

Canal Winchester

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



Meeting Minutes - Final

December 16, 2019

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 at 6:03 pm

B. Roll Call

Present 7 – Amos, Bennett, Clark, Coolman, Jarvis, Lynch, Walker

C. Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Sergeant Hendershot

D. Reports

Bill Sims -

Bill Sims, Construction Services, stated there is a slow down in construction due to change in the weather. The railroad crossing work is progressing and has gone well; High Street should open up to traffic tomorrow. Working on the 2020 street program with the EHMT with Mr. Spencer. The project at 18 West Waterloo behind us here. program they are working on the sewer connection across Waterloo Street. Project at Westchester Section 13, phase 2, the road is ready for paving, weather permitting. Clark asked about the traffic count study and what is the status; Sims stated we are close to kick-off meeting; Peoples said they are doing data collection and should have study results ready for review by the first of the year.

Sergeant Hendershot -

Sergeant Hendershot reported the November statistics are in the council member's agenda packets; he read through the statistics and numbers; past couple of weeks they have had a lot of misdemeanor theft and felony thefts from Walmart because it is December.

November Statistics ([Report](#))

E. Request for Council Action

[RES 19-030](#)

Finance

A Resolution to Approve the Distribution of 2020 Bed Tax Grant Funds

([Resolution, Exhibit A](#))

- Request to move to full Council

Jackson stated that she and Councilpersons Clark and Lynch went through the bed tax grant applications one by one; there is a summary in the agenda packet showing their recommendations; Lynch and Clark may proceed to discuss. Amos asked about the Rotary Club request for grant funds for distribution of paper dictionaries to the grade school and acknowledgement of the city giving funds for this program; the school has indicated the dictionaries are not used anymore by the students and many are left laying around the school; are we sure this is what the school wants or needs; normally this is an advertisement for the Rotary Club. Clark responded that it was discussed as to how many kids actually use dictionaries anymore; most use Google; also in the past the school made a request to the Rotary Club if they could provide books for the library instead, or electronic books, but the Rotary Club said the dictionaries were what they provide. Amos asked if these dictionaries are still something the school is requesting to

receive since they are the end user; will the school find value in this. Cannot hear Lynch's response on the audio. Amos stated she would support the funding if we can clarify; Clark responded. Bennett asked about the funding for the start-up of a high school girls lacrosse team and funding a high school sports program; Jackson responded that we funded them in 2018 for a boys high school lacrosse team. Discussion ensued, but cannot hear clearly on the audio. Coolman stated he is ok with funding the team as long as it is not their sole funding source; he also asked about the funds for CWJRD for those in need; concerned about parents who have been paying all along. Bennett stated some parents have asked about doing this, to bring in kids and families who cannot pay; it is registration funded; cost may be higher than similar Groveport program; would get information about families in need from human services; would not be marketed as available funds, but trying to get kids involved in activities that normally cannot afford to do so; have had other parents and volunteer coaches pay for kids to be in the JRD. Discussion ensued. Bennett asked Hollins if he should vote or abstain from voting on this resolution, because he submitted the grant application from the CWJRD; Hollins replied that as long as Bennett can wear the hats separately, it is ok to vote on the resolution.

Motion to move RES 19-030 to full council made by Amos; seconded by Lynch

Motion carried by the following vote:

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

RES 19-031

Mayor

A Resolution Approving the Mayor's Appointment of Joe Wildenthaler to Serve a Three Year Term as a Member of the Personnel Board of Review Expiring on December 31, 2022 ([Resolution](#))

- Request to move to full Council

Mayor Ebert stated Mr. Wildenthaler has been a member since it's inception in 2010 and is willing to serve another three year term.

Motion to move RES 19-031 to full council made by Coolman; seconded by Clark

Motion carried by the following vote:

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

ORD 19-072

Development

An Ordinance to Authorize the Mayor to Accept Three Parcels of Land from Crossroads Christian Life Center and Dedicating 1.784 Acres of Such Land as Road Right of Way for Public Use and Accepting Such Improvements to be Known as Bigerton Bend. ([Ordinance, Exhibit A, Exhibit B, Exhibit C, Exhibit D](#))

- Request to move to full Council

Haire stated the will allow us to accept three parcels of land along the Tussing-Bachman ditch and the Bigerton Bend roadway and accepting those improvements; in future will have a bike trail along Bigerton Bend that will run from Waterloo to Gender Road; will also rename the small portion of east Canal Street to Bigerton Bend as it connects to Gender Road, but will still be Canal Street on the west side of Gender. Questions asked (cannot hear on audio) and responded to by Haire regarding maintenance and mowing.

Motion to move ORD 19-072 to full council made by Lynch; seconded by Coolman

Motion carried by the following vote:

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

Abstain 1 - Walker

F. Items for Discussion

Amos stated that a resident had asked about the lights at the crosswalk at Gender Road and Canal Street near the PNC Bank; Peoples replied the traffic light signal wiring was redone and there were some issues, but is working properly now.

G. Old/New Business

H. Public Meeting

ORD 19-071 *Development*

An Ordinance to Authorize the Mayor to Enter into a Real Estate Purchase Agreement for the Purchase of 45 East Waterloo Street, Canal Winchester, Ohio Owned by Bob McDorman Real Estate, LLC
(Ordinance, Exhibit A, Exhibit B, Exhibit C, Exhibit D, Exhibit E)

- Tabled

Walker called the public meeting regarding Ordinance 19-071 as scheduled at 6:30 pm. Clerk read the ordinance title. Walker called Development Director Lucas Haire to the podium for a presentation on the ordinance.

Haire stated he wanted to give an overview of the proposed project and as to what led the city to the decision to pursue this project, and also provide opportunity for public comment and input; will allow a question and answer time. The overall goals of the project and a priority was to remain in the old town historical area to remain in the heart of the community and to keep services accessible to the community; also provide for a larger public meeting space with more technological capabilities; more space for community involvement; as you see this is not enough space for public meetings; provide expanded facilities for municipal operations to address current shortages and future growth; been in current municipal building since 1996; still growing in population and expanding services; allow for security upgrades that are necessary. Haire talked about the current condition of the community center such as flooding after rain, roof needs replaced, needs modernized, needs a lot of maintenance due to age of the building; the building was a shelter house that was enclosed and expanded to meet the needs of the community, but nearing the end of its useful life. Space is needed for police force as current space is too small and they need security upgrades; not ideal to have sheriff substation housed in the basement of this building; need to eliminate the increased expenditures to address maintenance on aging buildings.

Several alternatives were considered, such as purchasing land to construct a new building at sites on North High Street, Groveport Road, Gender Road and West Waterloo Street; looked at other buildings to purchase and renovate such as 30 Liberty Street and 108 North High Street, but renovations here would be extensive and parking would not be adequate; examined building an addition to 36 South High Street and making parking improvements in the area of Stradley Place and in the Old Town plan. Haire showed a

diagram of a mock renovation of 36 South High Street and explained the various parts of the diagram; the scale and size of this council chamber would only increase to approximately 60, so not enough. This plan is estimated at \$1.5 million but would not solve all of the issues that are necessary to address. Jarvis asked about considering the old high school/middle school; Haire said the school district is using the building for administrative offices, certain programs, leasing options, the Barber Museum, the library and school board meetings.

The proposal for 45 East Waterloo Street includes moving the municipal operations from 36 South High Street to 45 East Waterloo Street; moving town hall operations to new location; moving community center operations to new location; demolishing the existing community center and replacing it with a large public parking lot; there is potential to move the sheriff's department operations into 36 South High Street or expand into all of 10 North High Street; potential for the Columbus Metropolitan Library, Canal Winchester branch, to move into the building in the proposed open tenant space, plus they would share the large meeting space, because they have a need for the space during the day; the library board is authorized to investigate this option for the Canal Winchester branch; there is no lease signed, no letter of intent and we are working with them collaboratively for this space.

Haire stated the contract was entered into on August 16, 2019; it is for a proposed purchase of the 23,739 square feet building, 1.29 acres of land and 27 parking spaces; proposed purchase price is \$2.4 million or \$101 per square foot; the seller is financing the purchase at 4% interest for a ten year term, and this means the city would make quarterly payments of \$73,093.44. The seller put a condition in the contract stating the proposed municipal complex would be named "The Bob McDorman Building;" we do not know yet exactly how we would recognize this as the Bob McDorman Building. The contract indicated the city must close on the property by February 12; we are currently negotiating improvements, the layout of the space and budgeting with the Columbus Metropolitan Library regarding their location in the proposed tenant space.

The Mayor basically had a hand-shake agreement with Mr. McDorman that if he did not want to use the building at some point that he would give us the first right of refusal to purchase the space; there was not a written contract for this; after Mr. McDorman passed, Mrs. McDorman offered the property to the city at an appraised value price of \$3.2 million; we declined that offer, and the property was listed for sale at \$3.2 million. The property was appraised in January 2017 by the Robert Weiler Company for \$3.2 million; the original list price of the property was \$3.2 million; there are land value estimates of \$450,000; the appraisal indicates the cost to build this structure and develop the site was over \$2.3 million, but not including the cost of the land to McDorman of \$385,000; the appraisal indicates the cost to replace the building would have been over \$2.4 million in 2017; the contracted purchase price for the city is \$2.4 million, which is less than the cost to develop the building and site. Haire showed and explained diagrams of the proposed concepts for changes to the interior of the McDorman building, the community center and the surrounding parking areas. The building would have a shared entrance and lobby to be shared with the library and community center.

There would be a rear entrance for the parking in the rear of building.

Haire stated the city had a due diligence period completed on November 13; did due diligence by examining concepts for use of the site, preliminary cost estimates for the improvements, use of the current community center, did an ALTA survey and preliminary title search and commitment,

consultations on preliminary necessary infrastructure improvements, and preliminary negotiations with a potential tenant for the eastern portion of the building. The preliminary estimates by the architect are for a cost of \$2.2 million to renovate the building for municipal use; this includes some of the common areas such as bathrooms. Potential concepts for the front and back entrances; changing the front to add a ramp and stairs for entry and on the rear adding a vestibule entry and add windows on the rear to add natural light. Many portions of the building are fiber cement board and brick, and parts of this need repaired or replaced. The proposed purchase meets the city requirements for a larger, safer building for employees, larger capacity for council meetings and public meeting space, will have overflow space in central lobby that is wired for sound, would be wired for video and audio recording of public meetings, more modern facility for the community center, better facilities and security for the sheriff's department staff and deputies, more public parking in downtown area, utilizing a vacant building in the old town area, this building has been vacant since 2016, allows residents to engage with local government easily, and provides ADA compliant spaces for residents to use.

Walker stated he likes the idea of the library being a part of the building, and asked about terms of lease, etc.; Haire replied that we have not discussed any terms with the library, but he knows they want to expand as this location is very busy. Amos asked about the "return to owner" items on the demolition plan and if this means the city as owner or Mrs. McDorman; Haire replied these items would be returned to the city and they could potentially be used in other places around the city. Amos asked about the cost of the fiber cement board; Haire replied. Lynch asked about the senior center name of Frances Stuebe and if that would be retained; Lynch asked about the naming rights to the building, and that most families that want to name a building there is considerable cost to do so; Haire said Mrs. McDorman wrote it into the contract. Amos asked about the financing of this project and any additional debt the city will ask for; Jackson replied the city has no intention of asking residents for any funds; Jackson spoke about short term borrowing, long term debt issuance and funding for McGill Park at the same time; all of the city's larger debts will be falling off in the next ten years; our general fund is very healthy; generally spending less than we take in. Bennett asked if we have initial costs for renovating space for the sheriff's department; Jackson replied we have not evaluated what needs to be done for the sheriff's staff use; probably would not be any debt issuance the city would pay cash. Mayor said we would have to evaluate both potential buildings and renovation costs for both buildings and determine which would work best. Bennett asked about the type of impact this will have on city funds; Jackson spoke about looking at our revenue sources versus our expenditures. Bennett asked if the old town plan has ideas on what this building can be if not used for council; Haire replied that it was not directly decided, but it is a historic building and would be used. Lynch asked question, but I cannot hear it on the audio. Coolman asked about the city's growth pattern in past years, if police move to administration building, and library to tenant space, how much time before they outgrow their new space; Haire replied it would be ten to fifteen years down the road before any more changes or moves would be necessary. Bennett asked about the master park plan at McGill Park and how do we differentiate the spaces for rental; Jackson said they are two different spaces, the McGill Park space is large scale events such as weddings, and community center would be used for birthday parties, etc. Bennett asked about the capacity of these spaces; Haire said community center would accommodate 200 people seated assembly style like we have here; Mayor responded that McGill park would accommodate 200 people seated banquet style seating with a stage and dance floor. Lynch asked question, but I cannot hear it on the audio. Amos asked about the kitchen space for new community center; Haire replied about current library room and kitchen at community center. Mayor said we included an executive session room and it can be used for meetings

during the day; library would have access to council chamber space. Clark asked about date of starting this project; Haire replied the closing on the building is in February, still need to do design-build proposals with contractors, will specify what we need to a contractor, maybe do a spring bid, maybe be on contractors schedule next summer. Mayor said this is what we think our needs are. Coolman asked about green technology; Haire said we have not looked at that, the roof may not be able to handle the loads. Bennett asked about the tenant completing their portion of the space and how much oversight would we have on this; Haire replied there would be coordination on this between us the landlord and the tenant, coordinating the mechanicals like HVAC, etc. it would be negotiated with potential tenant, any improvements the tenant makes to the space would become the property of the city if and when the tenant leaves.

Walker now called for any resident that wishes to speak to come forward to the podium, one at a time, state your name and write your name on the speaker form. As with all public speaking, there is a five minute limit.

Randy Stemen came forward to speak; he spoke about the idea to keep everything downtown; Mayor said we did a survey and that was the result. Stemen asked about the space beside this building; Haire responded the land is not big enough unless multiple levels and parking issues; Haire said we did evaluate that location. Stemen said it would be nice have a big council chamber and upgrading the senior center, too. Stemen said the town would also like bicycle paths, improved roadways, our own police department; should list all needs the town has, get community input and from there set highest priorities; he doesn't see the community input on this and we should table it until that is done.

Brian Buck (cannot clearly hear name on audio) came forward to speak. He said Bob McDorman would have named this town Corvette Winchester if he had the chance; he said McDorman was passionate about the Corvette; liked the physical legacy he built and disappointed to see it go away so rapidly; impressed by the stewardship of taxpayer money going into this; should keep petition family to keep the legacy alive by putting a 2014 Corvette in the building and a plaque with his legacy because that was the intention of that building.

Tracy Weiland came forward to speak. She is president of one of many organizations that meet at the community center; she said it is a community center, not a senior center; the senior citizens club uses it for gathering and is a family and some seniors can meet with people who have no other way to see people; the current building has flooding issues, electric issues, the roof leaks, renovations that need to be done; this is the perfect solution, could get more groups to meet in the new updated facility; would appreciate you voting for this.

Sal Mulderer (cannot clearly hear name on audio) came forward to speak. She likes living in a town with a downtown; if you don't grow you die; need to grow to keep going; people like it here; if you don't like growth find another community to live in; good public officials who examine things and are prepared and will answer our questions; glad I am old and I won't have to pay the taxes.

Cathy Giles came forward to speak. She asked if there were any other offers or proposals made from other citizens or businesses for this property; Haire responded that as far as he knows, no other offers came forward. She stated the library benefits in getting more space, and the city offices get more space,

but the community center stays the same or loses space...is it possible for them to get more space? Mayor Ebert started to reply and Haire added that the community center gains about 20% useable space in the larger useable space, and useable meeting space, plus a twenty person conference room that can be used as it is adjacent to the community center space.

Bethany Ferguson came forward to speak. She said the library is definitely used in the current senior center. She asked about the proposed add on to this building; Haire clarified she is referencing 36 South High Street building, not town hall; Haire said that building renovation was not budgeted specifically, but more so to decide if it would fit the needs, and it would not accomplish anything with improving the community center, doesn't provide the amount of space needed for meeting of council, such as seating space for tonight's meeting, the McDorman plan provides more meeting space, and the other building would not provide any additional space for the sheriff's department. She replied it is all awesome and that his presentation answered her other questions.

Marie Gibbons came forward to speak. She said she previously managed naming buildings for OSU, and a naming such as that can cost one-third of the cost of construction or renovations, and we may be missing out by not requesting an additional donation or similar from the McDorman family if they want to honor it. She commented that the city please retain the name of Frances Steube for the community center even if the building is torn down. She was my neighbor and she taught me a lot about being a good steward of our community and she worked tirelessly to keep our community as it is in the downtown area.

Bobbie Mershon came forward to speak. She commented on the structure of our government; the Mayor and staff should administrate and council's job is the power of the purse; you (council) have the ability to make choices like this, choosing what site you want for a new municipal building and community center; but the Mayor had lunch with Bob McDorman and staff meetings where council was not invited and made the determination of the site; council should be choosing the site, where are your choices; are you giving your power to them to choose it or do you want to choose it; we need another preliminary study done for the are behind 36 South High, make changes behind it and to Stradley area and the basement, but until you are able to look at both plans objectively then you are missing what we have council people for; the choice is yours not done in a staff meeting with the Mayor and his staff. Let's look at the site, it's taking a whole block of downtown and no tax dollars instead of developing it commercially, bringing in foot traffic for other businesses, too; don't want to take up such a big foot print of valuable property for a non-tax producing thing; you got all this space not getting any tax dollars from; there is nobody else even considering it at \$2.4 million which tells you it is over-priced; it doesn't make sense to me to do it this way; you need to go back to the start and look at two sites to see which one is most feasible for the growth of downtown and look at what the citizens want; no citizen asking for a new municipal building, they are asking for better safety services; at least three years of people telling you to improve your safety services and you are not doing it, is there a budget in the next year for a study to get this done. Walker informed her that the five minutes was up. She ended by saying you need to do the study and budgeting to see how many police officers you really need.

Clif Spruill came forward to speak. He has known Bob McDorman for over thirty years and bought cars from him, Bob talked about building a corvette museum in Canal Winchester, council meeting for him to purchase the property that was an eye sore, now it is nice; afterwards he brought in a vintage car to the

museum, and then Bob got sick and didn't make it; he worked with Alice and he sold the car; took an envelope to Alice and said it was Bob's juice; she hugged him; it was a verbal and handshake agreement and he honored that agreement by giving the money to Alice; the building came up for sale because Alice could not pay the overhead, sold all the cars; said Bob told him he was going to donate the building to Canal Winchester but nothing was in writing; he thinks the city buying it is the right thing to do to honor Bob McDorman.

Pat DeWitt came forward to speak. She has heard everything, we want shops and this and that, but they may not last and come and go and then the building is empty; if you want a better police force then don't keep them shut up in the basement, find a better place for them; this proposal answers all of those needs; congratulate council on their intelligent questions and Mr. Haire's responses; she is really supportive of this building, we need it for the community center, need bigger meeting space; she is all for it.

Cindi Lynch came forward to speak. She said we have asked for safety and if we had a bigger building we could do that; need safety for our seniors and our community, some people afraid to go to Walmart; people asking for more safety; agree we need a community center; it is a busy building; need a bigger building; should go opposite way instead of the library; no letter of intent from library, but we are giving them the bigger space but the senior center needs a bigger space, need another meeting besides in January; it needs to be bigger to be a community center.

Walker asked if there was any other resident who would like to speak (pause); last chance. Bobbie Mershon stated she had another question; Hollins and Walker responded that she could still submit her questions or comments in writing. General talking in the room on the audio.

Liana Obert came forward to speak. She agrees with what Bobbie had to say that you need more studies on it; She said I don't think you can go forward with a closed door meeting from the Mayor without asking anyone else what they think, the Mayor can just do what he wants to do, we'll read it, we'll vote on it, here we go; let's talk about the other space and see what it is going to cost; Liana turned to Bobbie and asked her what else; and Walker called for order. Liana asked who paid for the paving of the parking lot behind McDorman; Haire replied it is currently a public parking lot, the city paid for this and the public parking easement, Mayor stated at the approval of council.

Seth Melvin came forward to speak. He asked about the demo and new paving for the community center and what it will cost; Haire replied the estimate is around \$200,000 for the demo and paving, not including furniture and fixtures. He thinks it should be a Canal Winchester police department; asking if it's a county police department, Mayor said they are here all day every day all the time, Jackson said we have a dedicated substation; Sgt. Hendershot said we have two cars at all times and dedicated people here. He thinks we need more officers and more space for them and not overspend on what we are talking about doing here. Walker stated the issue and discussion about the senior center demo and paving was discussed at the last meeting.

Mayor commented about people saying this was all done in secret. Council knows we had several executive sessions on this matter and it has been going on for several months; they knew about it.

Walker thanked all the residents for coming out to speak tonight; he asked what is the will of council at this time.

Lynch stated he likes the concept of this proposal and thanked Haire for his presentation and information; other pieces of the puzzle like police and safety; talking about the debt; wants a clearer understanding of where money is coming from for future police expansion and McGill Park, he would like to see this in writing so that resident's questions can be answered. Wants to be more comfortable with the numbers; Jackson stated we have covered this before, police issues have to be covered each year as needed, possible levy for a police force of our own, would need voter approval, but we are not there yet; McGill Park will be broken down into phases of funding to be affordable for us so that we don't take on more than is appropriate, awarded a half million dollar grant for the park, part of park paid for by cash; Lynch asked how this will be paid for over time. Bennett interjected, saying he believes Lynch doesn't want the McDorman proposal to compromise the timeline of McGill Park, because the park is a greater need and want for the community and residents to use; Mayor asked how McGill park will solve police officer space; Bennet said it doesn't but we have a huge lack of space for recreation, desperately need those fields and space for holding events; Mayor said this is part of phase one. Amos commented we are two years out for using those soccer fields with grass and fertilization issues and we have not begun to do anything with this; Mayor said it was beyond our control; Jackson said we would jeopardize federal funding if we moved forward before contracts are complete. Amos asked what year did we purchase the park; Jackson replied 2017.

Hollins stated it would be appropriate at this time to remove it from the table, or at least get a motion to remove it, if not four votes to remove it, then it would continue to be tabled; Amos asked if not removed from the table would it jeopardize the date of purchase; Hollins said we have an outside February date for council to authorize the agreement; Walker stated it can always move it to full council and it can be stopped at any time; Hollins said but to do so you have to remove it from the table. Walker asked if there was any other discussion with council at this time.

***Motion to untable ORD 19-071 made by Clark; seconded by Coolman
Motion carried by the following vote:***

Yes 4 – Clark, Coolman, Amos, Walker

No 2 – Bennett, Lynch

Abstain 1 – Jarvis

(During verbal voting, Amos voted yes, stated knowing we can still make adjustments as we move forward; Jarvis voted as abstaining because he won't be here for the final vote)

Motion to move ORD 19-071 to full council made by Clark; seconded by Coolman

Motion carried by the following vote:

Yes 5 – Clark, Coolman, Amos, Jarvis, Walker

No 2 – Bennett, Lynch

I. Adjournment

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

*Yes 7 – Lynch, Bennett, Amos, Clark, Coolman, Jarvis, Walker
Adjourned at 8:07 pm*