 6-7 months. Amos asked about future expansion to build or sell it off; Haire said intent is to allow their building to grow or similar as what is in Canal Pointe.

**Motion to move ORD 20-015 to full council made by Clark; seconded by Lynch**

**Motion carried by the following vote:**

**Yes 7 – Amos, Bennett, Clark, Coolman, Lynch, Milliken, Walker**

**ORD 20-016**

*Development*

An Ordinance to Authorize the Mayor to Accept a 0.51 Acre Parcel of Land from Rockford Homes, Inc. and Dedicating Such Land as Right of Way for Public Use and Accepting Such Improvements to be Known as Cormorant Way ([Ordinance, Exhibit A Survey, Exhibit B Survey](#))

*- Request to move to full Council*

Haire said this would allow us to accept the portion of Cormorant Way that has been constructed by Rockford Homes as part of the Greensview Condominiums; it was not accepted at that time, it was private right of way, due to an error that happened, Ordinance #18-049 that council passed that was part of a settlement agreement between Rockford Homes and the City of Canal Winchester; as part of settlement agreement we would accept this portion of the roadway as right of way in its current condition once the plans were approved for that site, the plans have been approved, they broke ground on construction there, they are asking that we accept this portion of the road as right of way and accept the improvements thereon. Lynch asked about when the road was originally built what is the shape of the road now, will it need reconstructed or is it up to par; Haire said it was constructed and inspected up to standards just as any public street would be done it was just never accepted by city council by ordinance; the condition is fairly good and it has been maintained, we didn't know it wasn't a public roadway, Canal was plowing it and maintaining it; Coolman asked who came up with the name

Cormorant, where is that from; Haire replied he doesn't know, a part of overall Villages of Westchester plan so someone with Virginia Homes or it is probably from the developer, that is who usually names the streets, went back and forth regarding is it Drive or Way and all the street signs say Way so we are going with Way.

***Motion to move ORD 20-016 to full council made by Lynch; seconded by Bennett***

***Motion carried by the following vote:***

***Yes 7 – Lynch, Bennett, Amos, Clark, Coolman, Milliken, Walker***

### **ORD 20-017**

*Finance*

An Ordinance to Authorize the Mayor and Finance Director to Enter into a Depository Agreement with Park National Bank for the Deposit of Public Funds ([Ordinance, Exhibit A Agreement](#))

*- Request to move to full Council*

Jackson said pointed out there was a typo in section one of the ordinance and she will have it corrected before passage; this is to allow city to deposit funds with Park National Bank, they now have a branch located in the Kroger plaza, this will help us to diversify the banks that we use so we are not putting all of our eggs in one basket. Coolman said we received this afternoon from Audra new packets showing the corrected ordinance. Bennett asked what financial institutions are we banking at currently; Jackson replied Huntington, Chase, Vinton County, and Fifth Third Securities. Lynch asked about the four year limit on the agreement; Jackson replied it is five years, all of them are five years.

***Motion to move ORD 20-017 to full council made by Coolman; seconded by Milliken***

***Motion carried by the following vote:***

***Yes 7 – Coolman, Milliken, Amos, Bennett, Clark, Lynch, Walker***

## **E. Reports**

*Matt Peoples -*

### **Report**

Northpoint utilities extension, out to bid for that, deadline March 19; Westchester Park contractor started today, playground equipment was delivered and moved on site today, shelter house to be delivered next week, will start to see work over there; kick-off meeting for McGill Park phase one, getting engineering started on that. Amos asked about the design portion to be done by mi-summer; Peoples talked about getting grass down on the fields, etc. may end of splitting the project to get it accomplished; Amos asked about attending the meetings since she serves on the rec board; Peoples said I suppose. Amos asked about the waste contract negotiations, SWACO; how are we looking on those and is recycling still be considered in all of them; Peoples said yes, he has not heard back from SWACO, they are in the process of bidding, has talked with Waste Management quite a few times going back and forth on some of the provisions of how the contract would look and the services provided, trying to get an idea of what their level of interest is and the options; Amos asked if we don't have any idea on the SWACO numbers are we able to do an extension on the agreement with waste management until we can decide; Peoples replied we have not discussed that. Coolman asked if we have the rest of the year to gather that

information; Peoples said no, Waste Management expires in August 2020, we are working with them, discussions about extensions with them; Amos said it is nice to have them in our back yard, a local vendor, Waste Management; Coolman they have supported the city; Peoples said they have supported the city events for trash removal. Amos said Waste Management has been very supportive of the recycling program that is going on, they have not charged us and the gentleman comes every Saturday on time to pick it up and pleasant to work with. Milliken asked about scheduled completion for Westchester Park; Peoples said in about three months, weather depending. Clark asked about the phase one of project and the grant, did you get hooked up with Stivers; Haire said he spoke to his staff and since it is a legal matter they cannot get involved in that or provide any resolution. Bennett asked about the Northpoint utilities extension project when it comes to council do you think it will come through as an emergency; Peoples said yes due to timing. Lynch asked about the pool parking lot expansion, it is expanding down toward the west; Peoples said there are three trees to the west, the middle one will be taken out and a little green space there, a cable TV booster is there, too,; Lynch asked how many more spots are you putting there; Peoples said about 40 some, plans don't come through to council; Lynch asked about parking downtown, hears complaints, what about a parking lot at Stradley Park that would directly impact the downtown businesses, as opposed to the pool that is only used for a three month period; Peoples said it is on the plan, I think there are some deficiencies in the plan regarding access, plan includes removal of the pagoda and fountain area, past council ordinance that keeps it as green space, created when we first did Stradley Park, to keep the green area as green space, the lawn back there; council would have to repeal the ordinance; Lynch talked about would it be more prudent to invest in parking that could be used 12 months out of the year as opposed to 3 months out of the year, the pool and the police officers who park out there, CPD parks out there; Haire said that was the agreement because they use to park behind here in the Towing Path Alley parking lot, they take up a lot of space; lots of pool patrons complain about the parking; Haire said there are several vehicles who use that lot as long term parking, takes time to watch this, have them tagged and maybe towed, people who live downtown who park extra vehicles there and leave them, something else we can look at to restrict amount of time you can park in a space; Lynch doesn't think it would be a problem to pass it; Haire said downtown parking is an enforcement issue, he has been watching spaces along High Street and a few of the cars were provided warnings when we see people parking there all day on a consistent basis, trying to keep an eye on this as well, but it is a matter of having the people available to enforce that; Lynch said as we get more and more businesses down here and more cars, need more parking down here that we get used more often as opposed to a few months per year; Haire said they looked at parking lot utilization and had a brief study done at different times during the day and it looks like during peak hours there are still 30% of parking spaces still available, not being used at peak times, on-street and off-street public parking; Milliken commented about spaces that will be added at McDorman, after community center is torn down; Haire said we opened lot at Towing Path Alley and it was never more than 15% utilized when we did counts last year, was fairly new lot, but it is very under-utilized as well; Lynch asked if the lot by the pool is that overburdened; general response of yes it is, Haire said cars park along West Street, it is pretty tight to park on and drive, people walking between cars, crossing the street, it is a safety issue. Amos said with the expansion of the parking lot will that open up the service road to Waterloo, that small strip of road; Peoples replied no it will not, there is too much of a grade elevation change, about a three foot drop between Park Street and the parking lot, there would be no way to do it; Amos said the resident that lives there just asked about it.

*Lucas Haire -*

### Report

Northpoint is pending tonight's outcome on the development agreement, planning to close in the next two weeks on purchasing that site and construction will start quickly thereafter; my understanding they are trying to coordinate the closing of all four properties they are buying, the three residential properties as well and you will see those start to be removed quickly thereafter, the residents have all moved out of those homes, they are vacant, hoping to start construction in March; GC Pallet and Storage has acquired the building at 880 West Walnut Street, building has been vacant for ten years, 50,000+ square feet, owner was not motivated to do improvements, they are investing in the building, company restores and reconditions pallets, will result in 15-20 new jobs in the community; items for planning commission, working on traffic study for Greengate condominiums development on Hill Road, will go before Planning and Zoning at next meeting on Monday; Bank of America also will be back before planning and zoning, they have completely amended their site development plan and architecture of the building that they previously had approved, back to have that plan reconsidered again. Lynch asked about the pallet company, originally planned some gas stations there, does that property come up to Gender Road; Haire said no, there are two separate properties there, one is four acres and one is six acres, owned by the same entity; Lynch said his concern is a pallet yard looks like a pallet yard, what is the plan for screening this; Haire replied the company plans to store the pallets in trailers, not outside, large trailer storage yard on property, best to store pallets in trailers to prevent theft and damage; Lynch said he is glad to hear they are being covered up; Lynch asked about the City of Columbus taking an interest in the Westchester Golf Course, do you know anything about that, they have been on site visiting, Metro Parks, City of Columbus; Jackson said these are two different entities, Metro Parks and the City of Columbus; Lynch said there was City of Columbus on their shirts; have we heard anything about the sale of it; Haire said he believes it is still for sale but not being actively marketed, was listed for a while with a national broker of golf courses, he spoke to some local entities but they were not interested, maintaining a golf course is challenging from a maintenance perspective; Lynch asked if metro parks was interested would they come to the city to let them know; Haire replied he assumes they would; Peoples said we have a good partnership with them. Clark congratulated Lucas for being awarded the chamber of commerce pillar of the community award.

*Amanda Jackson -*

### Report

#### January 2020 Financial Statement

There will be a taxpayer assisted event with RITA (Regional Income Tax Agency) at the community center on Thursday, March 12 from 11:00 am to 6:00 pm, anyone who is required to file a local income tax return is welcome to attend, they do not have to be a Canal Winchester resident, does not have to be a Canal Winchester form, there are a lot of other municipalities surrounding Canal Winchester that also use RITA, all of those are welcome to get assistance with filing of their taxes with RITA; Amos asked if they do this every year; Jackson replied they rotate where they do it each year, last year it was in Groveport, this year they asked to do it in Canal Winchester, yes, they do this all the time, just don't know where it will be each year; RITA has a Worthington office where you can walk in and ask for assistance; Amos asked if there is a specific account we are trying to open with Park National Bank; Jackson said no, we will probably start with some CDs.

F. Items for Discussion

G. Old/New Business

H. Adjournment

*Motion to adjourn made by Clark; seconded by Lynch  
Motion carried by the following vote:*

*Yes 7 – Clark, Lynch, Amos, Bennett, Coolman, Milliken, Walker  
Adjourned at 6:36 pm*