

Canal Winchester

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



Meeting Minutes - FINAL

September 21, 2020

6:00 PM

Council Work Session

*Mike Coolman - Chair
Jill Amos
Will Bennett
Bob Clark
Patrick Lynch
Chuck Milliken
Mike Walker*

A. Call To Order

Coolman called the meeting to order at 6:00 p.m.

B. Roll Call

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

C. Also In Attendance

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

D. Reports

Bill Sims – Thank you Mr. Coolman. We are wrapping up the 2020 Street Program; we are going to incorporate a couple additional items we will work into our budget; we are going to seal, coat, and restripe the pool parking lot; it's the easiest time to do it; and we are going to add a couple parking spaces at our Public Service facility; Bixby Rd Water and Sewer Extension Project is continuing; we had a little bit of slow down with dealing ground water; but the contractor was successful pumping that out; and they will get that sewer is expected to be finished this week; the wet well for the lift station is to be delivered on Wednesday; that is the major portion of the project; once we get the lift station components installed we will be wrapping up on that job; we started the Water Reclamation Replacement Generator Project; we had a preconstruction meeting earlier this month; the contractor will be on site tomorrow to start excavating for the generator pad and trenching with conduits; the Municipal Complex we have had the contractors working with engineers working on the HVAC and some electrical components; trying to find cost reductions; and so they have been through the HVAC units and we should have some cost savings there; we are waiting on some details on resizing the mechanical room, before we will know the true net change; I did get an email from him that he about has that wrapped up; Gender Rd Phase V we are about sixty percent done on plans for that project; we might try to bid that out this year; Pediatric Associates had their CO walk through last week; Three Fountains Condominiums utility work is complete; some site work to do; a couple of the buildings are under construction at this time; Winchester Logistics we did a CO walkthrough on building A; they are waiting for street lights to be delivered; hopefully should be finished in a couple of weeks; Bank of America has started; next to Panda Express; we have two jobs that should be starting soon; the second phase of Turning Stone; the back section of that project they have sanitary sewer and water line work they need to do before they can finish their roadway; Westchester Section 11-2 that is behind the high school; that contractor is anticipating to move equipment this week; probably looking to start next week; they intend to get that paved this year; more right of way stuff; MCI has a new set of plans in request to extend permits they had from last year; any questions on construction?

Milliken: You had mentioned the pool parking lot; ad I noticed the shrubs that lined that were taken down; is there a reason for that? Sims: the way they are now, they are trimmed down close to the ground; we did half of they before the construction because they were close to the bike path that we had built; Mr. Miller looked at those and trimmed them to see how they would respond; they are sprouting back up; once the new lot was built we realized that because of the bike path if you are trying to leave the parking lot you have to nose into the path to be able to see; and that was an issue; so we went ahead and trimmed them down; the intention is to see if we get that growth back; and it will be maintained lower so you still have visibility. Milliken: Great, thank you.

Sims: I also wanted to mention the Community Center; state has allowed senior centers to open today; however it's only been in the last week that we have gotten clarification on the details of what it takes to reopen; some of it is complicated; we have to do testing of our own staff on a biweekly basis; so getting set up with that process is going to take some time; Friday is when they provided the information to make that happen; at this point my estimation is two weeks before we can open the center on a limited basis.

Bennett: What did they establish as the capacity for those rental facilities moving forward; is it a fifteen or ten percent? Sims: they did not established numbers; the capacity now is, if you can maintain the appropriate spacing for an activity; so you can mark out spots 6ft separated and that becomes your capacity; but you cannot exceed fifty percent of the published capacity; it's basically up to us to determine what is safe, and establishing social distancing. Bennett: Will we be providing those guidelines; the quilting club is excited to get back in there; are we going to provide a number we will be comfortable with? I know you just got it Friday, so I am not trying to grill you with this. Sims: we will have to provide that number; depending on what the activity is will determine the spacing; the quilting would will not be a challenge they use a lot of space per person; other activates would be harder like card playing; we can't have four people sitting at a four foot table together; we are going to prepare and provide the requirements plan to the public and the seniors; today I prepared a synopsis of the guidelines and where they come from; and I will have a laundry list of things we need to do to make it a reality and be able to re-open; there is a bunch of answers we still need; there's nothing getting in our way; I don't see us not being able to open; but we do have to have a written plan, and we do have to share it; and I will have to sit down with the senior group; it can't just be what we say; they have to agree to abide by the guidelines as well. Walker: if someone rents it for a private party; we wouldn't have someone there to enforce the guidelines. Sims: actually rentals came up in our last webinar; the idea that if the rental is the community center, but a private party- do the guidelines go out the window because the seniors aren't present; but then the seniors would be back; these are rules to protect out most vulnerable; and the Department of Health didn't have an answer to that; and it something they are looking into and they will be responding back to us; we do have video in the building so we might not be present, we could possibly look back and see if they violate the rules; and maybe they wouldn't be able to use the rental again for a certain period of time; I don't know.

Amos: What is our responsibility for contact tracing with the facility? Sims: that's along the lines of us not knowing with rentals; right now with the senior activities we have to maintain a daily log of everyone who attends; their name, address, phone number, what they were there for etc.; if we have someone using the building at night, how do we know if we get information; if the information is accurate; we don't know the answer to that yet. Amos: when we do start utilizing it, will we provide the proper PPE to the public to clean up after themselves so our staff doesn't have to? Sims: when we get into the public with rentals; we don't know yet; but what we are doing during the day with the seniors; we the staff will be doing the cleaning; it is our responsibility; it shouldn't be difficult if we coordinate properly; we have to make sure there is enough time between groups and activities; not only to provide adequate time to clean; but to make sure we don't have mingling among the groups coming and going; its apart of the plan; but when it comes to private groups; there is still a lot of questions on that.

Sargent Hendershot- Good evening council; there isn't a lot to report since I did the stats two weeks ago; deputies are starting their in service training for the year; they are doing defensive tactics, Taser

training, firearms training, CPR updates, and many other things; it is three days this year; so they should be getting a lot out of it; I finishing up bike patrol before the cold weather hits; went down to Human Services and helped them for a little bit; something I'm trying to do once a month. Amos: any idea what the loud boom was last Sunday? Hendershot: they didn't report it that night; they waited until the next day; but it was from a vehicle into a house; Deputy D'Amore has their license plate number and is looking into it.

Bennett: any update on how our hands free is going? Hendershot: a lot of them have been making stops; a lot of them are issuing warnings; we are handing out cell phone holders; everyone's excuse is that they didn't know canal was hands free; we are just trying to give everyone warnings.

Lynch: the stops you are making, are they in conjunction with another violation? Hendershot: it's just for the hands free.

E. Items for Discussion

F. Request for Council Action

RES-20-007

Development

A Resolution Approving The Recommendations Of The Tax Incentive Review Council For The Franklin County Tax Abatement Areas Within The City Of Canal Winchester ([Resolution, Exhibit](#))

- Request to move to full Council

A motion was made by Clark to move RES-20-007 to full Council, seconded

by Lynch. The motion carried with the following vote:

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

Haire- Thank you Council members; this is a resolution that is presented every year; the state requires we hold an annual tax incentive review council; we held that meeting in late August; to review the properties currently receiving tax exemptions and properties within a tax increment financing district; the first resolution are for the parcels in Franklin County; there are 16 in total; on the second page of your packets; the status reports required by Franklin County Auditor showing that the amount abated on each property that weren't on taxes and the estimated number of jobs; this year was a little different; usually at the end of March we generally hold a tour; physically go into the facility making sure it is being maintained; which is what the state requires; unfortunately we had to cancel that this year; so I did a drive by of these facilities; but those job numbers are from the last week of March; so just you know the numbers on here are a little dated; there are a few properties on here that show zero jobs; they were converted from commercial to residential; there is a residential exemption on there; if you invest more than \$25k dollars into your property; there has only been one property owner that has taken us up on that exemption; that is located on East Waterloo Street and that is for five years; you get 100% exemption on the value of the improvements; and then if you look at the tax increment financing district we have one in Franklin County on gender road; you can see in 2019 we deposited 230K into that TIF account; how a TIF works is the property owner is paying payments in lieu of taxes; so it is the same amount as if they are paying their real estate taxes; it's just that part of that money increment that has increased since the TIF was established is being diverted into a TIF

fund; so in this specific example this is a 30 year TIF; it is a Non- School TIF; so the school district gets a separate payment; which would be the same they would receive from taxes paid; and the other entities that are collecting entities in the county they do not receive an increase increment, that increment goes into the TIF fund; so your county general fund, your township services, libraries, zoo, metro parks, all those entities that are also tax entities in the counties; the increase in value goes into the TIF fund; we have expensed in 2019 82k and at the bottom you can see the agreements we have then paid out of this account; so CW Holdings- that was the extension of Winchester Blvd.; and then last there is OPUS; this is the extension of Winchester Blvd. of 1,100 feet; and so that agreement is a reimbursement half the cost of the improvement up to 600k dollars; we do not know the final cost of that improvement yet; I imagine we will have that wrapped up this year; and then we will have the first two payments due; and then the final payment due April of next year; be happy to answer any questions you may have.

After voting rollcall Clark spoke up to Coolman about the possibility of Lynch needing to abstain from voting for RES-20-007. Coolman stated since it was only a vote to move to council, not a vote to pass, it was OK.

RES-20-008
Development

A Resolution Approving The Recommendations Of The Tax Incentive Review Council For The Fairfield County Tax Abatement Areas Within The City Of Canal Winchester ([Resolution, Exhibit](#))

- Request to move to full Council

A motion was made to by Bennett move RES-20-008 to full Council, seconded by Lynch. The motion carried with the following vote:

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

Thank you; again for Fairfield County we have two of these meetings we have two separated counties with exceptions in them; Fairfield Co. there are 13 parcels that have a real estate tax exemption; all of these properties are within the Canal Pointe industry and commerce park; as you can see these numbers are from March; only one of these properties in the last year; 8260 Industrial LLC; Culligan is in its last year of their exemption; resulted in a little over 1,000 jobs; the tax incentive review believes those should be continued; we have two TIF's in Fairfield Co. the Diley Road tax increment financing district; the parcels in this TIF is Meijer and the Diley Ridge Medical Center; that is what is paying into this TIF; the Greengate TIF; that was adopted in 2017; we had our first collections in 2019; this takes in the Redwood Apartment buildings; only the new phase that comes off of Busey Road; and four buildings in the previous space; we have one outstanding agreement there; this is an agreement to extend Greengate Blvd; this Tiff would pay for the commercial side of the roadway; plus it is written broadly so it can be used for other improvements in that area when it becomes necessary; and questions?

ORD-20-043
Council

An Ordinance To Amend The Rules Of The Canal Winchester City Council ([Ordinance, Exhibit A, 2020 Rules Redlined](#))

- Request to move to full Council

A motion was made by Amos to move ORD-20-043 to full Council, seconded by Milliken. The motion carried with the following vote:

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

ORD-20-044

Finance

An Ordinance To Authorize The Mayor To Enter Into An Amendment To The Contract With The Fairfield County Sheriff For Police Protection ([Ordinance, Exhibit A](#))

- Request to move to full Council

A motion was made by Bennett to move ORD-20-044 to full Council, seconded by Lynch. The motion carried with the following vote:

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

Jackson: Thank you Mr. Coolman; as we have been discussing over the last several months now; this is the amendment to our current contract with the Fairfield County Sheriff's Department, to add one deputy now, and one upon approval of the 2021 budget by Council; which should occur this Fall; the cost for each of those deputies will be approximately 88k dollars per deputy. Coolman: Any questions?

Lynch: Uh, yes; this is Councilman Lynch; the... if I understand this correctly, the officer this year will start with the passing of this amendment; does that mean the 6 months' worth of training will begin; or is this a already trained officer? Jackson: I cannot answer that question; that is all based on how the Sheriff's Department wants to fill that position. Lynch: And is that same for the 2021 officer? Jackson: Yes.

Clark: I just want to say that I will support this ordinance; but I would be more comfortable if we knew where Madison Township Police stood with the 600k dollars that they take out of tax payers for service that I don't think we are getting a full share of; I would be more comfortable if we had a study done to make sure we are getting the right size here; get an outside independent law enforcement study to come in and figure out the number of officers, the size of the town, the crime rate we have, so we know here we are and where we should be with officers; nobody knows what the right size is; that is just my thoughts. Lynch: I agree with Mr. Clark; I think this is the step in the right direction to get the officers that Hendershot needs; but it does feel like we need a plan for the future; how do we evaluate our police force to know if we are over or under staffed; it doesn't have to be answered tonight; but I think it would be very prudent for us as Council to figure out what our gage is; how do we gage the amount of officers we need; is it the amount of busy time; is it population; what is it; I think that it needs to be figured out at some point. Clark: I also want everyone know I am not blaming anyone; I just think moving forward; this is a big expense item in our budget.

Coolman: In previous Council meetings we brought up the number of calls the officers get that require two officers; it's not like it was a year ago or two years ago; the two officer calls has greatly increased; I think without having the study done; common sense would tell us we need another officer; I think it is a great starting point; I don't think it is overstepping; to keep constant patrol and constant security; I think this is a big step in the right direction. Bennett: I will add; I think we have her from Hendershot; that we do need additional staffing; but I also agree with Clark about additional steps need to be taken to justify the expense; we might find out we are right sized or that we are short; I doubt we would be over; but then how much are we willing to spend to find out the answer to that question; those studies cost around 50k-100k dollars.

Clark: When we were talking the cost was around 5k dollars. Bennett: We are still waiting for them to get back to us; but we don't know if it will proceed. Clark: I would have an issue we were talking about the 50k range. Milliken: We agree if we did a study; it would come back either we have the right amount or under; if we do the study and it comes back we need another officer; but we don't have the money to bring one on; then why did we spend the money on the study.

Walker: I would like to add; I had the understanding that we were going through adding the two deputies and then the Mayor is still reaching out to Madison Township to get a study, is that right Mayor? Mayor Ebert: Yes, you are correct; and as far as the cost goes; the 5k dollars was to get the study done; it would compare us to cities of our size; not an actual evaluation of the community. Bennett: Walker, you are correct; but I think, even if it would be 50k dollars it's still only ten percent of that annual expense of a million dollars; so if we spend 50 to make sure we are spending the million plus right; I think it's would be something worth investing in.

G. Old/New Business

H. Adjournment @ 6:49 p.m. *A motion was made to adjourn by Clark; Seconded by Milliken. motion carried with the following vote:*

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