

Canal Winchester

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



Meeting Minutes - FINAL

August 5, 2019

5:30 PM

Council Work Session

Mike Walker – Chair

Jill Amos

Will Bennett

Bob Clark

Mike Coolman

Bruce Jarvis

Patrick Lynch

A. Call To Order

Call to order @ 5:35pm

B. Roll Call

Present 6 – Amos, Bennett, Coolman, Jarvis, Lynch, Walker

Absent 1 – Clark

A motion was made by Jarvis to excuse Clark, seconded by Walker. The motion carried with the following vote:

Yes 6 – Jarvis, Walker, Amos, Bennett, Coolman, Lynch

C. Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson

D. Request for Council Action**RES-19-016**

Mayor

A Resolution In Support Of The 2020 Census And The Canal Winchester Complete Count Committee ([Resolution](#))

- Request to move to full Council

Mayor: 2020 is the national census, this is a resolution that supports a committee we are putting together for that purpose.

A motion was made by Jarvis to move RES-19-016 to full council, seconded by Coolman. The motion carried with the following vote:

Yes 6 – Jarvis, Coolman, Amos, Bennett, Lynch, Walker

ORD-19-043

Development

An Ordinance To Authorize The Mayor To Accept An Easement For Water Line From Hsing Hua Cheng And Declaring An Emergency ([Ordinance, Exhibit A](#))

- Request to move to full Council

Haire: Thank you Mr. Walker, as many of you have noticed there is quite a bit of work going on behind the McDonald's at 7515 Hill Road; this piece of legislation and the next one will talk about that property; they have installed a public waterline, and we need an easement to accept that waterline as a public line, this is an ordinance that accomplishes that.

A motion was made by Amos to move ORD-19-043 to full council, seconded by Lynch. The motion carried with the following vote:

Yes 6 – Amos, Lynch, Bennett, Coolman, Jarvis, Walker

Jarvis: Would it be possible to state the reason for the emergency? Haire: They would like to open as soon as possible, to do that we need to have an accepted waterline; this project has been delayed by about 9 months by the annexation.

ORD-19-044
Development

An Ordinance To Accept The Application Of Hsing Hua Cheng For The Annexation To The City Of Canal Winchester Of Certain Territory In Violet Township Containing 7.823+/- Acres And Being Located On Hill Road South Of Kings Crossing, To Amend The Zoning Map To Zone 8.668+/- Acres To Planned Industrial District (PRD), And To Approve The Development Standards Text For Such 8.668+/- Acres, And Declaring An Emergency ([Ordinance, Exhibits A B-1 B-2 C D](#))

- Request to move to full Council

Haire: Thank you Mr. Walker, this ordinance would allow the city to accept a 7.823 acre parcel on Hill Road, south of Kings Crossing, the same property located at 7515 Hill Road; it does a number of things – this accepts the annexation, and this allows us to rezone the property to a planned industrial district; this district is similar to the Meijer development; it would allow manufacturing uses, which the primary business currently located there is; it would allow general commercial, which is what we anticipate the rest of the parcel developing as; a few changes that we allowed – we accepted some uses that would generally be allowed in a limited manufacturing district; specifically warehousing, mini warehouses, any automotive related uses we excluded from being allowed in this planned industrial district; we see this site as a gateway site, so we beefed up some of the architectural standards and building orientation, and how those would look; obviously this is a gateway to the community when getting off of 33, we want to make sure the buildings reflect that, so we’ve beefed up the standards; the building height we changed to 60 feet, which we allow for industrial, but not general commercial; with the hope that we can see another hotel located here, we wanted to have the height be a little taller in this location; Planning & Zoning heard this at their March 11th meeting, and their recommendation was for approval, with a few conditions, which are reflected in here; primarily that any development be reviewed in the context of future transportation plans; that’s just addressing the intersection of Kings Crossing and Hill Road; there are plans through the Fairfield County TID and MORPC’s transportation plans, and ours to address that intersection at some point in the future; the other one was to allow warehousing, and change that to restricted from transit yards, basically trailer storage yards; we’ve made those changes in here; the Fairfield County Commissioners heard this annexation on May 7th, and unfortunately with our recess, we missed it by one day for when we could accept this, so we had to wait another 30 days to accept this; we’ve exceeded our 60 day limit, and we’re able to accept the annexation at this point in time; I’d be happy to answer any questions you have.

Lynch: This property here – the warehouse is already there, and it’s functioning right now; if the owners move down the road, and sell the property, and build something in addition? Haire: This owner acquired that building late last year; they are moving a new company that they’re establishing there; they’re not up and running yet, they just finished the waterline, and are getting their sprinkler systems done, completing the renovations; you’ve probably seen the windows – they put those in about a week and a half ago; they’re just about at the point where they’re ready to occupy the space; the intention would be that they

don't need the entire 8 acres for their operations, so their hope would be to sell off 2-3 outparcels around their building, and retain a little bit on the rear of their building for future growth; Lynch: They would probably be parcels closer to Kings Crossing, I'm guessing? Haire: There would be 2 on Kings Crossing, and one on Diley Road, is what they've preliminarily laid out.

Jarvis: Just a reminder, the nature of their business is hazmat? Haire: They recycle electric vehicle batteries, not normal automotive batteries, only for electric vehicles.

A motion was made by Lynch to move ORD-19-044 to full council, seconded by Coolman. The motion carried with the following vote:

Yes 6 – Lynch, Coolman, Amos, Bennett, Jarvis, Walker

ORD-19-045
Public Service

An Ordinance To Authorize The Mayor To Provide Consent To The Director Of The Ohio Department Of Transportation Necessary For The Bridge Inspection Program Services ([Ordinance, Exhibit A](#))

- Request to move to full Council

Peoples: This is a contract that we currently have with ODOT; this was the first year we were in the program, it was free, provided by ODOT; they go around do our bridge inspections – the previous inspector we had took a promotion, and was no longer able to provide us service, he charged us at the time, so we got a better deal on this; ODOT goes out and rebids out all of their contracts, their professional services contracts, we just happened to get in the last year of that contract; this would be for the next 3 years.

A motion was made by Coolman to move ORD-19-045 to full council, seconded by Amos. The motion carried with the following vote:

Yes 6 – Coolman, Amos, Bennett, Jarvis, Lynch, Walker

ORD-19-046
Finance

An Ordinance To Amend The 2019 Appropriations Ordinance 18-040, Amendment #5 ([Ordinance, Appropriations Amend Memo 5](#))

- Request to move to full Council

Jackson: This appropriation amendment – we are asking for \$135,100 in the general fund; I will go through this very quickly; \$32,100 of that would be for parks capital outlay; all \$32,000 of it would be reimbursement from other parties – the JRD, the Brock Strong Foundation, as well as the schools; the JRD and the Brock Strong Foundation, along with the city, are going to be doing some work on the fields at Hanners Park; they have asked that we bear the cost of that, and then reimburse us; \$9,100 would come from the JRD; Brock Strong would contribute \$3,000; the total of that project is an 'up to' amount, so the reimbursement amount from the JRD could be a little lower, depending on the amount of work they do out there; the remaining \$20,000 would be reimbursement from the schools; if you recall, the schools are doing a workout station project at Westchester Park, so we are going to be helping with the timbers and mulch for each of those 20 workout stations; the schools asked us that we bear the cost, and they would reimburse us for their portion; we are asking for \$18,000 for pool capital outlay, so we can have the

competition pool painted as soon as the pool season ends here in a few weeks, this was last done about 4 years ago; finally, we are asking for \$85,000 in construction services operating expenses line item - \$75,000 of that is for the thoroughfare plan; I did receive an email from Mr. Bennett asking for the previous one, which I sent out this morning so hopefully you have received that; we have had always had the intention of working on this project this year, we had originally budgeted for it, and then we started moving forward with doing things for McGill Park, so we ended up using that money; now we are asking to replenish the coffers, so that we can get going with this project; I know some meetings have already started taking place; finally, we're asking for \$10,000 also in the construction services operating expenses for the preliminary design of the 2020 Street Program, we typically start it the year before the actual program; with that, I'd be happy to answer any questions.

Jarvis: I just want to say that I'm very happy we are updating the Thoroughfare Plan, it's time; I was curious as to what the process is – is that going to be bid, or do they go back to the firm that did the 2009 plan? Do they update it from there? Peoples: EMH&T did the 2009 plan, we still contract with them for engineering services, so we have already met with them; we are going to be working with MORPC as well for some of the data that goes along with that; we are working on a proposal for those services Jarvis: Is any of that considered in the scope for them, their retainer? Peoples: No, these are additional services.

Bennett: One question about the Thoroughfare plan – sorry Ms. Jackson, I know it's your report; Mr. Peoples – what kind of involvement is there in the Thoroughfare Plan, is it more of a technical plan that's assembled by the engineers? Is there a committee that works on that, I'm just curious about the process; Peoples: Right now, when we first start out, Mr. Haire, Mr. Sims and the mayor and I were in the meeting for that, with MORPC as well, with some of the regional data they have; we also discussed a public meeting, to get some comments on the plan; it is technical in nature, but it does set out quite a bit of blueprint for the future; we definitely want to have some public input on it.

A motion was made by Coolman to move ORD-19-046 to full council, seconded by Lynch. The motion carried with the following vote:

Yes 6 – Coolman, Lynch, Amos, Bennett, Jarvis, Walker

E. Reports

Matt Peoples - Thank you Mr. Walker, from my written report – Gender Road Phase V, we have started looking at the possibility for an OPWC application; for Phase V, we started looking at the deficiencies that we have ; we are looking at an upgrade to Canal Street, which is our last signal that's not a mast arm, it's still a ; we've identified a possibility of a turn lane to go towards Lancaster, but we also have a lot of deficiencies with pedestrians there; we have to work with ODOT on this, EMH&T has started working with contacts they have up there in district 6; we are still trying to evaluate whether this would be a good OPWC project or not, if it involves the 33 ramp, it will not be; it will have to go through some more regional-type funding; we talked about the Transportation Thoroughfare Plan – we have storm-sewer replacement with the drainage issues we had with the heavy rain in the spring; we had some drainage issue at the Bowen and Busey intersection; we traced it back – there's a multi-jurisdictional line in there, it's an old petition ditch that they filled in and put a storm-sewer through; there used to be within the

corporation limits a tree farm that was up there, just west of Bowen Road at Busey; when the tree farm was in operation, they knew where that sewer line was, they kept the trees back from it; since they have been out of operation for about 15 years at least, all of those roots have gotten in there; it is our line to maintain, Franklin County drainage engineers have offered – they put out a generic contract for storm water line repair - they've offered to extend that project over to us, the cost of that project, and they've also offered to take over the inspection; all it would cost us is the actual replacement of line through that contractor; we are still working through that, we don't know what those prices are; the drainage engineer has worked with the contractor, and they are finalizing some things within that bid; we are looking at - because it is causing some water backup in there, we'd like to do this as soon as possible; we were hoping to get it on the appropriation amendment for this evening, but we don't have the pricing on that; Ms. Jackson – this is going to be her last meeting for a little while, so if there is a possibility of doing an appropriation amendment, I'd rather do it with her involved; we probably won't be able to do it with the schedule and severity of problems over there; we will hopefully look at it by next meeting; we talked about Hanners Field a little bit, we've identified some deficiencies on that, and have been working with Mr. Bennett on those fields out there; we had a contractor come in, they did the fields for us the last time, which was in 2012; they were in very bad condition in 2012; with that, we are looking at about a \$20,000 project; the Brock Strong Foundation, as most of you know they do a baseball tournament Labor Day; they found out that we were looking at those fields, and made an offer to grant us \$3,000 towards that; it was very much appreciated from them, it was out of the blue, not expected; it definitely helps with something that wasn't specifically budgeted for this year; the last thing I have is that one of our long-term employees, Brenton Austin, who has been with us about 10 years – today was his last day, he took a position at the city of Bexley; he made quite a lot of contributions to the city, was a very dedicated employee; we are going to miss him.

Jarvis: Mr. Peoples, going back to the Busey Road drainage tile – what's the worst-case scenario there, cost-wise? Peoples: I'm going to roughly say \$75,000 – they sent me the bid tabulation on it, so I know exactly what it is; it's an 18 and 21 inch pipe through there; I know what it is to replace the pipe – it's some of the other things like removing the trees and roots that I don't know; that's where they needed a very specific cost.

(Discussion ensued)

Lucas Haire - Thank you Mr. Walker, there is a busy agenda coming up for the Planning & Zoning Commission; there is a new office/warehouse building proposed in Canal Pointe for a company called 5-Star Heating & Cooling, it's a 12,000 square foot building; we also have a 7,600 square foot addition for Buckeye Power Sales on the agenda for that meeting, and a new 82-room Fairfield Inn proposed for Winchester Boulevard, to the rear of the Winchester office park; they have a number of variances they'll be seeking; I have my written report a Bank of America branch, but that has been tabled; I anticipate that will be the following month, they have a few issues to work out; the CWICC entered into a land lease with Trine Fairfield LLC; that's for the project at 18-26 West Waterloo; they are anticipating to break ground in mid-to-late September; I know the developers are eager to get that started; the tax incentive review council held their annual meeting on July 24th; I will have legislation for you at the next meeting to review

their recommendations on that.

Amanda Jackson - Just 2 quick items I'd like to touch on – the pool will be open another 3 weeks, but I am happy to report that we have exceeded our revenue expectations already; it's been a very successful pool season from a money standpoint; as Mr. Peoples spoke of the Bowen and Busey storm project – even though I will not be here at the next meeting, I would anticipate having an appropriation amendment specifically for that project; I've been putting the memo into your packet; hopefully even though I will not be here, you will still be able to process that legislation so we can move forward with that project; I will have access to my computer, so please feel free to email me; I may not respond right away, but I will be responding to anything I can while I am off.

F. Items for Discussion

19-077

Rules Committee Meeting - Set Date

Jackson: I would like to set a date for a Rules Committee meeting; the 3 members are Mr. Lynch, Mrs. Amos and Mr. Coolman; I'm not sure if you've had the opportunity to look at the calendar; it would be on a Monday night as part of a regular council meeting; I would be open to whatever you are open to; while I will not be here, I will make sure Mr. Hollins will be so he can answer any technical questions for you.

Amos: September 16th, Mr. Hollins does that work for you? Jackson: I will send out the current rules to you, so you can have that in front of you; Bennett: Ms. Jackson, would you mind copying all members of council on that email?

G. Old/New Business

H. Adjournment

A motion was made by Lynch to adjourn, seconded by Coolman. The motion carried with the following vote:

Yes 6 – Lynch, Coolman, Amos, Bennett, Jarvis, Walker

Adjourn @ 6:02pm