

Canal Winchester

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



Meeting Minutes- FINAL

March 18, 2019

7:00 PM

City Council

*Bruce Jarvis – President
Mike Walker – Vice President
Jill Amos
Will Bennett
Bob Clark
Mike Coolman
Patrick Lynch*

- A. **Call To Order** *Mr. Jarvis called the meeting to order @ 7:13 p.m.*
- B. **Pledge of Allegiance - Boy Scouts Troop 103**
- C. **Roll Call** *Present 7 – Amos, Bennett, Clark, Coolman, Jarvis, Lynch, Walker*
- D. **Approval of Minutes**

[MIN-19-012](#)

3-4-19 Work Session Minutes ([Work Session Minutes](#))

[MIN-19-013](#)

3-4-19 City Council Meeting Minutes ([Council Minutes](#))

A motion was made by Clark to approve MIN-19-012 & MIN-19-013, seconded by Coolman. The motion carried with the following vote:

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

E. **Communications & Petitions**

[19-021](#)

Scouting for Food Proclamation ([Proclamation](#))

Mayor: Whereas hunger remains a pervasive intrusion on the quality of life for millions of Americans; and whereas hunger is a problem we can do something about by working together; and whereas for more than 100 years the Boy Scouts of America has been an organization committed to community service; and whereas the Scouting program instills the positive values of citizenship, ethical decision making, leadership and helping other people as outlined by the Scout Oath and the Scout Law; and whereas the local Canal Winchester Boy Scouts of America Troop 103 and volunteer leaders will coordinate with other groups to conduct a Scouting for Food April 6, 2019 in this community in a positive example of its longstanding commitment to service of direct benefit to the less fortunate among us; to service of direct benefit to the less fortunate among us; now therefore I, Michael Ebert, Mayor of the City of Canal Winchester, do hereby proclaim April 16th, 2019 to be recognized as 'Scouting for Food Day'.

Jarvis: I don't know how far back Pack 103 goes, but it's a long time; it's been the main Canal Winchester pack; Amos: Howard Hiland came through in 1920.

[19-022](#)

ZM-19-002 Recommendation from Planning and Zoning Commission to approve the rezoning of 8.668 acres of property from Exceptional Use (EU) and Violet Township Zoning C03 (Unlimited Commercial) to PID (Planned Industrial District) for property located at 7600 Diley Road and 7515 Hill Road (PID 042-0394700 and 037-0209900) ([P&Z Recommendation](#))

- Set Public Hearing

Jarvis: This was initially we were asked to set a public hearing date for this, however there is some acquisition-related, or legal paperwork that is not in place yet; it's getting a little ahead of ourselves, we're

just noting that we did receive the recommendation; we will need to set a public hearing probably at the next meeting, 2 weeks from now.

F. Public Comments - Five Minute Limit Per Person

Scott Conner, 7247 Monarch Street: My first concern with that is we were blessed with having one of the newer areas to have the community mailboxes, instead of the individual mailboxes; the largest concern there was with where the placement was – there's not any new streetlights put in there, or the builder was not required to do any type of lighting in that area; it gets very dark obviously, it's obviously lighter now later in the evening, but it's a dark area in the mornings and evenings, right next to the nature preserve area that they have; there's not adequate lighting there, so it's a safety concern; I have a question about any type of city ordinance that could be placed, or if there was one requiring that these new community mailboxes be well-lit by the home builder; Jarvis: I'm going to have to defer to staff – it's the first time I've ever heard it come up; I'd be a little surprised if there was an ordinance specifically made for that; I'll ask Mr. Peoples if he can think of anything that would address that; Peoples: The concept of community mailboxes – they're new to us; with this subdivision, this is the first section that they're one; it was kind of forced upon us by the post office; there probably is a little bit of a 'breaking in' period, if you will; trying to find out exactly what needs to be out there; I'm not surprised that there wasn't a thought of a streetlight in that area for that; there is no ordinance in place that would require that, if that's what the question was; Jarvis: Okay, that's part of the answer – I imagine it's going to generate another question from you about that; is the area – are there any common lighting areas around there, like parking lot lighting? Conner: Not yet, no; it's a newer street, but it's well over 50-60% developed at this point, and there's no street lights down that street yet; Jarvis: We just happen to have a representative from the builder.

Jack Mautino, Westport Homes: Mr. Conner, I do appreciate you bringing that up; this matter has been brought to the attention of Westport Homes; we've discussed it in our land development committee meetings; we are working with the electrical contractor to get lights placed in and around those mailboxes; the lighting has not been placed – a number of residents have expressed the concern; Daylight Savings Time, not as much, but certainly during the winter months; we will be addressing that – if not additional lighting, but a relocation of the lighting plan to address the lighting issue around the common mailboxes; Jarvis: Would you be willing to commit that that would be completed by the end of 2019? Mautino: Absolutely; Clark: Do you know of other areas – as your development continues to develop – are they going to put more of these community mailboxes out there, and are you able to coordinate with the post office? To Mr. Peoples' point, this has been thrust on everyone; the residents of course speak very negatively if they're located in front of their property; they don't necessarily want that type of thing – not just to mention the congregation of people in front of their homes themselves; additionally, there is trash and things that are falling on the ground, and so forth; we are all figuring this process out; in this situation, they were placed in front of the open space; they would not be directly in front of any of the homes; we're trying to identify those locations within the open space; as we go forward, we'll continue that with the development of section 6 and 7, to make sure there's adequate lighting around those mailboxes; in some instances, you may ultimately see them in front of a home; I'm not saying in our community, but maybe in others, and it's just moreso the lighting coming off of the home; we are all trying to figure out this process; I know with the new development, staff has made the recommendation that we create particular location, with parking, in the development that would be adequately lit; it's an evolving process; we are addressing the situation in Canal 5, and we will address it in 6 and 7 as well;

Mayor: I know we tried to push back with the post office when this issue first came up, and they're not having it; that's the way they're going to be from now on; they don't have to have a post-person going from door to door; now they can make it all in one drop, and be on their way; Jarvis: I can see how it can be more convenient for the carrier, but that's about it.

Conner: The second part of that is possibly something that he can address as well; the open area that we do have in the community – it's been essentially the responsibility of a lot of the community members; we go out there a lot to clean up the trash and debris from the construction sites; several community members yesterday spent their Sundays cleaning up around it; I guess there hasn't been accountability to make sure that nature preserve area in the center gets cleaned up, either on a weekly – Jarvis: Is one of those orange fences up there to try and block it? Conner: No, it doesn't have that, it's just the nature preserve in the center; Jarvis: You're saying the nature of – Conner: It's just the construction, no one is cleaning up after it at all; I don't feel it should be the residents' responsibility to do that; Lynch: Is that park part of the – who maintains it, the city or the HOA? Conner: Neither right now; Lynch: Who will be? Conner: I'm assuming it will be the HOA, but it's a lot of the construction trash and things like that right now, so that would be put on the builder I would assume; Lynch: I would say that if that's the case down the road, your maintenance company would provide that service; unfortunately when they're not mowing, stuff collects; it's obviously exasperated by the construction that's going on; once that finishes, everything gets a lot cleaner; Jarvis: Unfortunately it's something – unless there's something that the builder could do to try and mitigate that; while building is going on, you're going to have some of that; it is temporary, there is a light at the end of the tunnel; when it is finished, that will stop; Conner: Okay, thank you.

Jarvis: The representatives from Westport Homes would like to present us something.

Molly Gwin, Attorney for Westport Homes: Good evening again, and thank you again for allowing us to make this presentation tonight; I would also like to specifically thank for Ms. Jackson for her help and assistance for her help and facilitating us to be able to use your technology, and having our PowerPoint up; I'm Molly Gwin, Isaac Wiles Burkholder & Teetor, LLC; Jack Mautino, Westport Homes is with me; Mr. Imler is also here; last time we were before you, we presented mostly regarding our compliance with the 11-98 residential design standards; we heard some really good feedback there; some of it was to the tune of 'we like this project, we think these are nice homes, but we have a market that is presently oversaturated with residential housing'; we have asked to present again in order to address some of those assumptions, so thank you for that; we start from what I'm going to go ahead and call a 'hypothesis' – that there are 600 platted lots available for construction of residential product in and around Canal Winchester, and in the Canal Winchester school district; these include plats that are already – lots that are already platted, as well as preliminary plans that are presently unplatted; we've broken this down into several – what we believe are realities that impact this calculation – we've provided supporting data for each of these; these are all written out there; I'm going to gloss over them, please feel free to read them; the first is that primarily that your housing market grew by 1% over a 10-year period; the second general point – we've hit this a lot – is that Middletown Farms will have average values that are \$100,000 over existing newly constructed homes, and will have values exceeding \$150,00 for present, used homes in the market; perhaps most importantly here, and we heard about this, and we'd like an opportunity to address it; the school district is relying on inside millage, as well as new construction for funding; even assuming a school yield of .7 children per household, the growth anticipated is not expected to overwhelm the school

district; that, coupled with the fee that the applicant is prepared to pay, that fee is done under an acreage basis under your code; when we broke it out by unit, it's coming out to about \$750 a home; Jack can correct me on this – that is in comparison to about \$350 per home presently in Canal Cove; let's look at the underlying data on this; this is your historical growth over a 9-year period; this is the total number of units in and around the area; you can see those numbers, there's a total of about 502 – there were 79 multi-family units in Fairfield County in 2014; based on this data, taken in an average, the city averaged 55 new homes per year; if you exclude multi-family from that calculation, you have about 310 new single family homes in a year, or an average of 34 homes per year; if you then go ahead and assume a total of 2,880 homes and apartments in the area, and then you take US Census data – you'll see the citations for this, and I welcome you to look at them – the US Census data estimates that 82% of homes in Canal are owner-occupied; at that growth rate, 34 homes breaks out to approximately 1.4% of growth per year; while we've heard that we're growing, we are flush with single-family, our market is over-flooded with it – that's basically what the data breaks down to for our evaluation.

Gwin: This is data that was provided by your design staff; Mr. Mautino would now like to take this portion of the presentation; Mautino: What this chart is showing – I want to focus on the lefthand side of the chart first – these are currently developed, fully-developed, built lots in Canal Winchester, in the city of Canal Winchester, that would accommodate a single-family home; there is one lot remaining in Ashbrook; there are 15 home sites, or lots, in Canal Cove, of which we are developing; hopefully after tonight, we will be down to 10; at the Villages of Westchester, there are 54; Washington Knoll has 1 lot; Winchester Manor: 1; Winchester Chase: 1; Winchester Village has 2; in total, 75 fully developed lots that a single-family home can be constructed on, and in development; as we look to the right-hand of this chart, these are platted, but approved, with a preliminary plan; there are an unrecorded number of lots that are remaining in Canal Winchester; there are 69 lots remaining in Canal Cove; that would be section 6 and 7 – both of which will be fully developed this year; there are 246 lots that are available in a community called 'Greengate'; Greengate is a condominium, patio-home community; we'll share with you in just a moment – it is behind the Meijer, and behind the Redwood rentals on Diley Road; if you look closely at Greengate, you're looking at roughly – there are in total, in these 2 areas, there are 246 patio homes, slab homes, condominiums that are, like I said, they're platted; this entire thoroughfare would need to be constructed for that to be developed; the situation here is that this was platted in 2001 - 18 years ago, still not built; because economically, this road just doesn't make sense, today, in today's environment, to go ahead and construct, to access those 246 patio homes; 246 of the total 542 are condominium patio-homes; the next 76 are the duplexes, twin-singles that are approved at Turning Stone, right here on High Street; they're under development now; for straight, single-family, traditional single-family homes – 69 home sites remaining in Canal Cove, 151 remaining in the Villages of Westchester, for a total of 220; we talked about Greengate, we talked about when they were approved in 2001, we talked about the infrastructure that needs to be constructed to make that happen; just an idea of overall activity – how does Canal compare to other communities within central Ohio? You can see this would be permitting activity – not closing activity, but actual homes that were approved through different municipalities; in 2018, Canal Winchester pulled 51 permits; Grove City pulled 136; Hilliard: 88; Groveport: 5; Pickerington of course blew the doors off of it with 253; we also looked at existing, or used homes; how many used homes, existing homes – I'm going to call them used homes, because I'm in the new home business – I'm going to do that just to segregate; in total, all MLS listings, with both used homes and new homes, the total amount of homes that were closed – 4 bedroom, 2.5 bath 2-stories – we use that, because school age; that's likely where families are going to go; there were 105 of them sold in Canal Winchester, with an average sales price of \$257,000 in 2018; 105 total; to Canal's credit, and everyone else's credit, that price has increased over the

last 3 years; it's gone from \$208,000, to \$221,000, and now we are up to \$257,000; that 6% increase is a good increase; breakdown in values by community, just for new build homes – just new build – Ashbrook Village had 1 closing in 2018, it was \$301,000; the Villages at Westchester – Fischer Homes do a nice job, built up against the golf course, built beautifully; 25 homes closed, average sales price at \$308,000; Canal Cove: we closed 30 homes in 2018, with an average sales price of \$308,000 as well; Hunters Glenn and Lehman Estates are in the city of Columbus, but are served by the Canal Winchester school system; you can clearly see that those are considerably lower in price, being that they are in the city of Columbus; they are serviced by the Canal Winchester schools.

Mautino: Why is this important – I am going to let Molly talk more about schools; the conversation that we had with the district this morning; I want to point out one thing: 220 single-family lots are available in the Villages of Westchester and Canal Cove; I've already told you, we will develop our full 67; if the housing stock is not replaced, the single-family housing stock, then on or about the next 3-5 years, Canal will go dark, and what I mean by dark – they will not have a single-family housing opportunity within the next 3-5 years; it will be completely sold out; Middletown Farms is proposed at a – we're expecting to be an average sales price of \$400,000; \$350-\$450,000, we're going to stick right in that middle there; all-natural exteriors, and I'll talk more about the code; this community will serve those residents that want to move up, that want to move into something different, and that want to stay in Canal Winchester; this community will also attract other residents from Pickerington, from Groveport, from other areas in which they want to come here, own a very nice home, in an excellent community; I will let Molly talk to you a little bit about schools, and then I'll finish it up.

Gwin: Just to add briefly to the value – why is it important that our values are higher? They are quite a bit above the average sales price, both for the existing stock, as well as new; as you are all aware, owning a home requires building equity for most people in their present home; by transitioning to that \$400,000 price point, above the \$308,000 and the \$257,000, you're creating a really nice move-up opportunity that is not necessarily present in the market, to move to the kind of stock that you're talking about; why is this important? This is important because we pulled the data from the Canal local school district, that is present on their website, based on their October of 2018 financial projections, the school district is counting on revenue that's going to be generated from property taxes, both from new construction, as well as internal inflation of existing millage; I have gone ahead and cited the actual language that is in the report; I'll go ahead and just draw you to the last 2 sentences: 'since the district's effective fixed-rate millage is expected to remain above the floor, collections due to inflation or evaluation growth will be limited to inside millage'; in order to sustain internal inflationary growth, you need new construction, you need the value it brings; new construction is typically at a higher price point than existing stock; the second part of that, that is clearer, and is very important we feel is that new construction is taken into the school district's projections for funding; if you read the report in its entirety, the school district anticipates less federal and state monies as a result of the area growing, and more of a take from local property taxes; as I said, the relatively higher values of newer construction – again, that's relative to existing stock – are accounted for in spreading the property tax-base; Jarvis: Ms. Gwin, could I ask a question? I meant to bring it with me, but there was a chart that your team provided last Friday that I think the source was on it from the local school district; it was showing the student projection, an actual number, a headcount; the thing that struck me, if it was accurate, was that it was kind of flat over out-years; I'm trying to reconcile this, between if they think it's going to be flat, yet they feel that adding much more to the housing is what's going to keep the school solvent, those two things don't really agree; Gwin: Keep in mind that not all parties who are going to move in to a higher-priced housing stock that's now available

are necessarily new kids in the district; they are presumably children that the district is already capturing, as a result of existing houses, where those children live now; I think that the other point on that is the school district anticipates from 2019-2023 – it will add a total of 104 students, which breaks out to about 21 students a year; that number is actually fairly consistent with what Middletown Farms will generate, in terms of new children per year, based on a .7 percent calculation per household; that number is based on conversations that Jack was fortunate enough to have with the superintendent today; the highest multiplier that we see used in the industry is .8, that's used in Olentangy Schools in Delaware County; your school is projecting .7 children per household; I believe that the increased, sort of inflationary value that is needed to create additional funding for schools is based on that increased value that new construction brings; it's almost always at a higher price point; Jarvis: But it would be sort of a short-game if you looked at it from the impact fees; even if you're paying \$750 per home – I don't want to say it's not of any consequence, but I don't know what it takes to educate, but I know it's a lot more than that; Gwin: Absolutely it is; keep in mind that the projection for the total amount of students – that is at full build-out, which I believe is anticipated at about 5 years; those numbers, at that kind of full-trigger, they're not coming on all at once; your impact fee, based on how your code is handled – those are fees are paid at permitting; they're intended to help offset the cost of additional children in the district; the other thing, too, is that \$400,000 values – even if you assume 60% property tax valuation at \$5 mills – that's still a relatively high take for the school district; there are studies that do indicate that past a \$400,000 price point, the school district does pretty much break even on the cost of educating on a per-child basis, in terms of how many children come out of that home; you are correct, the data that we found indicated a 1% growth rate from 2019 to 2023, and then indicated a tapering off, based on the number of new children – but did still anticipate for new growth; there probably is some accounting for some percentage of commercial in that figure; as I said, the school impact fee is there; in terms of overwhelming the schools – again, it's 21 children a year; earliest closings on this community, if approved – nothing would be closing here until about 2020; that is right about the time we anticipate existing new build housing stock very much tapering off; we would submit that if that tapers off, you're going to lose that high value you've built in there; if you don't provide another high value alternative; we have complied with your residential standards, and I'd like to talk about that now; in order to make this as high value as possible; Mautino: I just want to finish up a couple points Molly has made; 1 – I was fortunate to talk with Mr. Sotlar today, and Mr. Robinson, I believe he is the treasurer with the district; they did a quick calculation for me; on a \$400,000 home, they would look at a revenue stream of roughly \$6,000 from that household; they did say that it takes about \$10-11,000 to educate a student; they were certainly supportive of a more expensive home being offered within the community, certainly supportive; they couldn't support our project, or not support project, but they were appreciative of our phone call, and the fact that we were proposing something that was more expensive than what was currently being offered in Canal; their concern, like they said, is 'our biggest issue is the \$150-\$200,000 home that is outside of our district'; those are the ones that hurt; we can only control what we can control within the city itself; last point I want to make, just on average sales price of new construction, the 150 home sites that Villages of Westchester – I meant to make this point earlier – Fischer Homes is finishing up the last of the golf course portion of the community; they will jump east of Gender Road, and go back within more of the affordable areas; I would expect that once Canal Cove is gone, and the Villages of Westchester – the golf course, and the active adult, higher-end patio homes – once those are gone, you're going to see an average sales price that will drop on the remaining home sites in the Villages of Westchester; I would anticipate that because they're smaller, more affordable homes; we've thrown a lot at you; before we get to the code, I'd like to ask if there are any questions about the data we have provided; Clark: I have one – if you're saying 295 homes,

and I'm taking out the 246, so that leaves us with 295; if you take out 5 years – that's 59 homes a year – that's more than what we're building now; that gives us 5 years; I don't know where you're coming up with we're going to be out (of homes) within 2 years of this; Mautino: No, I would expect that it's based on – we're in a great interest rate environment; last year we closed – I'll just extrapolate it for you – last year, we closed 30 homes in Canal Cove; I would expect to close 50 homes in Canal Cove this year; the market is certainly picking up for single-family – particularly as interest rates stay low; I would estimate that it's going to be somewhere – not 2 years – between 3 and 5 years that that would be sold out; Clark: Okay, so you see huge years coming up this year, and next year; Mautino: Yeah, we are already seeing in central Ohio, relative to last year at this same time, we are seeing about a 20-25% increase, in terms of absorption and sales rate; I would expect to see – particularly as job growth continues – to answer the question, 3-5 years would be build-out; back to Molly's point – in the best case scenario, the very best case scenario, we don't close a home in Middletown until late, late, late 2020; we would be building about 25-30 a year, even at a good absorption pace of 30 a year, at \$400,000, I'd be very happy with that; we're looking at generating roughly 21 students, based on the school district's formula; Amos: Do you believe, Mr. Mautino, that you've sold 17-20 houses already this year, to get to your 50? Mautino: Yeah – I can sell all the way to June; we can sell pretty much all the way to June, to get a home started in September, and close it by December; as I said, we are developing sections 6 and 7 this year, which will conclude Canal Cove; there is no more develop after 7.

Gwin: A lot of these factors are big, national factors, trends in housing, as you're all aware; we just wanted an opportunity to show you what we learned when we dug into what your existing inventory is; it's perhaps not quite at the 600 platted available lots for this product; as you know, the fact that we are not building fast enough to suit a growing job market is well documented in and around the greater Columbus area; the BIA study, the Mid-Ohio Regional Planning Commission has documented that right now, we need to be building 2-3 times faster in order to accommodate coming job growth to the region; they anticipate more people by 2050; if we're not building houses to put these people in, where are the jobs going to go? Understanding this is not meant to be a national presentation, it's meant to tell you what your existing stock looks like; these trends are documented in other areas that I'm sure you are all aware of; if there are no questions on that, I'll speak to the code.

Gwin: Again, we appreciate the commitment to developing residential design standards; I know I've stood up here a lot about them; the text that your staff has now does not reflect exactly this, but we are prepared to commit to this in a clean text; there are 4 items that we are requesting minor modifications from, under your new residential design standards that were no in effect when the applicant submitted; the first is the garage placement; per your new residential standards, the garages are to be a minimum of 4 feet behind the livable square footage of the home; the applicant is asking for the garages to be placed a minimum of 4 feet behind the most forward facing architectural element, or the front porch, that's the first one, I think we've discussed that fairly extensively; we do have some nice pictures showing what we're looking at; we've also asked to have driveways adjusted from 10 feet at the approach to 16 feet; this is standard, this is what we're doing in Canal Cove; it's just to accommodate traffic at homes, more than one car/vehicles in houses, guest traffic, entertaining; it does become something of a safety issue, the narrower driveways; the other items we're prepared to exceed your code on – we are still prepared to commit to that full cementitious siding, that full Hardy Plank siding; I think it's been very well discussed, the value that that adds; the kinds of finishes that are required with this type of natural exterior – your code, even under the 11-98, it does mandate a very high-quality vinyl, but we are prepared to go the extra step, based on prior commitments; the front porches – I understand there was some confusion on this; in

my thinking that we were going to go full 11-98, I did take out the minimum 100 square feet; the applicant is prepared to do a minimum of 100 square feet on the front porches; they are prepared to do that under your code right now; under your code right now, it would be 70 square feet, and the applicant is prepared to go a minimum of 5 feet deep; the final item that we've requested a small deviation from is the roof pitches; your 11-98 standards mandate a 6/12 pitch for primary roofs, and a 4/12 pitch for secondary – that's dormers; on the ranch homes only, the applicant is requesting a divergence, to go to a 5/12 pitch; that is just because of the massing of the roof; it is an aesthetic thing, it can look a little odd; if council were prepared to approve this development tonight, as discussed, we would be willing to say 6/12 on the ranch product as well, not a problem; I'll let Jack take you through some of these renderings that we have been fortunate enough to have put together, I think you'll find them very nice.

Mautino: They're nice, and they might even be a little confusing for you all as well; these are new plans that we're designing to meet the code of the garage being placed 4 feet behind the front porch; in addition, as you can see, we've already committed to the architectural style garage doors, with windows, board and batten – those that are complimentary to the architectural design of the home, and be painted the same color, or the same hue as the siding; this first one is just more of the standard garage door, so I'm asking that you use some imagination; this would be a roughly 1,750 square foot ranch-style plan; the ranch plan that we currently build, the garage is sitting 4 feet behind the front porch; as requested, stone nor brick would exceed more than 20% of the façade of the home; that might give you a better idea of what the garage door may look like, with the hinges and the handles; this particular plan – garage door, I'm looking more text-wise as to what we've committed; architecturally, you can see the front porch – well ahead – imagine the architectural style garage door, less stone; these are plans that we are currently working with, that would be brand new to Middletown Farms; Clark: Do most of these models come with side-load? Mautino: All of them can come with side-load; we've also committed to 25% side-load within Middletown Farms; Lynch: Is that both sections, or just one? Mautino: That would be both sections, 1 and 2; this would be an example of a side-load garage; Mayor: In the meeting we had the other day – did you say that all of these homes, or just a portion of them would be a first by Westport? Mautino: Yes sir; others will be retro'd from what we currently have; Amos: Mr. Mautino, I just want to confirm – you're saying all of the ones in this packet are actual models that you're going to be putting; we've seen so many that weren't going to be in this development – these are actual versions for that development; Mautino: Yes ma'am; when you all revised the architectural standards, they're very specific – we only have one where – D.R. Horton is a very big company, and we can draw from their plans, and that's what we were able to do; others would have to be just completely redrawn from what we currently have, to meet the new residential guidelines; it would take me a team of architects and renderers to put all of that together; that's by way of example – what you see there, from D.R. Horton, we can take off the shelf, bid it tomorrow, have it meet the code with the architectural style garage doors, limit the stone, and we can be going; Lynch: These renderings – are these what you're planning for in section 2, or section 1 or 2, to be built anywhere? Mautino: At this time, we are focused solely on Middletown Farms being a traditional single-family community; Lynch: Both sections; Mautino: Both sections; Lynch: The models that I'm seeing here – do they still fall within the category? The ranch models – the Hawthorne – they still fall within the \$350-\$450,000 range? Mautino: They do, yes; Lynch: Basements, no basements? Mautino: Basements – all of the homes will be built on basements; with that basement, we would meet the code compliance of no more than 1 foot exposed on all foundations as well; Coolman: What's the average square foot of the ranch models? Mautino: Our most popular are right at about 2,100 right now; Lynch: That's a first floor master – well, I guess it's all first floor; Mautino: Yeah, the ranch would be a first floor master with 2-3 additional bedrooms, or 2 additional bedrooms and a den; our most popular ranch plan is right at about

2,300 square feet; they are getting bigger; Coolman: And their price point? Mautino: Their price point – they are much more expensive to build than a 2-story; somewhere around that – in Middletown Farms, they'd be pushing the \$400,000 mark; the reason is, is because you have so much more basement, to get that 2,300 square feet – it's all on one floor; you're not going up, you're going out; Amos: Mr. Mautino, are you saying the 2,300 includes the basement, or does not include? Mautino: Does not ma'am, that would be livable square footage only; Amos: On the first floor? Mautino: He was asking the most popular plan we have, it's called the Hawthorne II; Amos: The Austin you said 1,750 – Mautino: Sure, they could start as low as that; as far as what's most popular today, the bigger ranches are what's becoming more and more popular; Coolman: The offerings to someone, if we were to approve it, as far as the models that you're going to be offering for the first phase of construction, would be all of these in this packet? Mautino: And then some; this would just be a sampling of what would be compliant with your new residential standards, and the modifications we've made, or that we are asking for.

Jarvis: Mr. Mautino, is it your desire for us to untable the ordinance for the third reading this evening?
Mautino: Yes sir.

G. RESOLUTIONS

RES-19-005

Public Service

A Resolution In Support Of The Development Of Us Bicycle Routes Within The City Of Canal Winchester ([Resolution, Exhibit A](#))

- Adoption

A motion was made by Amos to adopt RES-19-005, seconded by Lynch. The motion carried with the following vote:

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

RES-19-006

Finance

A Resolution Authorizing The Establishment Of The State Capital Grants Fund ([Resolution](#))

- Adoption

A motion was made by Bennett to adopt RES-19-006, seconded by Coolman. The motion carried with the following vote:

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

H. ORDINANCES

Tabled

ORD-18-029

Development
Sponsor: Jarvis

An Ordinance To Amend Part 11 Of The Codified Ordinances And The Zoning Map Of The City Of Canal Winchester, Rezoning An Approximately 11.954 Acre Tract Of Land From Exceptional Use (EU) To Planned Residential District (PRD), Owned By The Dwight A. Imler Revocable Living Trust, Located On The Southeast Corner Of The Intersection Of Hayes Road

and Lithopolis Road And Consisting Of Parcel Number 184-002994, And To Adopt A Preliminary Development Plan And Development Text For A Proposed 79.5 Acre Planned Residential Development (Middletown Farms) ([Ordinance, Exhibit A, Exhibit B, P&Z Recommendation, Dev Text Update 2-4-19](#))

- Tabled at Third Reading

A motion was made by Jarvis to untable ORD-18-029, seconded by Bennett. The motion carried with the following vote:

Yes 4 – Jarvis, Bennett, Amos, Lynch

No 3 – Clark, Coolman, Walker

A motion was made by Jarvis to adopt ORD-18-029, seconded by Bennett.

Jarvis: I have something to say – this has been a very long process, and an interesting process, to say the least; you're welcome to make comments as well, before we vote on it; going back, I have to pay high compliments to the Westport group, and their representatives, in that they have been professional, they've asked the right questions, they've tried to get to the root objections, where there were, as far as what the issues were, and came back with a response; we may not always agree, but there were some areas where we've been able to give up some ground; they've given up quite a bit of ground on what they have proposed; they were very determined in the process, but always professional, and always a pleasure to work with; I don't think that they left any stones unturned, nor us, in going through this process, in trying to make this something that would be a welcome asset to the community; I think you've done everything you could within your control to do that; there are some things that are outside of your control, what we call pre-existing conditions that we've talked about here tonight; I'm not sure what to make out of it, other than the fact that on the low end, we are talking about somewhere around 250 homes – I think that our higher number comes from the fact that we are including condominium projects, which could be a duplex-type; why, because they're people, they have cars, they have kids – the impact to the city is the same, whether it's a house, or something else; what's the truth in there – it's probably somewhere in the middle; the bottom line of that is that we may have gone too far, too fast in the past; if this project came to us 18 months from now, we could get rid of some of this backlog; I personally would feel a lot more comfortable with supporting it; I think the product is good, I think the concessions were reasonable, on both sides; it has met my satisfaction on many levels, not 100%, but on many levels – except for that one thing, the timing of what's going on here; the one thing that would change my mind would be if what was being proposed was a totally different animal, a custom-built, executive-style home at a different price point; not just a cut above what we have in other neighborhoods, but a few cuts above that; that would be something that was not represented anywhere else – I could get behind that, in spite of the fact that there was this backlog; that's not something within your control, it's outside of your model, so it's not really possible; that's just it, it's a dream; I guess that's all I have to say about it prior to going into the vote.

Lynch: I'd like to speak up; I've mentioned this before, in other meetings, last year we set out as a way to try to get a handle on the housing here in Canal Winchester; the only way we can really, truly do that is through zoning, through our codes that we have; we've revised our codes, we came up with really strict codes; other communities are contacting us, from what I understand, wondering how we came up with

these, and will they actually work; I think they will, and I believe in the codes we came up with, we worked hard on them – Bob worked on that committee with me, along with Ms. Amos; they've met these codes, they've met them; as hard as they were, they met them; actually, with the natural siding, they've gone above the codes we had; this sets a precedent for all communities that get built in Canal Winchester; any other housing development – they can't go below what's being proposed here; they can't go below it, they can only go up; this is a stepping stone for this community to get good, quality housing; it's a step above what we already have; because of that, because they did the work, they met our codes, it's getting our housing in a more positive direction, I favor it; they've done what we asked.

Amos: Molly, I apologize, I have one question for you – earlier you said the ranch homes, they were asking for a 5/12, but if approved tonight they would go with a 6/12; Gwin: Yes ma'am, if that's what it would take to get the approval, we would be happy to meet the 6/12 pitch as well as on the ranches; Amos: As the person who does a lot of the school – I project school numbers – I can't say I agree wholeheartedly, but that's not effecting – I do believe that you guys have come to the table, and that you've been to willing to meet the code; it is a challenge, we made it hard for a reason; I'm glad to see that we have some drawings before us; this does provide our community with something we don't currently have; the alternative is that somebody could come to the table with another set of condominiums, or an apartment community – which we don't have an apartment community; this provides us with the next step – we do have apartment communities; Clark: Yeah, but they couldn't come in this location with that, it's not zoned properly; Haire: Correct; Amos: This does provide something that we do not have in our community right now; yes, we all agree, we have a lot of houses; we see the increased growth, and I understand what the numbers are in front of us; this does provide something we do not currently have; Lynch: There are a lot of people I know, too, that are looking to upgrade their housing; this provides that upgrade here in our community; we're also looking at the housing diversity; this creates that diversity; we don't have this type of housing here; Jarvis: It's definitely a different look, yeah; Lynch: This makes us more diverse.

Coolman: I duly recognize the fact that the standards have been increased; it was a struggle on both sides, to come to a middle point, to meeting these new increased standards; I know it was good efforts on both halves, to make it plausible; what I had envisioned, though, was with our focus on the future – our focus is on what type of individual are we bringing into town; that focus goes along with what type of jobs we are bringing, what type of pay grade are we bringing in; what I had envisioned was something a little bit more upscale; we are constantly being compared to communities such as Powell, Dublin – these are communities that have much greater population than ours; they have a much more dense industrial and commercial side than what we have; therefore, their pay levels are much greater for their residents; with that being said, if we're going to be compared on that level, we're going to compare our housing with theirs up there; I was anticipating a development with more of an executive style home; there may be greater square footage – custom home is I guess what I've been referring to; a little bit bigger of a footprint as far as acreage; if you go into Powell, Dublin, Worthington, Westerville – a lot of your new, executive, upscale home subdivisions – most of them have been developed with a minimum acreage requirement, and a minimum square footage requirement; Middletown Farms does not have that; even though this is a nice stepping stone from what we have currently, I don't view that as really for the person who is relocating here for the high-paying IT job that we could be presenting in the future; if they're looking to go with a \$700,000 house, we don't have that here, we don't have it; that's a big chunk of income that is going to be back on route 33 and into Columbus, or another community; that's always been my focus; I'd like to keep some of that here, because we make our money to fund our city activities, based off income taxes; that's more or less where I stood on this thing, is more of an upscale, executive home; I

don't doubt this isn't upscale for what Canal has to offer right now, but I don't think it's a big enough step to get my vote; that's just a focus on the future.

Bennett: Mr. Haire, Mr. Lynch mentioned precedence – I guess, curious on your thoughts with if this development were approved – what does this development do for the code, for the 11-98 code? Does that create more substance, and set that higher standard in your mind, or is it still arbitrary? Haire: Passing the 11-98 standards is the code; any deviations from that, any planned district needs to show how it's justified and needed; I'd say the 11-98 sets the standard – what you approve – people see that as being built, and the built environment informs people of what they think; it'll also, depending on the sales price, that informs what other builders will look at, in terms of the market; those won't affect it, but in terms of the code – 11-98 is the standard; Bennett: My other question, following up on that, is to get to the \$750,000 home that other council members are discussing, do I need the interim step of the \$400-450,000 home, before I can show that this market will support a \$750,000 home? Haire: I'd have to speculate on that answer; typically when people sell their homes, they move up; this would be another level where people could move up, and then you would think that they would move up from here, to somewhere else with a higher sales price; Jarvis: I don't think it's like a ladder, with evenly-spaced rungs; Clark: I can take you to \$750,000 homes less than a mile from where we're sitting right now, new ones; Bennett: I'm not arguing that, Bob, what I'm arguing is the fact that if builders come in, and they say 'listen, here is what we see your community is supporting' and they are just looking at Canal Winchester, and they say 'your average sales are \$300,000, we don't think we can build anything that will sell for more than that'; does this community help set another step in – yeah, outside of our city limits, those are happening; Mr. Mautino can come in and say 'well, yeah, outside your city limits; you have never shown the capacity to sell that within your city limits'; it's a give and take, right? Clark: I don't know that we have made a real, full effort here, to see; we have never had a development that's tried; an executive home has never been built; Bennett: Someone needs to put a whole lot of money down to make that happen; it's a lot of risk, you have to have a developer that wants to take the risk; Clark: It's happening all around here, I don't know why it couldn't be done here; Coolman: If you take an executive that is coming into Canal Winchester, that is used to a \$700-800,000 house in Powell, and they come down here, and see what our cost values are; they would be expecting to buy a lot more house for a lot less money, because of those mediums you're talking about; if we don't step up above this proposal, then we will never get there; that's really unfair to the future businesses that we are proposing to lure into Canal; Clark: The future leaders of our – philanthropic people that we want to attract to our community are living elsewhere; the plants managers do not live in this community, because they want another type of home that we don't have; Amos: Mr. Haire, have we ever had a custom home builder that builds \$500, \$600, \$700,000+ come in, and start looking in Canal Winchester? Haire: Not that has contacted me, no; we've had custom homes built in the community, but never on a large scale; Amos: Those are usually independent people, correct? Not a large scale developer; Lynch: Typically it's a development where someone is putting in a golf course, and they're selling lots around the golf course; that's where you're seeing the Tartan Fields, New Albany Country Club – that's where you're seeing those executive homes and such; you almost need someone who would want to spend the bazillion dollars necessary to develop a golf course, and a community like that; I don't see where someone goes into a community, just from a logical standpoint, that has \$300,000 or less homes, then all of a sudden say 'I'm going to build \$800,000 homes here, this looks like a spot to build \$800,000 homes'; I don't see it happening; it could happen down the road, as we incrementally increase the value of our homes, and we increase the standards of our homes – I think we'll get there; I don't see it as something happening in the next year or 2, or 3 or 5; that's my personal opinion based on what's being

built all around town.

Clark: I just had a question – going back to the road – you’re willing to pay 41.7%, which is the traffic increase; what is our cost going to be, Matt? We asked for 75%, and they offered 41%, which is what they feel is going to be – we’re still going to have to come up with that 60%; Haire: We haven’t come to an agreement on those, those will be addressed when we get to a final development plan; that was their proposal, it was put into there with the agreement of the mayor; we haven’t had that agreement at this point; that would be something that would still be negotiated through a final development plan; we had one estimate from their engineer on the cost of those improvements; I believe they were \$700,000 with the improvement of the road adjacent to their development; I don’t have that number in front of me currently; Clark: For the total, or for us? Haire: For the total widening of the roadway adjacent to their development; Clark: So we’d be responsible for 59%; Haire: According to their proposal; Clark: Yeah, at this point.

Hollins: Did you guys get a chance to talk to the Parade of Homes folks? Mautino: Obviously the 2019 parade will be in ?, and the 2020 parade has been selected in Grove City, at the new Scioto Raceway; the BIA will not take locations until sometime this summer, to explore the possibility of a 2021 parade; I know Mr. Hollins has brought it up to us that the – it could be a good location for a future parade site here in Canal; I don’t believe that Canal has ever had the parade; I know that Pickerington had it one year, and put a moratorium on it the next; I just wanted to say a couple of things; as far as new development in Powell, Dublin, Olentangy, the lots are smaller; they’re much smaller; the open space, and the green space is much bigger; as far as starting with the \$700,000 community, and where you’re only seeing \$310,000 homes priced – if anyone wants to jump in on that one, and put their dollars in behind it, have at it; it is a stepping process; Dublin went through a stepping process; Powell went through a stepping process; everybody goes through a stepping process; nobody jumps from ‘I’m in Lithopolis, I’m building \$250,000 homes, I think we need an \$800,000 community’; Jarvis: But yet it happened in Carroll, Ohio; Mautino: I don’t see more than 15 building permits in Carroll, Ohio; Jarvis: The numbers are not there; Mautino: Somebody took a risk, I’m not disagreeing with that; I don’t see more than 15 building permits being pulled in Carroll; Jarvis: The fact that 1 is kind of a miracle.

The motion failed with the following vote:

Yes 3 – Bennett, Amos, Lynch

No 4 – Jarvis, Clark, Coolman, Walker

ORD-18-046

Development

Sponsor: Clark

An Ordinance To Amend Part 11 Of The Codified Ordinances And The Zoning Map Of The City Of Canal Winchester, Rezoning An Approximately 69.237 Acre Tract Of Exceptional Use (EU) To Limited Manufacturing (LM), Owned By Gender/Thirty Three, Located On The North Side Of Winchester Boulevard (PID 184-000532 And 184-000871) ([Ordinance, Exhibit A](#))

- Tabled at Third Reading

Third Reading - NONE

Second Reading

ORD-19-017

Development

Sponsor: Lynch

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

- Second Reading Only

First Reading**ORD-19-018**

Finance

An Ordinance To Amend The 2019 Appropriations Ordinance 18-040, Amendment #2 ([Ordinance](#))

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

A motion was made by Lynch to waive the 2nd and 3rd readings for ORD-19-018, seconded by Clark. The motion carried with the following vote:

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

A motion was made by Lynch to adopt ORD-19-018, seconded by Bennett. The motion carried with the following vote:

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

ORD-19-019

Public Service

An Ordinance To Authorize The Mayor To Provide Consent To The Director Of The Ohio Department Of Transportation Necessary For The Bridge Inspection Program Services And Declaring An Emergency ([Ordinance, Exhibit A](#))

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

A motion was made by Coolman to waive the 2nd and 3rd readings for ORD-19-019, seconded by Amos. The motion carried with the following vote:

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

A motion was made by Coolman to adopt ORD-19-019, seconded by Lynch. The motion carried with the following vote:

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

I. Reports

Mayor's Report

19-023**Mayor's Report March 18, 2019**

Mayor: I just had the one report, that's about the 2020 census; I'm not going to read it all out, but just to give you an idea – staff and myself are going to be meeting with a census representative next week I believe, or this week; after he has met with us, he will be coming to a council meeting, probably one of April's council meetings, to discuss pretty much how the census works, what the timeline is, and so forth; they're actually going to be looking for people to go door-to-door; I think they pay these people; they hire

people from the area, to go door-to-door; they like to have people from their own area going door-to-door, because they probably already know a lot of the people; instead of having somebody from Reynoldsburg coming down, which has happened before – other areas, I should say, they're complete, total strangers, and it doesn't work very well; they're trying to get the locals to go door-to-door, and take the census poll; it's about almost a year-long process for them to get all this done, and tabulate; I remember when we became a city, back in 2010; it was over a year before they announced it; Jarvis: Do we stand to receive more revenue, as a result of a higher census? Mayor: Yeah; he will have all that information for you when he comes to speak to council; Jarvis: Alright, and we can expect that next month? Mayor: I'm thinking one of the 2 April meetings is what he and I talked about and are proposing; I didn't know what was on either agenda yet, so I was hoping to discuss that with Amanda.

Fairfield County Sheriff - I have nothing further from my written report.

Law Director - As far as I know, no need for an executive session this evening; sorry about the confusion on that public hearing – what happens is annexations are already a long process; we're still working through the engineer's office making comments on the plat; eventually, it will get on the county commissioner's agenda, once the legal description issues are sorted out; once they approve it, we have to wait 60 days to even put it on your agenda, to start the readings to accept the annexation; the whole idea is the rezoning runs hand-in-hand with the annexation acceptance; we are going to schedule that public hearing when we know more about the timeline for when you'll actually be presented with the annexation; Jarvis: It's not imminent, I mean it's not next week; Hollins: Exactly, it'll be May, maybe June; we'll reapproach when we know that timeline, and request a public hearing date; thank you for your patience, and all the hard work – couldn't be prouder of the way we handled the rezoning application; it came to a great discussion of all the merits – Jarvis: Very valid points made all the way around; Hollins: It's not an easy process, but it's an important policy decision; thank you for your hard work and patience; Jarvis: Thank you, Gene, for your guidance.

Finance Director

[19-025](#)

[Finance Director's Report](#)

Jackson: Thank you Mr. Jarvis – just 2 quick things from my written report; just a reminder, the Dr. Bender scholarship applications are due April 1st by 4:30; if you know anyone that would be a good candidate, please encourage them to apply; we have a tentative Committee of the Whole meeting scheduled for April 29th; as of right now, not sure we have anything for the agenda; just throwing it out there, start thinking about it, if there's anything that you feel should be added to that, let me know; Jarvis: Just to – I'm not sure we've been through a Committee of the Whole with some of the newer members before; Coolman: Yeah, we have; Jarvis: It's kind of a little freeform, a little more relaxed than this setting; if there's any topics that you think need to be talked about, it's a good place to do it; problem is, if you need staff preparing things, you have to give them enough time, unless you just look at it as strictly a 'bull' session; sometimes that's all it is; Bennett: Is there any interest in having outside Joint Rec districts come in – I know it was probably over a year ago – some of the city council members met with Granville, New Albany; I believe, in my tenure, New Albany came in and presented to council at a Committee of the Whole meeting previously; I don't know if there is any desire to learn more about joint recs; Jarvis: Yeah, I'd like to hear; that's why I was asking – are they setup the same way we are? My only experience is with our own JRD; I'm not sure know it like the back of my hand; I'd like to know how other communities do that; historically, if we only have one topic, it's not enough to come together; let's hold that as one topic;

Bennett: I could have potentially 3 different joint recs; Jarvis: Could be kind of the whole day sort of thing? Bennett: It depends on how you want to structure it, but I can reach out to the other members that we have been collaborating with recently, and see if any of them are available on that date; Jarvis: I'd be up for that; we shouldn't let the opportunity disappear; Coolman: Will you face the same challenges you had a year ago? Bennett: Yes and no; I think it's – part of it is understanding what a JRD has the ability to do, and how it might layer into benefitting a city, benefitting communities who are using them in different ways; it's an opportunity for us as a group to decide if it's an underutilized resource, or is there more or less we want it to do; helping define what our expectations are for our joint rec could really help the organization as well as a city; what do we want it to do, what do we want it to be; I think, at some point, there's a decision – is it a valuable organization; we brought it back; it became a 501(c)(3), and then we brought back the joint rec again; it might be valuable for us to help decide what value we see in the joint rec; Jarvis: I didn't know that, I thought it was still a 501(c)(3); Bennett: We are a taxation authority; Hollins: A governmental subdivision; Bennett: We are a government agency, and are having to be ran and facilitated as such; we have to abide by all the same finance laws that Ms. Jackson complies with; Jarvis: I think that one of the things that people get tripped up on is the fact that our city owns the real estate, the fields are used by the rec district, which school district is defined; the only way I've ever seen that difference addressed is tiered fees, which I don't even know if those fees exist anymore; it costs you X number of dollars to participate; if you're a nonresident, but still within the school district, you pay another rate – is that the way it is? Bennett: Groveport does that, but they also have a tax levy that helps offset what they charge for sport registration fees as well; Lynch: Is there tax school district or city-wide Bennett: Their tax is city; that's why they have 2 different registration fees; Jarvis: Groveport Madison school district is much bigger than Groveport, so they have the same kind of thing going ; Bennett: I'll follow up; Jarvis: If we could put that down, and – I don't know how much coordination you have to do, Will, with some outside parties; hopefully they don't have to invent something, and they just have a canned presentation; it would be interesting; Bennett: Okay, I'll make some notes and reach out; Jarvis: Okay, that's scheduled for the 23rd? Jackson: The 29th.

Public Service Director

[19-024](#)

[Public Service Director's Report](#)

Peoples: Thank you Mr. Jarvis, nothing to add to my written report.

Development Director - Thank you Mr. Jarvis, I apologize for having to step out earlier, I had to go over and attend the school board meeting this evening, to discuss the school compensation agreement associated with the CRA for OPUS; they passed a resolution this evening to approve that school compensation agreement; that will be coming before you at the next meeting; we will have an ordinance to approve the CRA agreement, and also the school compensation agreement, in regards to that development proposal; if you have any questions about that, I'll try to get that to you earlier than Friday, so you have more than the weekend to look that over, because they are pretty lengthy agreements; Jarvis: If the school accepts the terms, why would we have a different opinion? Haire: There are revenue sharing portions of that for income taxes, and things like that; that's what we need council's agreement on; Jarvis: Alright; Haire: They were happy with the terms, yes, I just want to make sure you all are happy with the terms as well; we did receive an application for 18-26 West Waterloo Street, which is the former Marathon, and the home next door; we did receive an application for that on Landmarks; that will be on their next meeting next Monday night; if any of you are interested in seeing those plans, I have them on

my laptop here, I'm glad to share those with you if you'd like to look at those now; they should be loaded on the website as well, under the agendas; Jarvis: It's been a pretty long night, I don't know if everyone wants to see it now; Haire: I'm still excited about it.

J. Council Reports

Work Session/Council - Monday, April 1, 2019 at 6:00 p.m.

Work Session/Council - Monday, April 15, 2019 at 6:00 p.m.

Public Hearing - Monday, April 15, 2019 at 6:45 p.m.

- Bixby Road Property Rezoning

Committee of the Whole - Monday, April 29, 2019 at 6:00 p.m. (Tentative)

CW Human Services - They had their yearly meeting Tuesday, unfortunately I was unable to make it; Jarvis: Mr. Hollins, have you been looking at a draft agreement with Human Services related to a sign? Hollins: As a matter of fact, I was looking at the draft of the sign easement as we were sitting here; I have a few comments back to my associate, it will be ready tomorrow; Jarvis: Let me just give everyone the thumbnail version of it – I was contacted about a month ago by Penny Miller; she told me she was retiring from Human Services; I don't think they have a replacement yet; one of the loose ends she had was that she wanted a sign; as you drive by their facility, it's covered by trees; she wanted a sign by the street, similar to the David's Way sign, and then there's a Lutheran Church on the other side; she was looking for something like that with bricks; the problem is, it's on city property; when we did the bike path, the normal road easement was widened to go all the way up to pretty much their property line; to put a sign outside of their property line, which is wooded, would be in city property; in speaking with staff, they were concerned with setting a precedent – they don't want people putting stuff on city property, under normal circumstances; in this one, it was something that you could add conditions to it, to where nobody else could come in there; if they were to leave that location, the sign could be removed; those are the kinds of things Mr. Hollins is trying to iron out; once that is done, it will be proposed back to them; I know she was okay with those terms; she may be gone by the time this is all worked out; someone will be there, though; I'm sure they will appreciate driving by, seeing the sign, and knowing where they were; Hollins: As soon as we get that worked out, it may be on your next agenda; it shouldn't be too controversial, but we will go ahead and get that on council's agenda, to grant that easement.

CWICC - Next meeting is May 29th, 11:30 at the Interurban Building.

CWJRD - No update, we will again look at other joint rec districts to see if there are any members that want to attend our Committee of the Whole meeting on April 29th; our next meeting is Thursday, March 21st at Town Hall, 7pm.

Destination: Canal Winchester - March 26th, 2019 is the annual meeting – 6:30 at the Interurban; right now there is a big push for the Art Stroll; we began organizing for the Blues & Ribs fest already; the Farmers' Market begins May 25th; TOSRV is coming up May 19th.

K. Old/New Business

L. Adjourn to Executive Session (if necessary)

M. Adjournment @ 8:52 p.m. *A motion was made by Bennett to adjourn, seconded by Lynch. The motion carried with the following vote:*

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