

# Canal Winchester

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



## Meeting Minutes - FINAL

March 4, 2019

6:00 PM

## Council Work Session

*Mike Walker – Chair*

*Jill Amos*

*Will Bennett*

*Bob Clark*

*Mike Coolman*

*Bruce Jarvis*

*Patrick Lynch*

**A. Call To Order**

*Walker called the meeting to order @ 6:01 p.m.*

**B. Roll Call**

*Present 6 – Amos, Clark, Coolman, Jarvis, Lynch, Walker  
Absent 1 – Bennett*

***A motion was made by Jarvis to excuse Bennett, seconded by Lynch. The motion carried with the following vote:***

***Yes 6 – Jarvis, Lynch, Amos, Clark, Coolman, Walker***

**C. Also In Attendance**

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

**D. Request for Council Action****RES-19-003**

*Development*

A Resolution Indicating What Services The City Of Canal Winchester Will Provide To 7.838± Acres Of Land, More Or Less, The Description And Map Are Attached Hereto As Exhibits “A” And “B” For The Annexation Known As The Hsing Annexation By Eugene Hollins, Agent For The Petitioners (**Resolution, Exhibit A, Exhibit B**)

*- Request to move to full Council*

*Haire: Thank you Mr. Walker, this is a resolution that would basically set forth the services we can provide to the annexation from Violet Township to the City of Canal Winchester; if you recall late last year, we did a pre-annexation agreement with this property owner, with that pre-annexation agreement he's moved forward and purchased the property; we had filed the annexation on their behalf, that was filed on February 25<sup>th</sup>; as part of that, we need to provide a services resolution through the Fairfield County Commissioners office stating the services that are available; as part of this project, and as part of the pre-annexation agreement, the owner agreed to extend the waterline to serve this property; the waterline has been designed, and we are reviewing the plans for that currently; they'll be extending the waterline, sanitary sewer is available to the site from a lift station at McDonald's; all the other services described there will be available on annexation; any questions? Lynch: The moving of these lines, you're extending them into the property - that would be at the cost of the owner? Haire: It is; Lynch: Okay, and now for the size of these, I guess they're not really touching the main line – the main line is sized to accommodate any future expansion in that area? Haire: Yes; the line they're proposing to extend would be an 8-inch line; it would serve their purposes and the surrounding property there; it would be able to serve anything that's constructed within those 8 acres; Lynch: Okay, I was just kind of thinking ahead (unintelligible); Haire: Typically an 8-inch line is our standard lien in the city, and will provide service to most areas; this, they would have – I believe what they're proposing is a 1-inch domestic service off of that, and they would have a 2-inch fire line that comes off; that would be their service lines going into their building; Jarvis: Is there any truth to the rumor that Pickerington is annexing land to the east of that parcel, trying to get to 33? Haire: Pickerington is in contract to purchase a large parcel of land on Pickerington Road; that's the*

*only area that I know that they're in contract to purchase the property; it's in Violet Township currently, I would assume that they're going to file to annex that property; Jarvis: That – Pickerington Road currently has full access to 33 right now, correct? Haire: Correct; this is at the corner of Busey and Pickerington, it's an old dairy farm; 200-some acres.*

***A motion was made by Amos to move RES-19-003 to full council, seconded by Coolman. The motion carried with the following vote:***

***Yes 6 – Amos, Coolman, Clark, Jarvis, Lynch, Walker***

**RES-19-004**

*Development*

A Resolution Approving The Mayor's Appointment Of Dr. Scott Kelly To Serve A Four Year Term As A Member Of The Landmarks Commission Expiring On December 31, 2022 ([Resolution](#))

*- Request to move to full Council*

*Haire: Thank you Mr. Walker, Dr. Kelly recently moved to the Old Towne area of Canal Winchester, over on Trine Street; did a major renovation on the home there just a block north of Waterloo on Trine; he is a dentist, has a practice in Pickerington; his children are grown and out of the house now, so he feels like he has more time to dedicate to the community; he would like to serve on the Landmarks Commission; we currently have 2 vacancies, one of which has to be a resident of the Old Towne area, and he would meet that criteria; Lynch: Outstanding – he talked to me 2 years ago about how he can help out, and get on landmarks; I encouraged him to send a letter in to the mayor; he will be a good addition to add to the group.*

***A motion was made by Lynch to move RES-19-004 to full council, seconded by Coolman. The motion carried with the following vote:***

***Yes 6 – Lynch, Coolman, Amos, Clark, Jarvis, Walker***

**ORD-19-015**

*Construction Services*

An Ordinance To Authorize The Mayor To Enter Into A Contract With Columbus Asphalt Paving, Inc. For The Construction Of The 2019 Street Program Project And Declaring An Emergency ([Ordinance, Bid Recommendation](#))

*- Request to move to full Council*

*Peoples: This is the bid for the street program, this year; Columbus Asphalt Paving has done a project – a couple of projects – for us in the past; their last one was the 2017 Street CIP; this would be the base bid, and the alternate; the prices came in below the engineer's estimate; Shane at EMH&T found them to be acceptable; Jarvis: Were we surprised to look at the results? They were a little over 10% less than the rest of the pack, were you surprised about that? Peoples: Yeah, obviously we picked up on that very quickly; there was only one other one that would even be allowed to be awarded, it was just within the 10% over the engineer's estimate that would be allowable; there was a big difference between them; Shane went back and looked at it, they had a better price on pavement repairs, and that's what did it; I'm not sure how they got through that, but all the rest of the contractors went in and looked at their bids as well and were like 'why are they so low?'; we checked with them, and asked if this was correct, is this a typographical error – we've come across that before, where they've sent in the wrong number; they stood*

*behind their bid; Jarvis: We've worked with, in the past, with everybody that was on that bid; Columbus Asphalt – what was the last big project that they did? Peoples: They did the Columbus Street project with the bump-outs, that was our biggest project with them; 2 years ago, they did the Street Program; Jarvis: So they did that pervious – Peoples: Yes; Lynch: Just a quick question – while we are talking about Columbus Asphalt; that pervious paving up there; if I understand, that product has a certain shelf life to it; it looks like there has been some repairs in there; is there any plans in the future to replace it, and reapply it? Peoples: We will probably end up putting in pervious pavers; Lynch: Like concrete pavers? Peoples: Yeah, concrete pavers, rather than the pervious concrete; it was good, but you can see some of the issues that we're having with it; especially in front of the church; people are turning their wheels, and it just grinds it, since it's kind of a loose pack, especially on top; it'll start spalling, it's just a big aggregate; there's a little bit of concrete between all of it; that's what gives it that porosity for the storm water to go through, but it also allows it to be chunked up pretty good; there were some big ones right alongside the roadway too, up by the other church; Lynch: I know in some other areas, too, it's really spalling quite a bit; so you're thinking permeable concrete pavers, or clay pavers? Peoples: Probably concrete pavers in the parking areas, yeah; we've – as part of the Columbus street project in the High Street intersection – all of those crosswalks are clay bricks; every other crosswalk we've done with pavers are with concrete; the clay bricks aren't holding up quite as well, we've already had to repair those a few times; these bricks out here – they do need replace – they will be, as part of this project; we have a line item in there to replace some of these bricks out here that are missing or are chipped, like half of the brick itself is gone; these have been out there since the early 90's – '91 I believe was that project; Lynch: They have a pretty good shelf life; Walker: I was just noticing that crossing the other day, about 2 days ago, crossing the road there – a few of the bricks that were chipped; the concrete pavers will not do that? Peoples: These are the concrete pavers, but they've been in since 1991; Lynch: They're doing what they're supposed to do; Peoples: We will be repairing them, that's probably what we'll end up doing on Columbus Street, when we take that asphalt out – or the permeable concrete; Lynch: has there been any thought about staining those pavers out there, to bring back the original pattern? Everyone drives through, but no one knows there's a canal boat there, there's a – I guess a big circle in the center here; you can't see it – it's all faded – is there, have you seen any means to stain it? Peoples: We haven't really looked into that, but that's one of the reasons we went with the clay brick pavers down at Columbus Street, because they keep their color; most of the concrete ones are just colored on top; just like with any kind of concrete, it will fade out over time; it has taken its toll on them; there's cream-colored bricks, there's yellow, gray, red, maroon, all out in here – you kind of wouldn't know, and now they're all kind of gray; you're starting to see the aggregate go through; Lynch: Have you seen any work for that? Peoples: We haven't really looked at it; Walker: That's a good idea, Mr. Lynch; Lynch: It's really – you have to look for it, anymore you do; Walker: That's a good idea, to outline it, or stain it or something; Lynch: They have come out with Face-Mix pavers, which are supposed to hold their color a lot longer; Oberfields is producing a lot of them over there in Oletz, might be something to think about.*

*Coolman: Mr. Peoples, correct me if I'm wrong, I believe you also require them to give you a performance bond, is that correct? Peoples: Yes; we hold a retainer, we have performance bonds.*

***A motion was made by Clark to move ORD-19-015 to full council, seconded by Walker. The motion carried with the following vote:***

***Yes 6 – Clark, Walker, Amos, Coolman, Jarvis, Lynch***

ORD-19-016

Development

An Ordinance Authorizing The Mayor To Enter Into A Demolition Agreement With The Central Ohio Community Improvement Corporation To Provide For The Demolition Of 26 West Waterloo Street And Declaring An Emergency ([Ordinance, Exhibit A](#))

- Request to move to full Council

Haire: Thank you Mr. Walker, this would authorize the mayor to enter into a demolition agreement for the home that we own at 26 West Waterloo Street; we are working with the Central Ohio Community Improvement Corporation, who is the land utilization entity for Franklin County; they have funding to deal with vacant and blighted properties, to tear them down; this would be at no cost to us, they would remove the property, and they would do any of the remediation that's necessary on the property; there's more than likely asbestos in the home, just based on its age; we have not done any testing, but it can get very expensive to remove that; they will take care of that, do the testing, remediate anything that needs done, and then demolish the home as part of the agreement; Lynch: Has Landmarks looked at this building to approve it for demolition, since it's in Old Towne? Haire: We have not taken it to Landmarks at this point in time; our hope would be to do that at their March meeting; Lynch: Second question is why an emergency, and the reason I ask for this is there have been people who have applied for demolitions in the downtown area, and it's kind of a tough topic; kind of wondering if we're not setting ourselves up for a little bit of backlash from the community, as far as trying to push through the removal of a building; not saying it merits or not, but should we not follow the process – the typical protocol of having this through 3 readings, so we don't run into any future problems? Haire: There's imminent redevelopment of that site taking place, which will also be before Landmarks at their next meeting; typically we don't have any demolition agreement unless we have a – showing what's going to be replacing it; that will be taking place at the March meeting as well; because this is a city-owned property, we're specifically exempted from applying for any demolition permits; we're not required to do that – we're going to do that as a courtesy to Landmarks, but we're not required to under our codes; Lynch: So if Landmarks approves the demolition, it's not an issue for us anyways, is that what you're saying – aside of approving this other entity coming to demolish it for us, correct? Haire: I'm not sure if I follow the question; Lynch: If we weren't applying to have someone else's community redevelopment group demo this property – if we weren't applying for that, then we wouldn't need any kind of ordinance or resolution here; Landmarks can approve the demolition, and it can be demolished, right? Haire: Correct; Lynch: I guess it doesn't make it necessary protocol-wise to have 3 readings; it's basically a Landmarks issue; I was thinking the whole thing through; Haire: The timing of this from the county's end is about a 3 month process, we would like to get it started as soon as possible, so the site can get abated; if there is asbestos, it can take a lot longer; Coolman: That's the reason for the emergency; Haire: That's the reason for the emergency, correct; Walker: I'm happy for the question that Mr. Lynch had, that way if anyone has any questions, we can refer them to the minutes, they can listen; Haire: That's the idea – we have imminent redevelopment of the site going to take place; it's going to be at the same meeting in March; that's typically how we do this, we don't allow any demolition, unless there's a plan for what's going to be done with the parcel after; Lynch: We're not approving demolition here, we're approving to allow another company to demolish it, if Landmarks approves it; Haire: I won't say that Landmarks is required to approve it, because they're not; we're taking it to them as a courtesy; Jarvis: This authorizes the mayor to get what is essentially a grant, to tear the building down; Lynch: I understand the money issue; I'm just – who has the say-so – I just want to make sure that protocol is being followed, and something is not being pushed through for the sake of getting this demolished; people really start asking a lot of questions then, especially in the historic area;

*Amos: Mr. Haire, if I understand it correctly, because we are the city, we do not normally go through the process a resident would go through, is that correct? Haire: I wouldn't say 'normally', because we've never done it; we've torn down a building every year, but that's the only one I know of that was prior to me being here; we're not required to, but we're going to follow the protocol that's there; Lynch: I just want to make sure that's followed, and people don't say 'it got pushed through in an emergency application'; Haire: We entered a similar agreement with – if you recall, when we purchased the Bokoff property on Gender Road – I don't know if any of you were on council at the time we did that; we went through the same process, and the CIC tore down that property, did the asbestos remediation and all of that for us; Walker: Good question, thanks for the explanation.*

***A motion was made by Jarvis to move ORD-19-016 to full council, seconded by Coolman. The motion carried with the following vote:***

***Yes 6 – Jarvis, Coolman, Amos, Clark, Lynch, Walker***

**ORD-19-017**  
Development

An Ordinance To Accept The Dedication Of Real Property From Waterloo Crossing OP LLC ([Ordinance, Exhibit A, Exhibit B](#))

*- Request to move to full Council*

*Haire: Thank you Mr. Walker; this is an ordinance that would allow us to accept two parcels of property – one being 1.2 acre parcel, which contains a detention pond for the Waterloo Crossing shopping center; the other being a .875 acre parcel that is the floodway for the Georges Creek that runs through there; this is the result of an ordinance – ORD-27-00 – that was passed June 5<sup>th</sup> of 2000; that required as part of the rezoning all of Waterloo Crossing that we accept that they deed over the detention basin to us when the multi-family parcel was developed; the multi-family parcel is Crossroads Church; that is being developed, they need the parcels to extend the roadway – Canal Street – across Georges Creek; as part of that, we're asking that we accept the deed to these two properties, with ultimately part of them being used for public right-of-way improvements; Amos: Mr. Haire, this is kind of an off-the-wall question: the retention pond area – is there any talk, at any point in time, putting something that would keep the water cycling there? I know it smells during the summer time; is there any talk of potentially putting a circulation system in there, since we would then own it? Lynch: Is there a fountain or aerator in it now? Haire: It's designed to be a dry basin; there will not be a time that we can put a fountain in there; there's probably not a time that it's dry – while it's designed to be dry, it's not; what's more likely to happen is we'll plant some more trees to try and screen it; I think just block it from view; Amos: I always thought that was funny, that it was supposed to be dry, but it's never dry; Haire: Yeah, it never really completely dries out – it's got cattails in there; it's great for water quality; Lynch: The developer used to maintain that when it was theirs – now that they gave it over to us, do we have to maintain the property? Haire: They will still be maintaining the detention basin as part of the agreement; they're retaining a drainage easement, and they'll be maintaining the basin; if you look further down in this agreement, we're reserving the right to erect a pylon sign at the corner; that is part of another agreement that we're doing with Crossroads Church, to allow them to have signage on Gender Road; as part of that, they'll be maintaining this parcel; Jarvis: I imagine the lineage is setup that there's no liability on our part if somebody tips over on their mower? We have no liability involved in that? Haire: Correct, we'll make sure the agreements are setup, we don't have them completely drafted yet; it's kind of in principle, what we have at this point. Clark: Lucas, on the drawing – I was trying to find the drawing, but I can't; there's a retention pond on the other side, where Crossroads is putting theirs? Looks like there's a mound or something, and then there's*

*the other detention pond that's been there a long time; are those going to be connected at all? Haire: There won't be any connection; they're on each side of Georges Creek there; Clark: Okay, so they would flow into the creek; Haire: Yes, they bow output into the creek.*

***A motion was made by Lynch to move ORD-19-017 to full council, seconded by Amos. The motion carried with the following vote:***

***Yes 5 – Lynch, Amos, Clark, Coolman, Jarvis  
Abstain 1 - Walker***

## **E. Reports**

*Matt Peoples - Thank you Mr. Walker; just to highlight from my written report – at Westchester Park, today we got the final documentation from NatureWorks, so we can proceed with the grant; we'll be authorizing the design work of that through OHM, with construction hopefully to follow in late spring, early summer; also, we were approached by representatives of Canal Winchester Schools; they're working on a grant through Battel, to add some fitness stations on their elementary and middle school campuses; the high school, they were not able to get any area, any land for the stations; we worked with them to get – over at Westchester Park – the original park design plan had 5 fitness stations on the path; 3 of them were in the wooded area, 2 of them in the open area; they are including that in their grant application; we would be responsible for moving a little bit of material, and the mulch that goes along with it; they just turned that in, I think on Friday; don't know any timing on that, it was kind of out of the blue, and it was rather quick.*

*Lucas Haire - Thank you Mr. Walker; just to highlight from my written report – at Westchester Park, today we got the final documentation from NatureWorks, so we can proceed with the grant; we'll be authorizing the design work of that through OHM, with construction hopefully to follow in late spring, early summer; also, we were approached by representatives of Canal Winchester Schools; they're working on a grant through Battel, to add some fitness stations on their elementary and middle school campuses; the high school, they were not able to get any area, any land for the stations; we worked with them to get – over at Westchester Park – the original park design plan had 5 fitness stations on the path; 3 of them were in the wooded area, 2 of them in the open area; they are including that in their grant application; we would be responsible for moving a little bit of material, and the mulch that goes along with it; they just turned that in, I think on Friday; don't know any timing on that, it was kind of out of the blue, and it was rather quick.*

*Walker: I have a question on the 48 condos for Rockford; originally it was three fountains, it became two fountains; did they change the name to something else, rather than Three Fountains? I thought they were going to change that possibly, because it is now two; Haire: There's 2 ponds, with 3 fountains in them; Walker: Oh, there's still 3 fountains? I see; 3 sprinklers in 2 ponds; Lynch: One small pond, one big pond.*

*Lynch: Question – the fiber optic, do we have any fiber optic in this area? Haire: We have a number of private providers; we are seeing more and more all the time; if you recall last year when we had 2 or 3 new utility providers that we did right-of-way agreements with – that's what they're doing; they're installing new fiber to support the 5G development, and to support the small-cell development that's going on in the industry right now; there's a lot of change happening; Lynch: This consortium, with these*

*other municipalities, is this to bring fiber optic into public places, or to be used for private use? Haire: It's kind of a hybrid of both; different communities do it differently; I'm not sure exactly that they've determined how it would be used; primarily it's used to connect government buildings within communities; Grove City just completed a fiber ring within Grove City that connects their schools, the city operations, Jackson Township, what's the other township? The other township that Grove City serves? Prairie Township, Jackson Township, and the library system; they've connected all of those users with a municipally owned fiber ring; Amos: Mr. Haire, the school did those last year, that was one of the ones that we looked at, correct? Haire: The school did an agreement with a fiber – a private fiber operator probably 4 years ago; they're all connected; Jarvis: What we are talking about is what we would call a network backbone, right – this big trunk that everybody would get some provision from; it would apply to business, like a utility; it would also allow some of those things that you're talking about, the smaller networks to be built, without having to do whatever the school did; Haire: Grove City has used it in a number of ways; the IT director from Grove City last week, and talking about how they do that, how they contract out the management of their system, and the maintenance of their system, the repairs of their system, things like that; they've used it for economic development purposes as well; Jarvis: It doesn't generate revenue by itself, but it allows other economic development to take place that would not otherwise; Haire: They can be kind of a last-mile provider; you're leasing a portion, or you're leasing a strand of fiber to someone; these fibers come in 96 – they have 96 fibers in one line; you're leasing one fiber in that line to someone, to be kind of the last-mile provider to wherever their facility is; they're able to capitalize on that; Dublin was kind of the pioneer in this space; Clark: DubLink, right? Haire: Yeah, so DubLink has been around for probably 20 years; they've used it to their advantage in a number of economic deals; initially, that was setup just to serve the municipal buildings; what Grove City did was take what the IT costs were for the schools, what the IT costs for the city itself, and the library and townships; they said 'okay, if you can take some of those costs, and use it for the debt service', we can go out and get a loan to build this system right now; after 10 years, we will completely own this system outright, and we'll eliminate those costs; that's what they're doing; Jarvis: Is there one municipality that's leading the charge, what's the driver? Haire: The southside of our region has been kind of left behind in this area; there are a number of municipalities that have municipally-owned fiber; Gahanna, Westerville, Dublin, Hilliard is getting ready to install one, they're going out to bid now; it exists; up the route 23 corridor – Delaware county has a large system there; Jarvis: For the southeast region, was there – something had to be the catalyst, either one community – their needs were greater than everyone else's, or whomever did this work was soliciting; Haire: I think that there's – I think they look at it for years on how they can serve the Rickenbacker area better, the business community there, that's what's kind of driving it; Groveport is kind of the driver of this process that's happening right now; it's just a way that they can get more parties involved, provide a better service loop; the bigger your network it gets, the more valuable it is, because you can connect other places; Clark: So we can swing this down from Gahanna – they're the last one? Haire: Yes, there would be a connection on CityGate drive, which is over near the airport, kind of the airport/Easton area; there's a large data center there; it would connect to that, and then it would connect (potentially) over into the Grove City system; if that's the case, then there will be a complete loop around the Columbus region; pretty much every suburban area would have municipally-owned fiber connection; there's some advantages – the city of Westerville owns its own data center, in conjunction with Otterbein; a lot of the communities store – they don't have servers, everything is in their data center at Otterbein; there's some advantage to doing that, some cost advantages; we back up our system somewhere downtown currently; there would be some advantages potentially to doing that at a non-profit, municipally owned facility; we are just in the early stages of learning about all of this;*

*I have a lot to learn, and it's changing all the time; Lynch: It sounds like it will open the door for more higher class technologic development; Clark: Yeah, it's important to have in your community; Dublin got a lot of deals done because of that, their advantage with DubLink; a lot of communities couldn't compete with them; Lynch: It's about time we get it, it would be a good investment.*

*Lynch: This fiber optic – if we are bringing it in here, has there been any numbers thrown out there, as far as what kind of cost it would be to the city, to bring that here? Haire: They had some initial cost estimates associated with doing a complete underground system; it wouldn't necessarily serve all of the areas so we need it to serve, so I wouldn't want to throw you any numbers of what that would look like at this point; I don't feel that there's a need to do a complete underground system, a lot of it could be overhead here; we have a good partner with South Central Power that's probably a little easier to work with than the investor-owned utilities are to put facilities on their power poles; there's probably some cost advantages to running aerial; what did he tell us in Grove City – it was like 20% of the cost, if you were able to go overhead, versus going underground in conduit; it's a big difference; Peoples: I think that between here and Groveport, there's absolutely nothing, so there's no need for it to be underground; it can be on those poles; Lynch: No trees or anything that will fall on it; you don't want to break that stuff, fiber optic, it's an expensive fix; Haire: That's one of the other things – the bigger your loop gets, the more redundancy you get in your system; if you were to have a break, then you can feed from the other direction, rather than one direction; there's advantages to having that redundancy as well.*

*Amanda Jackson - Thank you Mr. Walker, there's just one thing from my written report that I want to emphasize, and that is about your 2018 financial statement disclosures, which are due to the ethics commission; those are due Wednesday, May 15<sup>th</sup>; I will do my best to continue to remind you, but the sooner you get it done, the better; on a personal note, I'm going to be out of the office starting this Friday, and all of next week; I will have very limited email access – if you need anything, contact one of the other directors; Tiffany will be in the office, but you can shoot me an email, and when I get back into the country, I will respond to emails at that time; that's all I have.*

**F. Items for Discussion**

**G. Old/New Business**

**H. Adjournment @ 6:41 p.m.** *A motion was made by Lynch to adjourn, seconded by Amos. The motion carried with the following vote:*

*Yes 6 – Lynch, Amos, Clark, Coolman, Jarvis, Walker*