



City Council Meeting Highlights Monday, April 5, 2021

In an effort to provide clear, factual information in a timely manner, the City will be sharing highlights from City Council Meetings the morning after a council session on the City website and social media. These highlights will include summaries from work session, full council, and any public hearings/meetings that take place. They will not replace formal minutes.

[Work Session Agenda](#)

[Public Hearing Agenda](#)

[Council Agenda](#)

A RESOLUTION TO OUR COMMITMENT TO EQUITY

- Council approved the change of language in Section 1 to “City Council members are encouraged to attend CHAT meetings when possible. Members attending the CHAT meetings may provide Council with verbal reports at future council meetings”.
- The resolution was re-tabled as we await feedback from Franklin County Public Health.

MUNICIPAL COMPLEX UPDATE

- Mr. Sims, Construction Services Administrator, provided an update on the Municipal Complex. The City is currently reviewing plans with Ferguson Construction, and final designs are expected to come before Council April 19. We are looking at GMP (Guaranteed Maximum Price) of \$4.07 million, which is lower than what was proposed from our previous contractor.
- Mrs. Amos asked about the existing Community Center. Mr. Sims explained there are options for transitioning over, from a lengthy total closure to a phased approach. At most, we would expect it to be closed for 1-month.

McGILL PARK PHASE I UPDATE

- Mr. Peoples, Public Service Director, provided a thorough update on the components of McGill Park Phase I. This will include: multiple soccer fields, parking, walking paths, trees, entrance drives, a shelter house, and a large playground area.

CAPITAL PROJECT FUNDING UPDATE

- Mrs. Jackson, Finance Director, provided a financial overview of some of the City projects and where the funds are coming from. Two projects – McGill Park Phase I and the Municipal Complex – will issue debt. The debt will come from a short-term issuance which can eventually be converted into long-term. This is a process that has worked well for the City before. Council approval is needed before the City issues any debt.

PUBLIC HEARING TO DISCUSS REZONING ORDINANCE

- A Public Hearing was held to discuss ORD-21-016, an ordinance to rezone a portion of land on Winchester Blvd from General Commercial (GC) to Limited Manufacturing (LM).
- Mr. Haire, Development Director, provided a thorough overview of the area, including the history of the parcel, surrounding businesses, applicant plans, traffic review, utility plans, and more. When it comes to rezoning applications, the Planning & Zoning Commission strongly considers 4 factors: compatibility of the land use and future plans, traffic flow and utilities, relationship to public health/welfare, adequacy of available public services. Planning and Zoning Commission reviewed the application at their public hearing in February and recommended City Council approve the request, under the condition that the applicant works with the Municipal Engineer to address traffic concerns that arise from a traffic study.
- Brant Murdock of Tenby Properties, the applicant, shared some background on the company. They are a local business with 20 years of experience in the area, specializing on “flex-space” buildings – office in front, warehouse/manufacturing in back. Designed for small to midsized businesses that need that flexibility.

- 6 residents spoke regarding the rezoning, primarily citing their concerns with potential traffic, the removal of trees and potential impacts on property values.
- Council reviewed the criteria stated by Mr. Haire that would allow for the rezoning of that area. There were additional concerns raised about the aesthetics of the design of the building. However, the group refocused the discussion to rezoning and not the building specifics.
- The ordinance was moved to full Council. Mr. Bennett clarified that this is required, and a formal yes/no vote will take place at a future Council meeting.

LEGISLATION PASSED

- A resolution was passed allowing the City to source road salt from ODOT.
- An ordinance passed allowing the City to enter into contract with Facemyer Co. for the McGill Park Trail Connector project.
- An ordinance was passed to amend the 2021 budget to reallocate money from the Sewer Fund. This ordinance moved \$130,000 of unappropriated funds to allow for additional operating expenses and blower replacements at the Wastewater Treatment Plant. This is a result of some wear and corrosion at the facility.

SHERIFF'S UPDATE

- With the City, the Sheriff's Office has implemented video arraignments from the jail and it went very well.
- Body cams are now being worn by all Fairfield County deputies when interacting with the public.
- There is a new Ohio law that states deputies cannot knowingly handcuff pregnant women or women 6 weeks postpartum. There are exceptions to the regulation.