

# Canal Winchester

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



## Meeting Minutes - Final

February 18, 2020

7:00 PM

### City Council

*Mike Coolman - Vice President*

*Jill Amos*

*Will Bennett*

*Bob Clark*

*Patrick Lynch*

*Chuck Milliken*

*Mike Walker*

A. Call To Order at 7:09 pm

B. Pledge of Allegiance - Lynch

C. Roll Call

***Present 6 – Bennett, Clark, Coolman, Lynch, Milliken, Walker***

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

***Yes 6 – Bennett, Lynch, Clark, Coolman, Milliken, Walker***

D. Election of Council President

Motion was made by Clark to elect Mike Walker as president of city council; motion seconded by Coolman; Coolman asked the clerk to call the roll call. Lynch asked if we were going to have any discussion. Coolman said you can have discussion if you like; the issue was, and the two parties involved, Walker and Milliken, wrote to the board of Ethics about any possible conflict and they received enough information back that they feel confident enough to go ahead and vote and that there is no conflict, so that's where we are at, each meeting we will ask if there is a motion to fill the president's chair. Lynch asked if there was a formal inquiry and a formal response made; Milliken responded yes. Lynch asked do you have that formal response and would you be willing to share; Milliken said essentially the main line item was as long as Walker has no power over me, he is not my boss, then it is fine. Lynch wanted to note that he did receive a note from Amos asking for this to be postponed, he wanted to make that public. Coolman said in all fairness to every member on council as long as this appears as an agenda item, we have to move forward, if you are here you're here, if you're not, you're not; until we make a motion, you can take it upon yourself to investigate, issue of landlord and tenant detail, there is a signed legal document that was signed prior to elections, it does not impede on their pay or their actions, it is a market value lease and it should be legit. Coolman asked for a roll call; clerk clarified there is a motion by Clark and a second by Coolman.

***Motion to elect Walker as president of city council made by Clark;  
seconded by Coolman  
Motion carried by the following vote:***

***Yes 4 – Clark, Coolman, Milliken, Walker***

***No 2 – Bennett, Lynch***

Coolman stated Walker is now the elected president of council, congratulations, and he will assume hosting the rest of this meeting. Walker said thank you to council; he proceeded to make comments to congratulate Mayor Ebert on a job well done, appreciate the staff surrounding you, Jackson with a perfect audit, Haire achieved the pillar of the community, staff is pretty remarkable; reminds him of a 1910 speech by Theodore Roosevelt quoting "It is not the critic who counts; not the man who points out how the strong man stumbles, or where the doer of deeds could do them better. The credit belongs to the person who is actually in the arena, who face is marred by sweat and dust and blood; who at best in

the end knows the triumph of high achievement, and who at worst, if he fails, at least fails while daring greatly." You are daring greatly and we appreciate it. Would also like to congratulate Milliken on his seat at council; hope city council will work in harmony as well as your staff has worked, thank you to the city for your patience while waiting to get through this.

#### E. Approval of Minutes

[20-08](#)

MINS 2-3-2020 Work Session ([Minutes](#))

[20-09](#)

MINS 2-3-20 Full Council ([Minutes](#))

***Motion to approve minutes from 2-3-2020 work session and council meeting made by Coolman; seconded by Lynch; Motion carried by the following vote:***

***Yes 5 – Coolman, Lynch, Bennett, Milliken, Walker  
Abstain 1 - Clark***

[20-10](#)

MINS 10-8-19 Town Hall Meeting ([Minutes](#))

***Motion to approve minutes from 10-8-19 town hall meeting made by Coolman; seconded by Milliken  
Motion carried by the following vote:***

***Yes 6 – Coolman, Milliken, Bennett, Clark, Lynch, Walker***

#### F. Communications & Petitions

[20-11](#)

Madison Township Police Department Report ([Report](#))

#### G. Public Comments - Five Minute Limit Per Person

Julie Cecutti, 17 West Mound Street, came forward to speak. She is here to talk about her concerns about development in old town Canal Winchester. She attended the Planning and Zoning Committee and familiarized herself with the Old Town Plan adopted in 2016; she is concerned about the new building being built behind town hall that also shares the alley behind Mound Street; according to the old town plan the main issue was parking that is needed, anything developed was supposed to preserve the small town feel, and new buildings need to complement the existing historic structures. None of that applies here (pointing to new building being built behind town hall) in my opinion. We have 14 apartments, you figure at least one car per apartment, maybe two cars per apartment, parking lot is small, no access from Waterloo, so it all gets channeled down alley that runs parallel with West Mound and Waterloo, five residents of West Mound that have garages on the alley plus two that have parking spaces and two businesses with parking lots; apparently somebody is saying possible to make the alley one way, which I am not in favor of, I have lived there for 32 years, and I have been able to pull out of my garage and go in any direction I want to go depending on my destination. I think it is wrong to benefit the few at the detriment of many. We are adding traffic which was not supposed to happen here, this was supposed to be a parking lot and that would have been great to serve the businesses on north side of Waterloo, now we are adding more traffic, less parking, fourteen new residents, more cars for the retail establishments on the ground floor, more visitors and what-not. I have a problem that it seems that we, the residents

who are mostly impacted were not notified until a wrecking ball started tearing down one of the historic houses right next door. I would like to think we have learned something over 30 years when it comes to developing, but I am not so sure, that is why I am here to express my concerns. There are two houses across the street from this development that may be slated for demolition, and I am definitely not in favor of that; if you want to go with the old town plan and preserve the old town feel and compliment the historical structures why would you not keep two century buildings in good condition; they might need some modernization, or can be family living or commercial, I see a need for that, but I am afraid it could be on the horizon. I am not in favor of just developing willy-nilly without really looking at the big picture; I don't think the big picture was looked at with this; as my grandfather would say it looks like it is ten pounds of crap in a five pound bag; the building is huge, it is the wrong site for this building, it doesn't have anything to do with the rest of the old town historic structures, and it's adding unwanted traffic, we may have to change the alley, there are talks of Oak Street or West Mound being turned into one-way streets; why? So we can have everything benefit one building, and not consider all of the residents, fourteen residents is about the same as both sides of West Mound Street...it's like boom! I am sorry but I hope in the future you would give it a little more thought and be on your toes and look at the big picture and involve those who will be most impacted; and let them be a part of the process. Thank you.

Walker commented to Coolman and said thank you for facilitating as President and Vice-President, that was a lot and we appreciate it.

## H. RESOLUTIONS

## I. ORDINANCES

*Tabled*

*Third Reading*

### [ORD 20-002](#)

*Construction Services*

*Sponsor: Amos*

An Ordinance to Authorize the Mayor to Enter Into a Contract with Quality Control Inspection, Inc. for Consulting Services Relating to Construction Inspection for the Period From January 31, 2020 Through December 31, 2022. ([Ordinance, Exhibit A](#))

*- Adoption*

***Motion to adopt ORD 20-002 made by Walker; seconded by Coolman  
Motion carried by the following vote:***

***Yes 6 – Walker, Coolman, Bennett, Clark, Lynch, Milliken***

### [ORD 20-004](#)

*Development*

*Sponsor: Clark*

An Ordinance Authorizing the City of Canal Winchester to Enter Into a Community Reinvestment Area Agreement with Northpoint Development, LLC., Pursuant to Section 3735.671 of the Ohio Revised Code; Authorizing the City of Canal Winchester to Enter Into a Related School Compensation Agreement with the Canal Winchester Local School District and Northpoint Development, LLC. ([Ordinance, Exhibit A Map, Exhibit B CRAA, Exhibit C](#))

[School Compensation Agreement, Exhibit D School District Resolution](#)

- Adoption

**Motion to adopt ORD 20-004 made by Clark; seconded by Bennett  
Motion carried by the following vote:**

**Yes 6 – Clark, Bennett, Coolman, Lynch, Milliken, Walker**

*Second Reading*

[ORD 20-006](#)

*Development*

*Sponsor: Milliken*

An Ordinance Authorizing the Mayor to Enter Into a Development Agreement with Northpoint Development, LLC.; and Declaring an Emergency ([Ordinance, Exhibit A Map, Exhibit B Scope, Exhibit C Easement, Exhibit D Deed](#))

- Second Reading Only

**Milliken stated second reading.**

**First Reading**

[ORD 20-008](#)

*Law*

An Ordinance to Repeal Chapter 1130 of the Codified Ordinances of the City of Canal Winchester ([Ordinance, Exhibit A ORD-18-047](#))

- First Reading Only

**Lynch stated first reading only.**

[ORD 20-009](#)

*Development*

An Ordinance Approving the Final Development Plan for Outlot 3 Identified in the Meijer Outparcel Development Pattern Book ([Ordinance, Exhibit A P&Z Approval Letter, Exhibit B P&Z Staff Report, Exhibit C Dev Plan App](#))

- First Reading Only

**Walker stated first reading only.**

[ORD 20-010](#)

*Development*

An Ordinance to Authorize the Mayor to Accept an Easement for General Utility Purposes from the Mountain Agency, LLC. ([Ordinance, Exhibit A](#))

- First Reading Only

**Clark stated first reading only.**

[ORD 20-011](#)

*Law*

An Ordinance Authorizing the Issuance of a Promissory Note Not to Exceed \$2,400,000 for the Purpose of Paying All or a Part of the Cost of Acquiring, Constructing, Equipping and Improving the City of Canal Winchester's City Hall and Declaring an Emergency ([Ordinance](#))

- Request waiver of second and/or third reading and adoption

**Motion to suspend second and third readings for ORD 20-011 made by  
Lynch; seconded by Coolman**

**Motion carried by the following vote:**

**Yes 6 – Lynch, Coolman, Bennett, Clark, Milliken, Walker**

**Motion to adopt ORD 20-011 made by Lynch; seconded by Coolman  
Motion carried by the following vote:**

**Yes 6 – Lynch, Coolman, Bennett, Clark, Milliken, Walker**

**ORD 20-012**

*Law*

An Ordinance Authorizing the Law Director to Enter Into an Agreed Judgment Entry on Settlement Between the City of Canal Winchester and Panda Express, Inc., and Declaring an Emergency ([Ordinance, Exhibit A Agreed Judgment Entry, Exhibit B Site Plan](#))

*- Request waiver of second and/or third reading and adoption*

**Motion to suspend second and third readings for ORD 20-012 made by Clark; seconded by Coolman**

**Motion carried by the following vote:**

**Yes 6 – Clark, Coolman, Bennett, Lynch, Milliken, Walker**

**Motion to adopt ORD 20-012 made by Clark; seconded by Coolman**

**Motion carried by the following vote:**

**Yes 6 – Clark, Coolman, Bennett, Lynch, Milliken, Walker**

**ORD 20-013**

*Finance*

An Ordinance to Amend the 2020 Appropriation Ordinance #19-069, Amendment #1 ([Ordinance](#))

*- First Reading Only*

**Bennett stated the purpose of requesting this waiver is because the projects associated with this are in a fiscal timeline that needs to be met.**

**Motion to suspend second and third readings for ORD 20-013 made by Bennett; seconded by Coolman**

**Motion carried by the following vote:**

**Yes 6 – Bennett, Coolman, Clark, Lynch, Milliken, Walker**

**Motion to adopt ORD 20-013 made by Bennett; seconded by Coolman**

**Motion carried by the following vote:**

**Yes 6 – Bennett, Coolman, Clark, Lynch, Milliken, Walker**

**J. Reports**

**Mayor's Report**

**20-01**

Report ([Report, Golf Cart Road Map](#))

He gave an update on opening of Bigerton Bend which should occur this Friday, and may include more legal golf cart travel to businesses out by Bob Evans, Walgreens and Walmart; can cross Waterloo and go

back by Aldi's and BP, etc. You can only cross Gender Road, but not travel Gender Road, and can take Prentiss School up past Wendy's to get to Bob Evans, etc. You can only cross Waterloo Street at the main Walmart entrance to get to Aldi's area. Prescription take back day is coming up at Diley Ridge, only pills, no liquid or needles. Lynch asked about the speed limits on road that allow golf carts; he said a resident asked him about driving their golf cart from Cherry Bend to Woods gas station on Waterloo, they cannot go on Waterloo because it changes to 35 mph; person was stopped for being on that section of road for driving a golf cart; Lynch asked if we can alter the speed limit on that section of road to allow golf carts, is the 25 mph a state law or city law. Mayor said it is a state law. Lynch asked if we can take a look at it or change it; Mayor responded that we would take a look at it; Coolman agreed because during festivals they go up there to get ice and have to drive cars instead of golf carts. Walker asked if it is possible to change it all the way up to Walmart; Mayor said this would create an issues of driving a golf cart up Waterloo all the way across Gender Road and that would be hazardous; Lynch commented about just changing it up to the first Walmart drive; Peoples said typically 25 mph is for residential and where the sign is now is the start of residential near Chesterville Drive and taking it past that is not suggested understanding you are that close to gas station but going all the way out, that is not a 25 mph road, people won't drive 25 along there, you are inviting a speeding problem, not designed as a 25 road, it transitions down from 35 to 25 but road doesn't change in width and we watch it for speeding now and that is where the speed problems are. Walker asked if we can look at getting it changed up to the Sunoco; Peoples said the same applies there, it is not designed to be a 25 mph road, it feels residential, but it isn't around gas station. Walker asked what are we looking at to get to the gas station; Peoples said you would be able to get to BP and Kroger with the new Bigerton Bend roadway, but not Sunoco.

#### ***Fairfield County Sheriff***

##### **20-02**

Statistics for January 2020 ([Statistics](#))

He reviewed the monthly statistics for January

#### ***Law Director***

#### ***Finance Director***

##### **20-03**

Report ([Report](#))

#### ***Public Service Director***

##### **20-04**

Report ([Report](#))

#### ***Development Director***

Thank you for approval the CRA and school compensation agreement tonight; we are nearing end of the required approvals for Northpoint; scheduled for closing on March 3, should have final development agreement at next meeting and then final reading and close the next day with Northpoint; Planning and Zoning meeting coming up filing deadline was today and received three applications, one is Greengate condominiums off Hill Road. Walker asked about bank funding for condos and it was tight at one point; Haire said these are two story detached condos and attached condos had bank funding issues.

**K. Council Reports**

*Work Session and Council Meetings - Monday, March 2, 2020 starting at 6 p.m.*

*Work Session and Council Meetings - Monday, March 16 starting at 6 p.m.*

*Committee of the Whole Meeting - Monday, March 30 at 6 p.m. (if needed)*

***CW Human Services - Milliken*** - The Souper Bowl event set new records in donations; getting ready for Easter Egg hunt and spring care boxes and community care day in May.

***CWICC - Clark*** - The next meeting is April 29 at 11:30 am at Interurban Building

***CWJRD – Bennett*** - Meeting tomorrow with folks from the city, school district and Ohio Parks and Recreation Association to help facilitate a conversation for future planning for the joint rec; executive is Thursday 7:00 pm at Town Hall; sports programs opening up soon, need some volunteers for coaching soccer; Misty Swearingen hired as program manager for the JRD.

***Destination: Canal Winchester - Walker*** - Next meeting is March 25 at 6:00 pm at Interurban

**L. Old/New Business****M. Adjourn to Executive Session (if necessary)****N. Adjournment**

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

***Yes 6 – Bennett, Clark, Coolman, Lynch, Milliken, Walker  
Adjourned at 7:50 pm***