

# Canal Winchester

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



## Meeting Minutes - FINAL

**August 7, 2017**

**6:00 PM**

### Council Work Session

*Will Bennett-Chair  
Bob Clark  
Steve Donahue  
Bruce Jarvis  
Bobbie Mershon  
Mike Walker  
Jim Wynkoop*

Call To Order

*Bennett called the meeting to order at 6:02pm*

Roll Call

**Yes:** 6 – Bennett, Clark, Donahue, Jarvis, Mershon, Walker

**Not present:** 1- Wynkoop

Also In Attendance

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

Request for Council Action[RES-17-014](#)

A RESOLUTION REAUTHORIZING AN AGREEMENT BETWEEN THE CITY OF CANAL WINCHESTER AND THE BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, OHIO ON BEHALF OF THE CITY OF CANAL WINCHESTER IN ORDER TO PARTICIPATE IN THE FRANKLIN COUNTY, OHIO DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD) ENTITLEMENT PROGRAM AND ABIDE BY THE COVENANTS OF THAT PROGRAM AS STATED HEREIN

**Sponsors: Jarvis**

*Haire- do this every three years, keeps us eligible for heating programs; Mershon: what happens in Fairfield county portion in CW do we have one with them?; Haire: since we contract with Franklin It will cover all Canal Winchester residents whether they are in Fairfield or Franklin County;*

**A motion was made by Jarvis, seconded by Walker that this Resolution be recommended to council. The motion carried by the following vote:**

**Yes:** 6 – Jarvis, Walker, Bennett, Clark, Donahue, Mershon

[ORD-17-031](#)

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ACCEPT AND EXECUTE THE PLAT FOR THE VILLAGES AT WESTCHESTER SECTION 10, PART 1; AND DECLARING AN EMERGENCY

**Sponsors: Mershon**

*Haire: final step to accept the flat for Westchester; extension on Connor avenue; will include 13 lots; currently under construction; contingent completing all the public improvements; Donahue: is this on the west side of Gender; Haire: behind the high school baseball field; Mershon: why an emergency; Haire: this is what we have been doing with flats recently; this one if you chose not to be an emergency there is no rush; another 3 weeks before they are ready; Clark: is there a connection of Thrush? I see a road; Haire: that would be on the next phase of construction.*

**A motion was made by Mershon, seconded by Clark that this Ordinance be recommended to council. The motion carried by the following vote:**

**Yes: 6 – Mershon, Clark, Bennett, Donahue, Jarvis, Walker**

**Attachments:** [P&Z Recommendation VAW Sec 10-1](#)

[Villages at Westchester Section 10-1 Plat](#)

[ORD-17-032](#)

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ACCEPT AND EXECUTE THE PLAT FOR CANAL COVE SECTION 4; AND DECLARING AN EMERGENCY

**Sponsors: Mershon**

**Attachments:** [P&Z Recommendation Canal Cove Sec 4](#)

*Haire: final approval for Canal Cove section 4; extension on Monarch street and two new streets; Duke will come off hill road; new access has been built off hill rd.; delayed from issues that need to be cleared with Fairfield county; asking for emergency nine lots sold already and because there has been a delay from Fairfield; have people patiently waiting to start the building of their homes.*

**A motion was made by Mershon, seconded by Jarvis that this Ordinance be recommended to council. The motion carried by the following vote:**

**Yes: 6** – Mershon, Jarvis, Bennett, Donahue, Clark, Walker

[ORD-17-033](#)

AN ORDINANCE TO AMEND THE 2017 APPROPRIATIONS ORDINANCE 16-033, AMENDMENT #5

**Sponsors: Bennett**

*Jackson- serves to do several things; general fund asking \$55, 000 for sheriff; \$5,000 is for jail services for inmates; we were hit very hard from franklin for housing an inmate; asking for additional funds to get us through the end of the year;\$2,500 labor day funds; \$43,000 remainder of the December 2017 contract payment; purchased order was closed out that was not supposed to have been closed out; and we have been playing catch up every year; Got paid off the new po instead of the old po; looking replace pool filter \$5,000; construction services \$185,000 gender road phase IV engineering to get underway; \$70,00 on Green gate Blvd.; off Diley Rd. in Winchester Ridge area; \$52,000 Canal Cove construction inspectors already paid to the city; already deposited asking to appropriate that so we can pay our inspectors; asking \$20,000 for sewer fun;\$10,00 collection contract services and \$10,000 for collection*

*OMN operation and maintenance ; this money will get us through the end of the year; Jarvis; does the Gender road phase 4 include the engineering for the railroads; Jackson: Yes; Will: \$52,000 for construction inspection; were those services we used to have in house?; since we no longer have an inspector; Jackson: different type of inspectors; Mershon: the one that goes out to the sewer is this coming out of the sewer fund; Jackson: Yes.; Haire: green gate drive would extent from industrial parkway; planned for nearly 15 years now; want to update those plans to the engineering standard; as we look at further development for multifamily this will allow access; hope to establish a TIFF to pay for that; hope it will spruce commercial development;*

**A motion was made by Bennett, seconded by Donahue that this Ordinance be recommended to council. The motion carried by the following vote:**

**Yes: 6** –*Bennett, Donahue, Clark, Walker, Mershon, Jarvis*

[ORD-17-034](#)

AN ORDINANCE TO AUTHORIZE THE MAYOR TO CONVEY THREE TRACTS OF LAND CONSISTING OF 23.631 ACRES ON ROBINETT WAY TO THE CANAL WINCHESTER INDUSTRY AND COMMERCE CORPORATION TO PROVIDE FOR ITS SUBSEQUENT CONVEYANCE TO NIFCO AMERICA CORPORATION, PURSUANT TO A PURCHASE AND SALE AGREEMENT, AND TO DECLARE AN EMERGENCY

**Sponsors: Walker**

*HAIRE: allow us to enter into a real estate purchase agreement with NIFCO; three separate tracts; to consist the full 23.1 acres; 16 acres on south side of Robinette way; 4 acres to connect that existing and 3 and a half on the north side of Robinette way; purchase price is \$750,000 right of first refusal on property adjacent to*

*that property; Purchase price of that would be \$650,000; Want to move towards closing as quickly as possible.*

**A motion was made by Walker, seconded by Mershon that this Ordinance be recommended to council. The motion carried by the following vote:**

**Yes: 6 – Walker, Mershon, Bennett, Donahue, Clark, Jarvis**

### Reports

*Amanda Jackson- winding down on pool season; once closed after labor day I will bring some numbers to you; where we are at now we have hit revenue projections; gearing up with the fall and appropriations for the next fiscal year; anything you want me to look at with the budget please let me know as soon as you can.*

*Lucas Haire- Aldi opened new store on the 28<sup>th</sup>; been very successful so far; parking lot has been packed; doing more than anticipated; thank you for moving forward with NIFCO; been working on that for a long time; Clark: with that sale how much land do we still have that is vacant; Haire: not counting the auction property we have a 2.28 partial we have two 2.68 partials; Clark: how much double building ; Haire: little over 20 acres; Jarvis: possible to add that topic to the next COW meeting; if we are running out of land there it's about to come to an end and we need to look at what the next phase of that; Clark: I second that.*

*Matt Peoples - ; opwc gender 4 we did get word we have been fully funded for that; we were the last project to get funding and originally shied just short of that; but monies was*

*returned; 165,000 moved from grant portion to loan; very good news for us; especially giving the railroad crossing and extension of the bike path; heads up next meeting SWACO WM agreement; hill rd annex we spoke of months ago about getting utilities with that; cleared with Fairfield county and moving forward at a better pace;*

### Items for Discussion

[17-201](#)

OPWC Application Update

[17-202](#)

New Fleet Vehicle(s)

*Peoples: Putting together a package of the replacement of one for the dump trucks; had a few problems with this; looking at another lease line; looking through another 6 vehicles to get rid of them before they start cost us more on maintenance; want to trade them while there is still value; still trying to figure out what the prices will be; will come back to council with info wants we have it;*

### Old/New Business

### Adjournment

*Meeting adjourned at 6:30pm*

***A motion was made by Clark, seconded by Mershon, that this meeting be adjourned. The motion carried by the following vote:***

***Yes: 6 – Clark, Mershon, Bennett, Donahue, Jarvis, Walker***