

Canal Winchester

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



Meeting Minutes - Final

January 21, 2020

6:00 PM

Council Work Session

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

- A. Call To Order** at 6:00 pm
- B. Roll Call** Present 7 – Amos, Bennett, Clark, Coolman, Lynch, Milliken, Walker
- C. Also In Attendance**

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

D. Reports

Bill Sims - Construction activity is continuing this winter; hotels being built; five star heating and cooling is underway; pre-construction meetings for fountains; pediatric associates have started their project; working on 2020 street program; plan to have recommendations to bring to council in March

Dick Miller - It's time to purchase annual flowers from Dills; hanging baskets and soil; burgundy and white theme; soil and mulch from Kurtz's Brothers; give away tree biodegradable pots; first draft of 2020 spring street trees; have been out cutting perennials; applying herbicide in areas. Lynch asked for a copy of the street planting plan; complimented the flowers that are planted; commented about the dark flowers are difficult to see, suggested white or lighter colors; Miller said they can work with Dills to adjust the colors. Lynch asked about the cloverleaf around 33 and whacked down some plants; Miller said yes they worked on plants over there and going to seed it back to mixed grasses. Walker asked when is the flower potting day; Miller said it would be the second or third Friday in May.

Steve Smith - 2018 – 2019 statistics the plant flow went up about 3%; sludge production went up 126% from the brewery; pending legislation to expand our sludge press which will allow us to deal with the new hotels and more use at the brewery; Lynch asked about sludge spreading; Miller talked about sludge spreading and how the hauler does it. Bennett asked about the upgrade in production and what is the timeframe or lifetime of the machine; Miller said the existing unit will be expanded and rehabbed and add cells and maintenance to keep it performing, have had good success with it, should last another ten years.

Shawn Starcher - This time of year not a whole lot to report; not a lot of snow right now; staying busy in the shop doing housekeeping items and cleaning vehicles; doing accident reports from street lights and guardrails, etc.; finishing interviews for vacant position in street department, had good candidates. Coolman asked if the candidates are local; Starcher said one is with municipality experience.

Rick Brown - Did cyber security tasks recently; enterprise barrier focus needs to change from identify, investigate, mitigate model to a detection, prevention, and permit model; physical infrastructure may need to change with this; physical and property vulnerabilities are real; Mayor authorized more security cameras to capture any crime in sheriff's area, public service facility and the pool; several network switches to replace old equipment; additional hardware was purchased to increase network storage and backups; implemented phase one of portable drive elimination project; no USB or phone plugged into city devices; reminder to council members to use your city email; data on government officials personal

devices is subject to public records act.

Joe Taylor - In December they pumped at 38% capacity; worked on moisture issues in air compressor system; had salty water on Thanksgiving and had to remedy this; working on AMI installations; did valve bolt replacements; repaired water main break on David's Way; stated the cost of chemicals used. Walker asked about the water hardness and any customer complaints; Taylor said it is around 119-120, no complaints like it was years back.

Sergeant Hendershot - Working with the Mayor and possibility of moving into 36 S. High Street; more parking and more space for more deputies; conference room and a kitchen, looking forward to it. Bennett asked about community watch and them having more space; Hendershot said it would be a good location, not down Gender Road; discussions about the expanded space is there talk about having an administrative area for filing reports; Hendershot said they would need a person there all the time, right now they do not, will talk to the Mayor about it down the road; Mayor said after the building is remodeled it could be ready to add a desk person. Amos asked about the prostitution sting and where was it; Hendershot said it was at the Best Western, but those people were not necessarily from Canal Winchester.

Shane Spencer - Sees progress from ODOT for signal upgrades; rail crossing upgrade is mostly complete and good example of partnering with the railroad to the benefit of the residents; met with MORPC to kick off thoroughfare effort; more work needed to do and get feedback on the modeling, process moving forward; in future will have a presentation and seek input; successful for Gender Road phase five funding for construction for next year 2021; will start looking at the design and utility interaction; working on the street maintenance program, expanding pool parking lot to the west; ODOT information on sound wall along 33 and now waiting on funding. Walker confirmed spring of 2022 construction. Clark asked about the signal timing or timeline and when it will be done; recommended timing in the next two weeks, estimate in eight weeks; Clark asked about the MORPC recommendation for the Bixby Road interchange; it is in the works to come up with a model, a plan, etc. for this proposed interchange, also for 33 and Pickerington Road, have expanded the study area for these interchanges, MORPC has a database plan for all regional plans and this is very useful and pivotal and knowing what other communities are planning as well.

E. Request for Council Action

[ORD 20-001](#)

Finance

An Ordinance to Authorize the Mayor to Enter Into a Contract for the Prosecution of Certain Criminal Cases and Certain Civil Division Cases in the Franklin County Municipal Court for the Calendar Year 2020 with the City of Columbus Attorney's Office ([Ordinance, Exhibit A](#))

- Request to move to full Council

Jackson stated this is an annual contract to provide victim assistance services and BMV cases that occur in the Canal Winchester jurisdiction; have spent \$30 on contract since 2017.

Motion to move ORD 20-001 to full council made by Bennett; seconded by Amos

Motion carried by the following vote:

Yes 7 – Bennett, Amos, Clark, Coolman, Lynch, Milliken, Walker**ORD 20-002***Construction Services*

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

- Request to move to full Council

Sims stated started using Quality Control Inspection in 2018 for the Gender Road phase four project and using them exclusively this year; the relationship is working well. Bennett asked if Sims is satisfied with this contract; Sims replied yes, it is a good working relationship. Coolman asked how long we have been doing business with them; Sims replied detailing the history with this company.

Motion to move ORD 20-002 to full council made by Amos; seconded by Lynch

Motion carried by the following vote:

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

ORD 20-003*Finance*

An Ordinance to Authorize the Mayor to Enter Into a Contract for Indigent Defense Representation in the Franklin County Municipal Court with the Franklin County Public Defender on Behalf of the City of Canal Winchester Mayor's Court for the Calendar Year 2020 ([Ordinance, Exhibit A](#))

- Request to move to full Council

Jackson stated this is an annual contract that provides indigent defense representation in Franklin County for those that cannot hire an attorney, we are required to provide one for them, but we do not do this in Mayor's Court, the rate went down, reimbursement rate went up, spent just under \$3000 in 2019 on this contract.

Motion to move ORD 20-003 to full council made by Lynch; seconded by Clark

Motion carried by the following vote:

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

ORD 20-004*Development*

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

- Request to move to full Council

Haire stated it is authorization for the CRA; created the new CRA district last year that encompasses this property; Northpoint proposing to construct two warehouse buildings at Bixby and Rager Road area; will invest into the buildings and the site work; construction would begin this year in the spring; speculative and no tenants at this time; 15 year, 100% exemption on taxes, but taxes would be collected on the land;

developer committed to 80 new jobs on site; similar to the OPUS project last year; this is reviewed by our Tax Incentive Review Council each year and determine if they are compliant with the agreement; it was approved by the school board at their recent meeting, the school compensation agreement a payment in lieu of taxes to the school district, city would share part of income taxes with school district, city 75% and school 25%; school will collect no less than \$100,000 and developer would make up different in last 12 years if necessary; same arrangement as with OPUS; developer ready to move forward; TIF agreement forthcoming; representatives of developer are here. Lynch asked about using TIFs for Bixby Road, is developer putting money towards the roads for improvements; Haire replied Bixby realignment with Brice was done by Franklin County, turning lane and widening will be done at site; will generate funds on the back end of TIF. David Robinson and Nate Green with the Montrose Group (the developer) came forward to speak; the model has worked well over central Ohio, thanked Haire for all of his hard work to make this happen; Northpoint is from Kansas City and represents them in Ohio; great track record with other sites; successful growth; will answer any questions. Clark asked about the employment at other sites and what are the companies that occupy those sites; Amazon, an online wine store, yard equipment, lots of e-commerce. Lynch asked about the occupancy rates of all these sites; Robinson not sure of the numbers, but Green says they typically fill the space before it is finished building; says central Ohio is ready for more industrial space like this, central Ohio is growing in this market and it has been very successful, the region is growing and it is attractive to the industry. Milliken asked if there was any situation where this model has not worked; Robinson said it has been successful and attractive to the end users in the central Ohio area, model to fund the cities and schools, seen it be highly successful and the economy is good, Northpoint can go where ever they want and they would not be looking here if they didn't think it would be successful.

Motion to move ORD 20-004 to full council made by Clark; seconded by Walker

Motion carried by the following vote:

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

ORD 20-005

Public Service

An Ordinance to Authorize the Mayor and Finance Director to Enter into a Contract with Fournier Industries, Inc. for the Upgrade and Expansion of the Dewatering Press and Declaring an Emergency ([Ordinance](#))

- Request to move to full Council

Peoples stated this is for the press that Steve talked about in work session; an upgrade in maintenance and expanding the unit; expect a decrease in sludge production when Brew Dog puts in their own facility in future years; requesting two readings and pass as emergency at next meeting; It's in Canada and has to go through customs; want to be ready for peak production from Brew Dog in summer.

Motion to move ORD 20-005 to full council made by Lynch; seconded by Bennett

Motion carried by the following vote:

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

F. Items for Discussion

Peoples commented on the email of questions from Lynch regarding McGill Park and bike trails; he gave

out capital improvements plan information (see attached); phases of McGill Park are three separate phases at about \$8 million dollars. Phase one (2021) includes the main entrance, three-season shelter house, a playground, four regulation size soccer fields with parking lots and main parking lot; phase two (2023) includes ball fields, court space basketball, volleyball, pickleball; phase three (2025) includes spaces in rear toward Ashbrook. Jackson said financing plan is through funding phase by phase basis and from a cash flow stand point. Lynch asked about worst case scenario would we still be able to hit these deadlines if funds don't come through in time; Jackson said these are fluid dates and deadlines, nothing set in stone, will do the projects as we can afford them. Lynch asked about approving McDorman building purchase and what about funding both of these, are we going to delay the park project; Jackson said it is not \$5 million dollars out of pocket in lump sum all at once; possible short term debt issuance, decisions to be made as it depends on what is needed; we can afford both of these projects, and additional police protection if necessary, we have talked about his many times over the past few weeks; Mayor said it is not the first time we have spent this kind of money. Lynch said he doesn't want funds pulled from services to residents to pay for these projects. Peoples continued to explain funding for bike paths and Groveport connectors; will partner with Metro Parks for project completion and to do creek crossings. Multiple discussions of Joel Brown from police chiefs.

G. Old/New Business

H. Adjournment

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

*Yes 7 – Bennett, Lynch, Amos, Clark, Coolman, Milliken, Walker
Adjourned at 7:18 pm*