

Canal Winchester

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



Meeting Minutes - Final

February 18, 2020

6:00 PM

Council Work Session

Mike Coolman – Vice President

Jill Amos

Will Bennett

Bob Clark

Patrick Lynch

Chuck Milliken

Mike Walker

A. Call To Order At 6:00 pm

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

Roll Call

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

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

C. Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Dick Miller, Steve Smith, Joe Taylor, Sergeant Hendershot, Shane Spencer

D. Reports

Bill Sims - The 2020 street program will open for bids this Friday at noon; hoping to see contractor that we have worked with previously; bids for water and sewer for Rager and Bixby Road projects will advertise on February 26 and then open the bids; working on RFP for municipal complex for the design-build project; active construction work on Winchester logistic site work, walls going up on first building; Pediatric Associates is underway near Meijer; right of way has been designated for Bigerton Bend; widening of Gender Road is access point. Bennett asked about public sewer extension for Pediatric Associates; Sims said it is a water extension, Meijer and developer is responsible for this water extension.

Dick Miller - Spring street tree bids are accepted until February 27 at noon; tomorrow begin weed control treatments in mulch beds along Diley Road; South Central Power has a new vegetation manager, some trees to be taken down along Ashbrook Road and along bike path on Groveport Road that are threatening power lines; have three trees in rights of way for removal in 2020.

Steve Smith - Thank you for funding the press upgrade and thank you to Linda Dillman for the brilliant article in the newspaper; plant tours given to Councilman Milliken and new clerk Jamie James; continuing with generator replacement; working on Bixby Road lift station; in my role as safety manager, Mayor tasked us to assess vulnerability of public buildings in town to their ability withstand a hit from a vehicle either intentional or accidental, the committee convened and used specifications from industry standards we identified areas where bollards may be installed, report comes out this week for review by the Mayor and directors, also available on P: drive.

Joe Taylor - In January pumped 23 million; average hardness 117; replaced air compressor dryer in water plant that was 13 years old, total chemical costs were \$288,000; AMI metering installs still going, about 60% completed; posted new position in waste water crew; working with Bill and Matt to do valve bolt replacements at tower near railroad tracks on Gender Road; staff updating locate cards for businesses on Gender Road and Winchester Blvd. and putting them on P:drive. Walker asked about story about customer who had hose running; Taylor said he had a resident whose residence showed an alert on the AMI system about a water leak, the resident was not replying to notices, so he sent guy out to look and

there was a hose bed frozen and leaking in back yard. Coolman asked about the increase flow from last year versus this year, is it increasing due to number of homes built; Taylor said yes it will increase with seasons, working on water master plan to insure infrastructure will be steady over ten year period.

Sergeant Hendershot - February 10th had CREST class had 50 registered and 70 showed up, Sgt. Cassell and Reed assisted with the class; tomorrow meeting with Fairfield County IT and Rick Brown to set up room in back that Bobbi uses for court for video arraignments, not sure about cost yet, but will be an added benefit; it will be an added benefit. Bennett asked what the class was; Hendershot said it is CREST = Civilian Response to Emergency Situation Training.

Shane Spencer - Update on Gender Road signal timing from ODOT, waiting on ODOT timing systems information, progressing fine; conducted a work shop for thoroughfare planning, looking a development trends and plans for the area, considering improvements, share with MORPC for modeling and get solutions; Scope document for Gender Road; Gender Road phase six pedestrian connectivity, promote safety improvements, zero percent local contribution, ODOT waived; 2020 street maintenance program out to bid on Friday.

E. Request for Council Action

[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 Residential Appearance Standards](#))

- Request to move to full Council

Jackson said it is a correction from last year, when we passed new residential standards will did not repeal the old ones; Coolman said it is housekeeping, new standards are in effect.

Motion to move ORD 20-008 to full council made by Lynch; seconded by Clark

Motion carried by the following vote:

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

[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](#))

- Request to move to full Council

Andrew Moore, Planning and Zoning Administrator, came forward to speak and he showed a presentation on screen for all to view. This is final development plan for Meijer outparcel outlot #3, project was approved at Planning and Zoning Commission last Monday; Outlot 3# is a proposed restaurant, next to Pediatric Associates site; Meijer outparcel development requires all plans to go before Planning and Zoning Commission and before City Council for approval, this is the next step. See location map on screen, location of outlot 3, Shooters Sports Grill, Meijer plan is very specific as to what is required, see map of potential outlots and what may be proposed, legal description of the outparcel, see site development plan, building along Diley Road, meets all setback requirements, outdoor patio space,

site has connectivity from bike path and sidewalk, stormwater system Meijer had it pre-installed for future connectivity, water and sewer connectivity with Pediatric Associates, public water line they will tap off of, joint committee with Violet Township and the fire department requested to relocate the FDC connector to be more accessible in an emergency, incorporated into final engineering plans, there is a limiting access drive and an island, one of these will be relocated to allow a fire truck size equipment to be able to access site, landscaping is per Meijer development plan, utilities will be screened with landscaping, specific requirements for parking lot lights is being met, has large stone entry feature that meets plan natural element requirements, see different elevations from each direction, applicant provided material list to match colors and materials, rooftop items that need to be screened from view, signage requirements are specific and this is met, electric transformer to be screened by trees. Coolman asked about the plan showing four handicap parking spots; Moore said these plans do not need to show exact number of handicap spots at this time, they cannot go over 84 allowed number of parking spots. Lynch asked about the bike path and that it stays and connects; Moore said yes. Coolman asked about the fire department connection, is it an underground water main; Haire said it is a remote connection for the sprinkler system to pump water to the sprinkler system; Moore said they will move the FDC closer to the fire hydrant and it will make it easier on a responding fire truck. Clark asked who is this group, what kind of atmosphere is it, what kind of food; Haire said the applicants are here. Chad Sanders, from Shooters in Cincinnati, came forward to speak; he is one of five investors, it is a Roosters meets Applebee's concept with a variety of food and big screen TVs, first store in Columbus, four in Cincinnati area, it is a franchise, first location opened in 1990s. Lynch asked why they picked this particular spot; Sanders said four of them are from Pickerington and they like the development here, Pickerington seems saturated, architect and developers from Shooters came and looked at it and like it as well; Lynch agreed and said people are wanting more restaurants in this area.

Motion to move ORD 20-009 to full council made by Walker; seconded by Lynch

Motion carried by the following vote:

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

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](#))

- Request to move to full Council

Haire said this will allow us to accept a utility easement along U.S. 33 to extend water and sanitary sewer from Mountain Agency that owns the Wyler Dealerships along U.S. 33 portion of Wyler property and along the Rager Road to serve that project, installing water and sanitary in this easement area.

Motion to move ORD 20-010 to full council made by Clark; seconded by Lynch

Motion carried by the following vote:

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

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 to move to full Council

Jackson said this is the legal end of the purchase agreement with Mrs. McDorman for the McDorman building, she has agreed to finance this for us, allows us to issue debt related to that seller financing, same thing we did with Mrs. McGill for the park, because we want to close on this property we are asking council to pass it this evening, if anyone has legal questions I will refer to our legal counsel. Lynch asked if it is only the finance portion of this not construction portion; Jackson said this is for the purchase, required document because Mrs. McDorman is financing it for us. Bennett asked about financing costs in the ordinance, what is actual percentage; Haire said it is in section five.

Motion to move ORD 20-011 to full council 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 to move to full Council

Haire said there was a legal case filed against us by Panda Express and we worked to settle this, the ordinance is the result of the settlement agreement. The plans were amended from their initial submission. The access was changed and approved, no longer a two way, eliminated the access to the east that had created conflicts in design, now includes a patio area in front of building, which is consistent with other drive-thru places that we have permitted, and will be screened from drive-thru aisle with a fence and landscaping, can see in plan what drive-thru and patio will look like, no restrictions in front of the dumpster and will be employee parking and should not be a conflict for customers, waiting area for drive-thru was an issue but now they resolved it using technology and no long a parking issue, rest of plan is approximately the same, rest of landscaping the same and number of parking spaces the same, agreeing to any outstanding variances will be approved in site development plan, it is a full site plan submittal, planning and zoning approved variance for window glass on the front of the building. Lynch asked about parking on south is outside of plan and who maintains that; Haire replied that Casto maintains it, Panda Express is buying the site and will maintain their site and Casto will maintain outside that line, some cross access in shopping center parking lots. Clark asked about cars turning off Winchester Blvd onto Canal Street, and cars can take a left into Panda Express; Haire says it lines up with the Walgreens drive; Clark concerned about cars backing up there. Lynch asked about the elevation in the parking lot facing Winchester Blvd.; Haire said they meet the ADA compliance in the grade there. Coolman clarified about Haire asking for a declaration of emergency; Jesse Stamp, counsel for Frost, Brown, Todd, came forward to answer, he said it is ready to wrap up for all parties.

Motion to move ORD 20-012 to full council made by Clark; seconded by Lynch

Motion carried by the following vote:

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

ORD 20-013

Finance

An Ordinance to Amend the 2020 Appropriation Ordinance #19-069,
Amendment #1 (Ordinance)*- Request to move to full Council*

Jackson said she prepared a memo outlining what the amendment wants to accomplish; she proceeded to explain the details of appropriation amendment #1; *General Fund* – Appropriate \$1,965,066.00 from the unappropriated fund balance of \$6,743,734 as follows: \$220,000.00 to Administration – Operating Expenses for the payment of 3 quarterly installments of the McDorman Building purchase \$902,000.00 to Administration – Transfers/Advances for the design and construction of the McGill Park Trail Connector. \$451,172.00 will be a transfer for the City’s portion of the project under the Clean Ohio Trails Fund grant. \$450,828.00 will be an advance for the grant portion of the project which will be reimbursed once funds are received from ODNR. \$462,000.00 to Construction Services – Operating Expenses for design costs associated with McGill Park Phase I, Gender Road Phase V, and Greengate Blvd Road Extension projects and inspection costs associated with the renovation of the McDorman building. \$381,066.00 to Construction Services – Capital Outlay for the City’s portion of the repaving of Gender Rd in conjunction with ODOT as previously discussed. *Gender Road TIF Fund* – Appropriate \$1,409,000.00 from the unappropriated fund balance of \$1,705,890 (after advances from the Water Connections and Sewer Connections funds) as follows: \$68,000.00 to Professional Services for inspection fees related to the Bixby Road Utility project \$1,341,000.00 to Capital Outlay for the construction of water and sewer line extensions to serve the Northpoint building site and future development in the area. These funds will be repaid to the Water Connections and Sewer Connections funds when the fund balance is sufficient to do so. This will occur after other obligations of the fund have been satisfied and will occur over several years. *State Grants Capital Improvements Fund* – Appropriate \$1,352,828.00 from the unappropriated fund balance of \$1,002,954 (after transfers/advances from the General Fund) as follows: \$82,000.00 to Professional Services for the design of the McGill Park Trail Connector project. \$820,000.00 to Capital Outlay for the construction of the McGill Park Trail Connector. \$450,828.00 to Advances Out to repay the General Fund for the Clean Ohio Trails Grant funding to be received on a reimbursement basis from ODNR. *Water Connections Fund* – Appropriate \$555,000.00 from the unappropriated fund balance of \$2,617,621 to the Connections – Advances Out. This amount represents the portion of the Bixby Road Utility project attributable to water. As discussed above, this amount will be repaid by the Gender Rd TIF Fund at a later date when the funds are available. *Sewer Connections Fund* – Appropriate \$854,000.00 from the unappropriated fund balance of \$4,464,966 to the Connections – Advances Out line item. This amount represents the portion of the Bixby Road Utility project attributable to waste water. As discussed above, this amount will be repaid by the Gender Rd TIF Fund at a later date when the funds are available. Coolman commented that it is a lot of information. Coolman asked about transferring funds between accounts and how long we have to wait on reimbursement; Jackson responded from a grant perspective it depends on the project timing with completion, can depend on weather and other factors, usually have to complete the project before requesting a grant reimbursement, can be 30 to 60 days after making the request. Bennett asked about depleting the connection funds and if any ramifications to doing this; Jackson said these funds are extremely health and can withstand this process. Haire said we will receive a significant amount of connection funds from Rager and Bixby Roads development, capacity fees to provide for future upgrades as a result of that specific project. Jackson requested council to consider waiving the second and third readings on this ordinance because the design funds for McGill Park phase one and the trail project are included in this and would like to get started on design services; and would like to get started on Bixby Road utility project.

Motion to move ORD 20-013 to full council made by Bennett; seconded by Milliken

Motion carried by the following vote:

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

F. Items for Discussion

Bennett said he met with Boy Scout troop #103 and the boy scouts would like to see the city facilitate a toy store within the city boundaries, they think a Lego store would be a good size, because they think it would be good for our town and it is not as big as a Toys R Us.

G. Old/New Business

H. Adjournment

Motion to adjourn made by Clark; seconded by Bennett

Motion carried by the following vote:

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

Adjourned at 7:00 pm