

# Canal Winchester

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



## Meeting Minutes - FINAL

October 1, 2018

6:00 PM

### Council Work Session

*Mike Walker – Chair*

*Jill Amos*

*Will Bennett*

*Bob Clark*

*Mike Coolman*

*Bruce Jarvis*

*Patrick Lynch*

- A. Call To Order** *Walker called the meeting to order at 6:00 p.m.*
- B. Roll Call** *Present 7 – Amos, Bennett, Clark, Coolman, Jarvis, Lynch, Walker*
- C. Also In Attendance**

*Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson*

**D. Request for Council Action**

**RES-18-016**

*Public Service*

A Resolution In Support Of Stormwater Awareness Week (**Resolution**)

*- Request to move to full Council*

*Peoples: thank you Mr. Walker; as part of our storm water utility we partner with Franklin soil and water conservation district; they work with us mainly on the education and outreach portion of that; they're very active into the program and in general throughout central Ohio; they partner with most of the municipalities around to help them out; this is working through them from another educational and outreach standpoint to get the importance of storm water;*

***A motion was made to move Resolution 18-016 to full council by Bennett, seconded by Coolman. The motion carried with the following vote:***

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

**ORD-18-034**

*Development*

An Ordinance To Authorize The Mayor To Enter Into A Real Estate Sale And Purchase Contract With The Central Ohio Community Improvement Corporation To Acquire 18 West Waterloo Street Also Known As Franklin County Tax Parcel Number 184-000163-00, And Declaring An Emergency (**Ordinance, Purchase Contract**)

*- Request to move to full Council*

*Haire: thank you Mr. Walker; this contract Central Ohio CSCU this contract is in regards to the former marathon station; some of you have a lot of familiarity with that property; we've been working with the Central Ohio Community Improvement Corporation over the last twelve years to get that site back to a state where it can be redeveloped and be put back to productive use; over that period the city of Canal Winchester has expended \$21,990.00; and the Central Ohio Community Improvement Corporation has expended \$283,564.00; part of which they were reimbursed from a federal grant; so they were reimbursed \$134,000; almost all that cost was in removing the underground storage tanks; so there were 8 storage tanks on that property that were removed in 2013; they received a no further action letter form the Ohio EPA; basically what that means is that the site is now cleaned up to the EPA standards and there will be no further action on any future property owners to do any environmental remediation on that property; we have worked with central Ohio CSCU for the last 2 years on acquiring the property; they have a number of policies in terms of disposal of property; and what they're proposing here is that the liquidation value for this site is \$75,000.00 and they would credit us the money we have spent up to this point; they would credit us the \$21,990.00 towards the closing; so we would be acquiring for \$75,000.00 minus \$21,990.00; the purpose for the*

acquisition would be to make it available for redevelopment; Amos: I know we say redevelopment; but do we plan to continue using it for vehicle storage or are we actually hoping to do something further; Haire: in the short term yes; we're going to use it for parking; but the idea would be to have that site redeveloped; to work with either a developer or partner with someone to develop the building there and continue the commercial corridor down West Waterloo Street; that was part of the acquisition of the property next door 26 West Waterloo; we acquired that property as well; Lynch: Mr. Haire has anyone come forward with any ideas or thoughts or inquiries about that property Haire: we've had a few; nothing serious up to this point; I've had a number of conversations with developers that do mixed use style buildings in central Ohio; so if you recall we made some zoning changes recently that would allow for mixed use residential buildings; that was a result of some of those conversations; just informally asking people what it would take to get this property developed and so there's no proposal at this time; Coolman: and you mentioned that the parking can be utilized for the near future until plans come; what's your idea of the near future; estimate it; Haire: hopefully sooner rather than later; Coolman: asap; Haire: yeah it's unknown at this point; so really this is the last step we need before we can really start going out and marking the site and get control of it; Central Ohio CIC would like to close on the property prior to the end of the year; so they would like to get things moving there; they don't want it on their books anymore; this is the property they've had on their books the longest; so they would like to get rid of that; Lynch: how many acres or what's the size of the property wise; Haire: it is about .4; just under .4 acres; Lynch: and the house to the west is what; Haire: it's a total of .6 the two of them; Lynch: .6 for both properties; Haire: correct; Lynch: that's not a lot of space but it would be great to do something with it; Clark: good location; Jarvis: Mr. Haire had drawn up some conceptual drawings a few years back that were actually pretty interesting and there's a couple of options so maybe something like that will occur; Haire: we did that in 2013; we did a capacity study on the site just to show some development concepts and what the potential was to develop the site; and we put together a couple different concepts at about a 5,000 square foot building footprint; so it would be two stories; a 10,000 square foot building and it had about 25 parking spaces; Lynch: were those plans part of the Old Town plan or something separate; Haire: it was prior to the Old Town plan; Clark: Lucas what kind of environmental paperwork do we have that shows that that's a clean site; Haire: we have a copy of the no further action letter from the Ohio EPA; Clark: is that 100 percent guaranteed that if they come to develop and there's some soils samples and there's something still down in there; Haire: basically what the no further action letter means is that the Ohio EPA has fully examined the site and the results of the test and there's no liability for any future property owner; so they're saying there's no further action required; Clark: so there's no soil samples even needed; you can go right to build on that site right now; Haire: correct; and when we purchased 26 West Waterloo we also had soil borings done just to confirm that nothing had leached across any property lines and it didn't show any contamination as a result of that because some of the tanks were close to that lot line; after they clean up the tanks they do a one year monitoring period; so they had test wells that were in there for one year continuously monitoring that there was no subsurface water movement with any contaminants and nothing showed up; that's how they got the NFA; Jarvis: and the emergency clause is because of the Central Ohio CIC's deadline; Haire: correct; Lynch: they've been sitting on this land for a while why all of a sudden did they decide to sell it; Haire: we've had a handshake agreement on the sales price and the terms for quite a long time; it's just timing; I think their board is motivated to get this thing done and they want it off their books; we had the handshake agreement probably two years ago on this and then they went through a leadership change there and changed directors so that delayed things; but the timing is right now;

**A motion was made to move Ordinance 18-034 to full council by Clark, seconded by Lynch. The motion carried with the following vote:**

**Yes 7 - Clark, Lynch, Amos, Bennett, Coolman, Jarvis, Walker****ORD-18-035**

Finance

An Ordinance To Amend The 2018 Appropriations Ordinance 17-049,  
Amendment #4 ([Ordinance, Appropriations Amend Memo 4](#))*- Request to move to full Council*

*Jackson: thank you Mr. Walker; before I get into detail on this I would like to let council know that this will likely be the last appropriation amendment for 2018; this appropriation amendment is asking for a total of \$264,000 in the general fund; of that \$20,000 would be for the development department for additional plan review and inspection fees; the more development we have the more we have to pay those third party contractors; so this is a good thing; \$54,000 to land and building capital outlay for the purchase of the property that Mr. Haire was just speaking of; \$150,000 for the administration operating expenses for the CEDA income tax sharing agreement; for those of you who are not aware that is mostly the Canal Pointe Diley Road area; any income taxes that come in from those businesses over there we have to share with Violet Township and it can be a little bit difficult for me to anticipate exactly how much money we're going to get from all those businesses and how much we will in turn owe Violet Township; so generally speaking once a year I have to come and ask you for some additional money to finish out the year for that; then finally \$40,000 to construction services operating expenses; this is for expenses and services for the Villages of Westchester section 13; these fees will be reimbursed by the developer at a later date; but we will need to start expending some of that money before the money comes in from the developer; the other two appropriations that we're asking for, one is in the water fund for \$50,000 this is for chemicals; we've had a lot of changes at the plant this year; we've been playing with the hardness of the water; we've had an increase in overall flow; the cost of salt has been going up; it is now \$15.00 per ton greater than it was earlier in the year; so our originally estimated chemical budget is kind of gone out the door already; so we need approximately \$50,000 to finish out the year; we are making some changes starting this year into next year with the salt that we're using at the plant which will bring the cost back down a little bit; but we're still trying to fine tune that right now; and then finally 10,000 in the sewer fund in the plant operating expenses; we've had some things come up that we weren't expecting; not necessarily anything high dollar but a lot of little dollar; so Mr. Smith kind of went through that money that we originally budgeted so this is just sort of in case of emergencies; in case anything happens between now and the end of the year; so he has a little bit of money; with that I'll answer any questions; Amos: the \$20,000 for review and inspection fees is that for builders that are building or is that on property we're acquiring and furthering; Jackson: it's for development; mostly plumbing fees we believe; Haire: we charge fees for those; and when we collect the fees that people pay for building permits or plumbing permits and all those items they just go into the general fund; so we have to guess at the beginning of the year how much development is going to take place; this year we've been hitting it with plumbing fees; so we issue plumbing permits then we pay Franklin County to do all the inspections; and so with the apartments that were constructed that's a lot of fixtures so it's a really high dollar plumbing permit and we've hit a lot of those this year so that was unanticipated that they'd issue as quickly as they'd issue permits; that's what we're running into but all of this basically all paid for by developers; it's just going in one hand and out the other; Amos: okay that's what I wanted to make sure we weren't taking a loss at \$20,000; Jackson: no; Lynch: the administration 150 that's part of the CEDA reimbursement to Violet Township so that's based on the income tax that we collect from them; what kind of a split do we have with Violet; Jackson: it's 21 ½ percent of anything that is collected in the CEDA area; it goes to Violet Township; all of it comes to us initially and then I have to write the check to Violet Township;*

**A motion was made to move Ordinance 18-035 to full council by Jarvis, seconded by Coolman, The motion carried with the following vote:**

**Yes 7 - Jarvis, Coolman, Amos, Bennett, Clark, Lynch, Walker**

*Jarvis: is this ordinance required to be fast tracked in any way; Jackson: yes please because we need the money for the parker marathon lot that Mr. Haire was speaking of; Jarvis: not an emergency but suspend the rules for second and third reading; Jackson: correct;*

## **E. Reports**

*Matt Peoples - Peoples: from my written report as part of the healthcare program some of you may know that we are part of the Central Ohio Health Care Consortium; a group of eleven entities that come together and share costs on that; our premium increases are due at the end of September, by October 1<sup>st</sup>; we have to set rates for the following year; our rates for 2019 were set last week; and we ended up with a 14.1 percent increase; all of our increases/rates are directly based on our experience; the more we spend on insurance the more our premiums are going to be if that makes sense; we do have some sharing that does go along with that; without the consortium we'd be in much worse shape; but as I also put in there the consortium as a whole did very well; so we get to share in that; so even though our premium increase was 14.1 percent we will get credited back 30,000 in January; so we'll basically have half a month's premium due in January and as we go forward the rates will be set where they need to be; just a little FYI we did an analysis with our consultants on the consortium; but we went out for pricing on the open market and we would have seen about a 40 percent increase from where we are now; where we are now; those would have been 2018 rates not 2019; 2019 hasn't come out yet; last year was a twelve percent increase; we got back right around \$30,000 last year as well and this year again it's 14; we are looking at doing some changes for the 2020 plan year; Clark: is this sustainable; these type of increases; Peoples: in general healthcare inflation we factor at eight percent; some of the fully insured out there factor between twelve and fourteen percent; if we had the exact same amount of claims; the exact same thing this year as we did next year it would automatically cost us eight percent more because of inflation; there is not cost containment in health care; process are going up at least eight percent every year for the exact same thing; and that's just a trend on the market industry wide; so is it sustainable, no Clark: like percentage of our budget how much is it just going to continue to eat up; Peoples: we've been very fortunately over the years; I keep track of our rates from 2001 to present; we've had an almost 50 percent increase since 2001; but that's over eighteen years; factoring that in it's not even three percent per year we've had a couple years, one year we had almost a fifteen percent decrease because we changed the way our plan design was; we do a high deductible plan; one year we changed networks and got a lot bigger discount so there are factors that do go into that; up until the last two years it was common for us not to have an increase at all or very low single digits; Clark: I realize everybody is facing this; Peoples: the more it's used the more our premiums are going to be; unfortunately we have a long tenured population of employees; as our employee population gets older costs tend to go up statistically speaking; Bennett: Mr. Peoples I appreciate the percentage increase; what's the dollar amount tied to that; Peoples: total for the year; Bennett: what's a fourteen percent increase in a dollar figure; Peoples: for single it was about \$70.00; Bennett: I mean the overall expense to the city; Jackson: I'm going to say about a \$72,000 increase; about six grand a month; he's going to*

double check that; Peoples: we will go from \$541,000 to \$617,000 and then minus 31,000 if that makes sense; Jackson: so \$76,000 before the credit; Bennett: I didn't go to school for math so its okay; thank you; Amos: did I understand correctly that the \$30,000 is basically spread out over all the employees so it reduces that; Jackson: it has absolutely nothing to do with that because the employees don't pay anything; Amos: thank you;

Lucas Haire - Haire: A couple projects began that have been hanging around for a while; so we're glad to see those begin construction; the Winchester office park which is the dead end at Winchester Boulevard they have started moving dirt out there; they built quite the mountain over the last two years and fill dirt; so they're moving that around and regarding the entire site so you'll see a lot of activity happening there; they have two office building planned right now of four total; so there's two that will be under construction here the next probably month or so; each of those will be 7,000 square feet; mostly medical office; so happy to get that one underway; NIFCO broke ground on their new building on Robinette way; so they've got all the equipment out there and the job trailers sitting out there so 175,000 square feet; that should be done sometime summer of next year; Winchester veterinary clinic; I know you folks have asked about that in the past; they did submit new drawings to use; we received those back today so they should be getting started here fairly shortly; they redesigned the building somewhat to make it easier to construct; the soil conditions that they had there required the redesign; as I mentioned in the budget amendment we've had the sixth apartment permit has been issued; so that's 41 total units; we were anticipating about 24 units starting this year; so that's going quicker than we anticipated; the first phase of that I believe is 80 units; they'll be done with the first phase by the end of next, well it's actually phase three but it's the first of the second phase; so it will be about 80 units by the end of next year; a couple of items to note for planning and zoning commission that will be on their agenda for their next meeting; Dublin Building Systems is proposing a new building on Rutherford Way for a company called Millteck; they're a cabinet and mill work manufacturer; it's a 60,000 square foot building on nearly seven acres; we also have project Casto which is a proposed rezoning for 69.24 acres from EU to limited manufacturing; that's on the north side of Winchester Boulevard behind Home Depot and Kroger; and so they're proposing to rezone that area as limited manufacturing and that's to accommodate up to 775,000 square feet of industrial space; so that will be on planning and zoning's agenda at the next meeting; and then we're working with the urban forester on revising our landscape standards; so that will be on there as well; and there's a number of changes that we're proposing to make; it's become very difficult to enforce the landscaping code; and it's very hard for developers to understand what they're required to do; so we're trying to simplify that; and over time we've learned that there's certain things don't work as well; and we don't have as good of luck in certain tree species surviving; we require a lot of parking lot islands but the trees in the islands are not thriving; so we're trying to change the standards a little bit; get a more exterior landscaping that will have a more overall effect and more tree canopy; it will thrive a lot more than what we've been doing in the past hopefully; then I wanted to address the email about the agriculture that you received; we have someone who has inquired about operating a cut flower farm basically; with a number of greenhouses on property that is zoned R3 which is our single family residential district; and this is on Washington across from the Ashbrook subdivision; just south of the covered bridge; it's a farm that's about 50 acres; it's being used for agriculture; it can continue as a nonconforming use; so they can continue farming; but if they wanted to change to cut flowers they would need to come back and get basically a conditional use to allow that; because it's a change in the nonconforming use; so they're not increasing the nonconformity but they're changing to nonconforming use; so we've advised them of that; they had inquired about building a number of

greenhouses structures on the site; we would not permit that with the current zoning; so that would be increasing a nonconformity; so if they wanted to build the number of greenhouses they would need to come back for rezoning and that would be to the EU district; that's the only place we allow agriculture on a large scale in Canal Winchester is in our EU district; which is basically a district that's set up to be the home of all the uses that don't fit in anywhere else in the code; and so that's what they would be required to do if they wanted to operate that type of use there; Amos: Mr. Haire will you be replying to them with that; or since they reached out to council; Haire: we can again; yes; Jarvis: it seems we need to answer the mail because they walked away with the feeling they were given a no but didn't understand why; and none of us were there for that conversation; that was with the P&Z administrator; if something could be put in writing and if council could be copied that would sort of close the circuit for us; Haire: sure; Amos: a couple questions on your notes; first I had a resident who asked on the vet property; and I know you said it's going back on; if we can address the fencing and the current situation of where the fence looks like it's; they said it looks just awful out there right now where the fence is blowing over; the construction fencing is not standing longer; it's laying down around the property so they wanted to if that could be addressed with the owner to make it look somewhat presentable until they're back in construction; then the last thing I had is Winchester office park; I just want a reminder is that the one where they're doing the road for us; Haire: they are being constructed on a roadway that was done through a tif agreement with Primrose; so the road is already there in front of that site; Amos: okay just making sure thank you; Clark: on the EU if Planning and Zoning put that into EU we're talking the 50 acre flower thing; can you put in standards for certain things of that EU; certain type of greenhouses that have to be constructed; or that would have to be made of this and that and not just plastic thrown over a pole or something; Haire: typically no on a zoning to a standard district; so they would just have to meet the terms of the EU zoning district; if you wanted to put certain standards and requirements you would have to go to a planned district; and in a planned district you can propose agriculture as a use; planned industrial district then we can put standards specifically to that property; Jarvis: is there one that more onerous than the other; if they have to go through that process is it harder to get a planned commercial district Haire: I think that would probably be the most appropriate to be a planned commercial district; and I think that would probably make more sense; when you have an EU district there are a number of uses that may not be appropriate for that site that are permitted in the EU zoning district; Jarvis: so the level of difficulty is about the same one way or another; Haire: yes it's the same process Clark: but we have more control in putting things in that would make them adhere to things that we might want to see built correctly; Jarvis: so in response to this party let them know what all their option are; Haire: yes; Jarvis: I have a completely unrelated question; somebody had raised this earlier and it sort of dawned on me; years ago we were forced by law to set aside an adult district and we put it down into the furthest reaches of Canal Pointe Industrial Park; and I know the last time we were together we're pretty much out of commercial property options there; what's the status of us; if there's no property available is that a loophole for somebody to come back and say well you don't have really options; hopefully it will never come down to that but; does this ring a bell; Haire: it does; that's where our district is; just because there's not vacant property doesn't mean that property wouldn't be available; so any building could be purchased and that use could operate if they met the zoning requirements; Jarvis: so we don't have to designate an areas; Haire: correct; there has to be the ability to establish the use; if you have a fully developed city you would have the same scenario; Jarvis: that's great; thank you; Lynch: the area behind Kroger where Casto is looking to build the 77,000 square foot warehouse is that going to be a trucking warehouse; like a logistics warehouse or what; or do you know; Haire: that would be most likely use for these; the concept plan they put together is three 250,000

square foot buildings; Lynch: is there going to be; should we be concerned about semis and trucks coming in and out of that intersection; Haire: that's part of that; they've undertaken and submitted a full traffic study with that; Lynch: because those logistics buildings that's just trucking in and out all day long;

Amanda Jackson - Jackson: thank you Mr. Walker I have a few things I want to touch on this evening; to kind of piggy back off of what Mr. Peoples was talking about with insurance premiums and whether or not we can sustain this in our budget; our proposed merit raises for next year will be maybe lower than where they have been in the past to help alleviate the budget a little bit because you're right we can't keep up where we're at continuing to fund these 100 percent for our employees and then on top of that giving them a merit raise; but we have met and discussed some possibilities for the future; after the first of the year we're going to get together and we're going to put our heads together and figure out what we can do in the long term; so this is just a 2019 plan and we will come up with what we believe we need to do because we do believe we need to make some changes with how the insurance premiums are handled here at the city; I also wanted to touch on the sheriff's police services contract; I was hoping to have that in your packets this evening unfortunately I didn't get answers to all of my questions early enough so that will be on your agenda for the next meeting on the 15th; we are looking at an increase obviously in our cost; I think everyone expected that; I'm just working out the details of that increase; it was a little bit larger than I had anticipated; we're going back and forth on that; so that will be coming; as well as the Fairfield County jail contract; we did that earlier this year and when we wrote the ordinance we had it limited to 12/31/18; we did that to sort of line it up with the police services contract; they are two different contracts; the police services contract is done directly with the sheriff's office; while the jail contract is done with the Fairfield County Commissioners; so we have to do them separately; but we are hoping that the commissioners are open to renewing that jail contract; so keep an eye out for that; and with that I will answer any questions you might have; oh and budget before I forget; your first peak at the budget will be at the October 15th agenda for 2019; Bennett: Mrs. Jackson for the sheriff's contract will we be able to have that through without any type of emergency legislation tied to it; Jackson: yes; three readings will take us to the end of November; it will have an effective date of January 1; so we'll be fine; Bennett: it will have three readings but will it still have enough time; Jackson: 30 days will be the second meeting in December;

## F. Items for Discussion

### 18-110

#### McGill Park Update

Peoples: I announced and wrote in my report that we were proceeding with a project for grading; we've been working on that for quite some time; we hoped to get it out this year but timing didn't work; the contractor ended up being very expensive plus we weren't quite done with that and ready to go; so we delayed that off to get some earth moving done and anticipate to start next year; but we came across a grant opportunity; to go after the Ohio Department of Natural Resources land and conservation fund money; they have up to \$500,000 of a grant for a lot of different uses out there; so we took our consultant and repurposed them from the grading contract which we're still going to need all the work they put into that and going towards a grant; we're going to kind of focus target probably about \$2,000,000 and be right at the front entrance; some parking along through there; there's four large soccer fields on the south side of the entrance drive; a main shelter house; additional parking there along the driveway and the natural play area that's part of the park; so we just started that process last week; and just wanted to share that with you since we made that

decision; the \$500,000 you have to have at least a 50 percent match but we looked at the last cycles awards and most of the projects, all but one, were significantly above the 50 percent match along with that; so we want to try to maximize that; if we're successful in that Amanda has got her work cut out for her from a financial standpoint; I don't think it's anything she can't handle or the city can't handle; just getting that central area we need the entrance anyway; we are looking forward to that; Walker: you also mentioned there will be a sign; because a lot of people are asking; the sign will be placed out there soon; and what will that state again; Peoples: future home of; we have a couple of the renderings that we showed council earlier this year; we want to put those on a couple signs out there just to get a little bit of buzz; if you remember last year we put a Santa and a sleigh out there in the middle of the field; we've got a lot of people asking questions on that; this year we're going to light up the house and put some icicle lights on the front of there; again just to keep that buzz going; get the signage out there; just a couple of the shots the consultant OHM did an outstanding job on the renderings on there; it gives you a nice feel of what we could have out there; Clark: so what's the tax dollar that we would have to come up with to at that point to get the \$500,000; Peoples: if we're targeting \$2,000,000 to a million and a half; Clark: a million and a half of our money then leverage the \$500,000; Peoples: yeah we were looking the initial cost estimates just for the grading alone were right about a \$750,000 project; and again that was to get everything graded and ready to go and get seed into the ground; some of you might remember we did Walnut Creek Park I think it was in 2005 I want to say; we did all the grading in the summer and seeded in the fall and they were playing on it in the spring of the next year; and it took years and years and years and the turf still probably isn't the greatest as what it could be just because they got on it right away; so we wanted to get that turf established and we still want to do that; that's why we want to get some of the soccer fields as part of the park master plan process; but one of the biggest problems they have is field space; they're using the schools; they're using the front yard of the middle school which feels to me like it's on one big hill; but it works because it's grass; and that's what they need right now is that grass space; the sooner we can get grass on the ground the better off we can get that turf established and then get some people playing on it; Clark: so you just described the \$2,000,000 as the things that you just went through; the park entrance, the shelter house and the fields; Peoples: yes; we haven't really gone into a whole lot of detail into the cost estimate; we came up with that 2,000,000 and I think that was a number that Amanda and the Mayor were comfortable with without really a whole lot of issues for financing for that; especially given a grant; we already have one donation for \$500,000; so we're looking for more of those as well; the more we do donations the more we can just pay those debt payments that we'll have on the million and a half; we may be able to do a little bit more as well; Luke was looking a little bit more into the trail fund; for putting some additional trails through there; last week Ashbrook home owner's association signed over that almost two acres right there at the Washington Street bridge that they own; there wish was when they turn that over was to get that trail in there as soon as possible; there's a lot of grade issues; there's one big large ravine that cuts through there that we'll definitely have to put a bridge over at some point; whether we're able to get around in the meantime I don't know; Clark: like a bike path bridge; Peoples yeah wide; if you think of Westchester Golf Course; something like that; over the ravine; a corten steel bridge; Amos: Mr. Peoples I heard you talk about the four soccer fields; are we still planning to do baseball fields at some point in time; Peoples: yeah; Mayor: absolutely; Peoples: and we're hoping to be able to get the grading involved in that; other than the road we don't want it to be a parking lot project; the bulk of your money we want it towards the programming portion of it; hopefully we'll be able to take some of the grading work we have to do; we've got all the design done for all of that; and be able to put it into this project; so we'll have grading; like I said which we were already going to do anyway; we're hoping they would be able to move forward with that and just go from there; I guess from a timing standpoint it has to be in in November; there will have to be a resolution of support from council; Jackson: correct; Peoples: and then we would know in the Spring; and is it July the money is available; Walker: so we're looking at first the entrance

*and then towards the entrance would be the walking paths and then possibly all the things up front; then also you had mentioned the sign would be going in fairly soon; and that sign that would be going up would list all the things that would be going into the park; Peoples: no we're not listing anything because of the grant at this point; we have a rendering for the overall plan view for the park; we'd just like to pull out some instead of the overhead we'd like to that's been disseminated quite a bit what people haven't seen is the artist rendering of the individual components as part of that; Mayor: could be very similar to that picture there behind you; we'd have different scenes of different areas there in the park; Walker: okay and you mentioned the nature play because of the grant as well; Peoples: yes; Jarvis: I should mention the parks focus group met last Friday; the Mayor, staff, Mr. Walker and myself and we went over this information and also I was curious as to whether anything changed in that conceptual plan; its holding firm; I think maybe there were a couple of variables where the roads were downgraded from driving to a walking path because as you said we're not trying to create a parking lot; was glad to see that it hasn't changed a whole lot from the conceptual plans; Lynch: so Mr. Peoples phase one along with all the other items are you actually looking to site grade the whole entire footprint; Peoples: if we can; the site balances so we don't have to import or export any dirt based on what they've done so far which is really good news; Lynch: no fill; Peoples: no fills; no major cuts that we have; we'll basically strip the topsoil off grade it and put all the topsoil back on; we're in good shape; we'll have quite a bit of terracing in the back portion just because there's like a 20 foot fall between one corner to the other; it's gradual right now but to get it on slopes for playing fields there's a little bit to do; Lynch: so the financing portion if we get \$2,000,000 and a \$500,000 grant how do we look to get the rest of the money; are we looking to finance that; donations; Mayor: there's more grants out there available that we're still going to be looking at;*

#### **G. Old/New Business**

*Amos: on Facebook someone started a page called Winchester the way we were; there are pictures of; Harvest Moon used to be; so neat to go back and look;*

#### **H. Adjournment @ 7:00 p.m.**

***A motion was made to adjourn by Bennett, seconded by Amos. The motion carried with the following vote:***

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