

Canal Winchester

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



Meeting Minutes - FINAL

May 6, 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 Clark to excuse Bennett, seconded by Jarvis. The motion carried with the following vote:

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

C. Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson

D. Request for Council Action**[ORD-18-027](#)**

Finance

An Ordinance To Amend The 2019 Appropriations Ordinance 18-040, Amendment #3 (**[Ordinance, Appropriations Amend Memo 3](#)**)

- Request to move to full Council

Jackson: Thank you Mr. Walker, I included a memo in your packet this evening that outlines exactly why we are asking for this money, so I will just briefly go through this; it's a total of \$121,463 – that's all out of the general fund; \$7,000 of that is related to our 2017/2018 audit; prior to this audit, we were actually audited by a firm, which is allowed under the revised code; the auditor of state's office, per the code, is required to audit each entity at least once every 10 years; they chose to bring us back in-house, as they call it – I fought them a little bit, because I knew that the cost of said audit was going to be much greater than what it was than when we were with a firm; low and behold, that's exactly what happened; I had budgeted a slight increase, I did not budget a 60% increase – that is why I am asking for the additional funds; I did have some discussion with the audit team about my unhappiness as to the major increase; basically, they told me they would probably just do this audit for 2017 and 2018, then send us back out to a firm; hopefully this will be the only year that we take this kind of hit; that's why I'm asking for that money – they will be in the office next week; it's kind of critical that I get that money as soon as possible; the bulk of this money, \$101,063 is for construction services – we received a check from Westport Homes for inspection fees; this money is then used to pay our contractors who go around and do the inspections; we just need to appropriate the money that we received from them – that's what I'm asking for, that's for Canal Cove Section VI and VII; finally, we are requesting \$13,400 for street maintenance – this is actually to replace the pole right outside of our building, the mast arm and pole; it was hit quite a while ago by a truck trying to make a right-hand turn; we had a little mix-up with the insurance company, typically when this happens, we have the insurance company pay the contractor directly – that did not happen, it came to the city and we did not realize that, so now we owe our contractor; we have received this money as well from the insurance company, we just need to appropriate it so that we can pay our contractor.

Lynch: Last 2 are just in one hand and out the other, right? Jackson: Yes, that is correct; Jarvis: Do you require suspension of the 2nd and 3rd readings? Jackson: Yes, if you wouldn't mind – so we can get the contractor paid, and so that I can have the money before the auditors come onsite.

A motion was made by Jarvis to move ORD-19-027 to full council, seconded by Lynch. The motion carried with the following vote:

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

ORD-18-028

Finance

Authorizing The Issuance Of Not To Exceed Nine Hundred Fifty Thousand Dollars (\$950,000) Of Notes In Anticipation Of The Issuance Of Bonds For The Purpose Of Acquiring Approximately 110.244 Acres Of Land And Interests In Land At The Corner Of Bixby And Rager Roads And All Necessary Appurtenances And Improvements Thereto; And Declaring An Emergency ([Ordinance](#))

- Request to move to full Council

Jackson: Thank you Mr. Walker, we've been discussing the purchase of a piece of property at Bixby and Rager Roads; in order to complete this purchase next month, rather than pay cash for it, we are asking to issue some short-term notes; these notes would theoretically be paid off next year, when the property is sold; from a timing purchase, the sale – our purchase and the subsequent sale are not going to happen at the same time, so we have to cover ourselves for a while, so we are asking to do this for a short-term period; the proceeds of said sale to a developer, hopefully, would cover the bands in the future; it does say 'declaring an emergency', the emergency declaration is necessary on all debt issuances, but you do not have to waive the 2nd and 3rd reading this evening; all the declaration of emergency does is waive the 30 days once it has passed, so we have time to do 3 readings on this ordinance; Amos: Ms. Jackson, the reason for the note, versus the cash option – is there one that's better? Jackson: It's just so that we don't take a giant hit; honestly, we don't know when we are going to sell this property, so rather than saying yes, let's shell out the \$950,000 right now, rates are low enough that going this route is beneficial to us, so that we have cash for the other things; Coolman: You make more money on your cash, leaving it invested; Lynch: We're hoping this will resell within a year? Jackson: Correct; Lynch: Then we will pay the note off; Jackson: Yes; Lynch: Worst-case-scenario, it doesn't sell; Jackson: We can do a couple of things – if rates are still low, we can roll over the entire \$950,000, or we can roll over a portion of it; we can pay down some of it, or we can pay the whole thing off; Lynch: Does that affect – if we pay some of it down, then pay the rest of it off, how does that affect us financially? Jackson: Hopefully this will not be an issue; this is how we have handled bond-anticipation notes in the past; the last one was over \$2 million when we started, and we paid it down over a few years; theoretically, because of the way our cash flow is going currently, we could pay this entire thing off; whether we choose to do that would depend on what we look at for our 2020 budget, what else we want to try and accomplish next year; that dollar amount we would pay off we probably wouldn't even establish until after the first of the year, after we end the year, if that makes sense; Amos: Ms. Jackson, to your knowledge, anything with Mr. Haire and any conversation that he has with outside parties are still continuing? Jackson: Yes, that is correct.

Coolman: This might just be nothing major; I was reading under the ordinance, section 1 – it says 'none-hundred-fifty-thousand'; Jackson: Typo, I will fix that; it's supposed to be 'nine', not 'none'; Coolman:

That's what I thought, I just didn't know how it would be implied; Jackson: I will get that corrected, thank you; Coolman: Furthermore, what you were talking about with Mr. Lynch – worst-case-scenario – our long-term loans that we have left to payoff, we don't have? Jackson: We have some, but 2019 is the last year for our largest one, which is over \$400,000 in principal payment; that will actually decrease to \$150,000 in 2020; that's freeing up \$300,000+; Coolman: So we have quite a bit of room? Jackson: We're okay with debt; I get calls a lot – 'are you guys going to do anything, are you going to issue some debt?'; we haven't done a true debt issuance, an actual bond issuance, since 2008; Lynch: What's the 400 (\$400,000) owed on – the principal? Jackson: Let me pull it up; I think it might have been a refunding; we actually refunded the 2008 in 2017, before they took away our ability to do an advanced-refunding on our debt; the legislation changed, so we couldn't do it anymore; we did that, but I don't think I have a description handy for which one that was; it was various-purposed bonds, I'll get you an answer.

A motion was made by Amos to move ORD-19-028 to full council, seconded by Coolman. The motion carried with the following vote:

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

ORD-19-029
Development

An Ordinance To Authorize The Mayor To Accept An Easement For Water Line From HD Development Of Maryland, Inc. And Declaring An Emergency ([Ordinance, Exhibit A](#))

- Request to move to full Council

Peoples: Thank you Mr. Walker, this is an ordinance accept an easement of a waterline for the Jeff Wyler Chrysler Jeep Dodge Ram facility; they already have water to the site off of Winchester Pike, across 33; that's a dead-end line, when they put in the new facility it required some higher fire-flows for that, so the waterline needs to go across the street, across 33 on the west side of Gender Road; HD of Maryland is Home Depot, we are working with Home Depot on that – it will go across 33, straight to Jeff Wyler; it's coming to the city because we are working with Jeff Wyler to get easements along the 33 frontage to go over to the Bixby Road site that we're purchasing; that will be a corridor where the water and sanitary sewer lines will run; we're partnering with Jeff Wyler on the installation of this line; Jarvis: This is for – in the short-term, it's for fire suppression at Jeff Wyler? Peoples: It's to get a loop across; so our water line on the north side of 33 is not just a dead-end; it will also loop that; Jarvis: It will also serve properties north of 33, west of – Peoples: West of Wyler, correct; Jarvis: Is there a cost associated with this? Peoples: Yes, we are working with Wyler to split the cost on that; we have not finalized what – whether it's going to be our project to do, and they reimburse us, or we reimburse them; either way, it will be through the TIF fund; this is just the easement alone, to accept that, since we are accepting property; we paid for some attorney fees along with this, we did not pay for the easement itself; Jackson: Correct, we paid about \$3,400 in attorney fees for Home Depot as a cost for this easement.

A motion was made by Clark to move ORD-19-029 to full council, seconded by Lynch. The motion carried with the following vote:

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

An Ordinance To Accept Hill Road Right-Of-Way ([Ordinance, Exhibits A B](#))

ORD-19-030*- Request to move to full Council**Public Service*

Peoples: This is a follow-up to an ordinance that we did a couple of months ago to accept some Hill Road right-of-way from Westport Homes, that ordinance already passed – there was a second parcel on there that wasn't captured in the total acreage amount; there is a small sliver on the far eastern side of the right-of-way that we obtained that we just did not capture, this is capturing that, and authorizing the acceptance of that; Jarvis: Does this nullify the previous one? Peoples: It does not, it is only for the .074 acres that's on the far right, on the exhibit, on page 37; the previous ordinance was for the .921 acres, for a total of .995; Jarvis: Together, that's what it is? Peoples: Together it's .995, we missed the .074 on the previous ordinance, it was only .921; Coolman: So in essence this is only an endorsement to the original; Peoples: Yes; in order to make it fly through the process, we have to accept it; Lynch: The roadway is still Violet Township property, then? Peoples: Currently it is; Lynch: Will it become our – Canal Winchester property, once this easement goes through? Or will it still be township property? Peoples: Once we dedicate it as right-of-way, we will still only – this is still not in the City of Canal Winchester, we have not annexed it yet; this will only establish that we own it, not that it's within the city; Lynch: Getting at the whole speed limit change – Peoples: There is if you're looking at the exhibit on page 37 – the Jordan C. Mills and Aaron A. Mills – we have an agreement with them, we did a water and sewer probably in early 2018, I would say; they got water and sewer, but as part of that agreement, they agreed to annex into the city; we have that; in order for us to have a 35 miles an hour – to be able to have the authorization to adjust the speed limit in there – we have to have both sides of the road; we have talked to other property owners in there who are reluctant to annex even a right-of-way portion into the city; unless we have that, we will not be able to post or do anything with the speed limit on the south side; Amos: Mr. Peoples, out of curiosity, when is the last time that anybody talked to the 3 that are still – Peoples: It was about a year ago; Jackson: Last year, sometime; Peoples: We met with the first property owner on the south there, and they had no desire at that time; we explained to them how it would affect the possibility of lowering the speed limits through there; that property owner lives on Columbus Street, and they had voiced some concern about speed in the area; I don't know if it was more of a Columbus Street or, if you remember, it was both Columbus Street and East Waterloo Street; Luke has talked to some of the others going east – I do not know the status of what that is; there was a looming annexation further out in Waterloo, at least some discussions of that, some individual property owners through there; nothing has, to my knowledge, gained any traction.

Amos: Can you clarify Mr. Peoples – some of the word on the street from residents – they were asking about the speed; if they were pushed into Canal Winchester, if we included them so that we could change that speed limit – they would have to switch to our utilities, is that the case? Because from what I understand, some of these are wells; Peoples: All of them through there are wells – on the south side of the road, we do not have any utilities aside from the mills; they have wells and septic, their septic went bad – they had a pump into our system, and then they went ahead and tied into our water as well, because it's more reliable for them; in order to do that, our condition for them to connect to city utilities is that they were required to annex into the city; Amos: So they could not annex without changing to public service; Peoples: They could not get public service without annexing – they wanted the public service; we have properties in town that do not have public utilities; over on Groveport Road, probably 2 houses past the condos, right across from the pool – they are not on sanitary sewer; all the way out Groveport Road, until you almost get to Gender, there is no sanitary sewer on those older houses out there; for example, Lithopolis Road, Winchester Pike has no sewer – there is waterline out there, but

some people are not connected; it was only that they wanted the utilities, and we required them to annex as part of that; Lynch: Is it possible to annex just the strip of road, and not the land? Peoples: It is, but we have to survey it, and they would have to do a lot split and dedicate it off; Fairfield County in some of the older areas and Franklin County goes through the center of the road, their property actually goes out to the center; that's where the issue comes, is that their property – since it goes out to the middle, we would basically do a lot split, and carve out just the right-of-way portion; we would have to do a survey; we offered to do that with the property owner to do that, to make it a proper width on the right-of-way; we would have them split that off their lot, their acreage would decrease because of that; it does count it to the middle of the road right now.

Amos: Is there a cost to the resident, to be annexed in? Peoples: It depends on if they want the utilities or not; we do not require them to connect to utilities as part of annexation; Amos: That would be the only thing, is if they chose that option; Peoples: The only provision is that if they wanted to tie in, they would be required to annex; Clark: They would also be subject to our income tax; Peoples: Yes, there is a cost there; Jarvis: That's not all – the core objection from the people that I've spoken to is that they realized that if they were in corporate limits of Canal Winchester, they would not have some of the freedoms that they currently enjoy; in an unincorporated area, you could target shoot and things like that that would not be allowed; Peoples: Planning and zoning things as well; Lynch: IF they did a lot split, and just deeded over the road portion, that wouldn't affect their main property; Peoples: Right; along with the property, that is subject to this ordinance now, we are very hesitant to annex that portion of that roadway and the Mills property at the same time – if we do that, Fairfield County will require us to take road maintenance all the way out to where Canal Cove starts now, because there would be an island effect in there, some jurisdiction that they require as part of that annexation; the concern would be that we would have road maintenance on that entire portion; on the south side, we would not be able to change the speed limit if we wanted to, and the enforcement of that speed limit I don't know would be able to come through our jurisdiction, since it's technically not in the city; Lynch: It's a convoluted area; Peoples: It's very convoluted, when you get into right-of-ways and boundaries; the easiest way to do things is to lot split it off, survey out just the right of way, have the properties dedicated – they don't wish to be in the city, and just do the right-of-way alone; Lynch: Just the road – would that be at any cost to the homeowners? Peoples: There would be a process for the annexation – I don't believe; we are usually the agents for the petitioner; Gene Hollins usually does that for us, you would have to follow up with him; I don't know of any costs that would be there, we do all of the recording; Mayor: Unless they hire an attorney, it would be the only cost; Peoples: Yeah, to review the agreement; Lynch: It would be an interesting concept, because I know of people who have complained about the speed, and here is a solution that's on the table to help fix this; Mayor: We've come back with the same thing for 12 years, it's been a battle for 12 years; Lynch: Have they been presented with this option of doing a lot split? Peoples: The one property owner that we met with, yes; Lynch: That would be the Mills? Peoples: Mills is all in, their entire property is going to go; we met with Mr. Moses, and he did not think that he wished to pursue that.

A motion was made by Lynch to move ORD-19-030 to full council, seconded by Coolman. The motion carried with the following vote:

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

Chair acknowledges that Bennett joined at 6:22p.m.

E. Reports

Matt Peoples - Thank you Mr. Walker – just a couple items from our reports; today we hosted the Director of the Ohio EPA; Director Stevenson was down with a couple of her staff; we had a discussion about jobs, the emerging hot-topic jobs are in the water and wastewater field; one of the staff that was there said that within 10 years, 75% of the certified operators are going to be eligible to retire, and there's not a whole lot of people getting into those programs; it was an opportunity for her to come talk about some of the jobs that are out there, opportunities that we have, some of the programs – Hockey Tech has started up a program for water and wastewater administration that will set people on a path for certification; Columbus State has a one-year certificate program, and an associate's degree program in environmental science; just looking at those, not a lot of people want to get into it; obviously it's not the most glamorous job in the world – ask any of the operators in our staff, and they will tell you it's a darn good job to have, especially here; I went through - out of high school – I went to a technical college for a program in environmental science; obviously I feel strongly in these type of programs; the only reason I got into it is because of a buddy of mine's dad, he was a water superintendent; he asked me if I wanted to go take an interest exam through a technical school; I took the test, and got into the program; this is something we have been looking at; we are working on a seasonal help right now; I would have rather that been an internship program through one of these, we started this a little bit late into the game; that may be something that we are talking about next year for an addition of an internship program at water and wastewater, whether they stick around here or not, at least it will get them those type of skills in a real-world environment; she's going to come back – we did a tour of the wastewater treatment plant; Steve, as you all know, is very passionate about what he does, and is phenomenal at giving tours; unique at times, but he has a lot of experience doing it, and he absolutely loves it; he is a great ambassador for not only the wastewater treatment plant industry, but for the city as well; we have gotten a lot of press and traction out of some of his pet peeves, I guess I'll call them; I know Linda has gone through and accommodated a few of his rantings and ravings about wipes, and that type of thing that you've heard many, many times; looking forward to her – she may come back to do a tour of the water plant next; she's the only – from my knowledge – the first EPA director in 20 years that's not an attorney; I don't think she's an attorney, she came up through the field; she was field specialist.

Peoples: We had the recycle days this weekend – the Route 33 cleanup with the Lions Club, Friends of 33 and TS Tech - had nearly a ton of trash that was taken; we had the Tree Giveaway this weekend with 100 trees; I'm sorry, was the recycle day – Amos: It was well-attended, we almost filled up the cardboard; they brought us lower bins, and we almost filled it up; Peoples: Good to hear; Westchester Park improvements – we are in design on that; we did get word back from the schools that they were successfully awarded their Battel Grant for fitness stations; we'll be working on that, they're going to get 20 exercise structures, and it will be at 15 different stations; 5 of them will be at the elementary campus, 5 will be at the middle school campus; since they did not have any room at the high school, Westchester Park will be the setting for those stations – we will have 5; that will come in with close in conjunction to the improvements we are doing with the grant we received; that was a total of \$75,000, so roughly \$25,000 will go into Westchester Park; I think that's it.

Mayor: They were very impressed today – not only hearing Steve speak, but Matt as well; she went around the room and had everyone say why they are here, and everybody told her; they were very impressed; Peoples: We told them that our oldest pipe in the ground is from late 1950's; it's in the Dye

addition, on Woodsview Drive – that's just a small portion of that; after that is in the 70's; Joe said – these are waterlines – 90% or more of our waterlines are from 1990 and newer; obviously we have been very successful with OPWC; all of our main roads in town have had new waterlines put in them as part of reconstruction projects; we're probably over \$25 million in grants, and no-interest loans from OPWC over the last 20 years; we were kind of talking about a 1970's alignment that we were kicking around, that goes out Groveport Road that's from early 1970; one of the guys that was with – one of her staff – he was laughing about how we are fretting over replacing a 1970's line, the City of Columbus is trying to figure out how to replace a 1920's line; they have even older lines; they still find wooden lines every once in a while; we also got into discussion on our utility rates, they just kind of asked us how much it would be for that; when I told them what our rates were, and what we just did with our 4-year rate program, he couldn't believe that we had as low of rates that we have; still, we haven't sacrificed any maintenance or any long-term capital improvements with that; Amos: Thank you, all 3 of you, for wow-ing him then; Peoples: It was fun, it's nice to be able to talk about that.

Lynch: Matt, last week I was in a meeting with the Ohio Department of Education, where we were evaluating career centers – how they actually create certification credits to classes; there is evidently about 3-5 career tech centers – high school – that actually teach the wastewater program; they're working on it, and we were talking about how to get the OIT certification as part of the accreditation for those classes; I don't think Eastland has it, but it's a good resource to pull from, if we can get those class started over there; Peoples: We haven't hired an entry-level operator without any experience in over 20 years; Lynch: Oh, really? An entry-level has to have an OIT? Peoples: They will have to; they come in as an operator 1, then they are required to earn some of their certification; we have a requirement – the last 2 operators that we've had – we don't go through a whole lot of them, I will say that; they have been transfers from the street department; those were quite a few years ago; no water and wastewater-specific experience; Rob Jenkins at the wastewater plant was our last entry-level operator that was hired with certification; he had his previously; Lynch: Ohio Department of Education, they are working on it, trying to get these programs and getting them out to kids; Peoples: Our operators are chemists, and janitors, and electricians, and plumbers, and general maintenance guys, landscapers – just about everything you can think of; it's not just – there's not a whole lot of glamour – as Director Stevenson said, she thanked us, and we have a very thankless job; from our standpoint, if nobody knows who we are, we're doing a good job, because no one is calling us and saying they have a problem; they usually don't pick up the phone and give us a shout unless they have something floating in their basement; it was nice to have her come down, that was the first time we have had a Director show that type of interest; I'm very happy she was there.

Amanda Jackson - Thank you Mr. Walker, just a couple of things I wanted to mention: pool passes and memberships are on sale, they went on sale last week; if you know anyone that's interested, please let them know they can go out to our website and purchase their 2019 membership; they can also book pool parties; if you come across anyone who has problems with our website, have them call our office and we can walk them through it, and get them what they need; as I mentioned earlier, the auditors are going to be coming on site next week – they are anticipating only being here a few days, and then coming back sometime in June; however, I am going to try and get as much work out of them in the 3 days next week as much as possible; going to try and get a little bit of that stress of an audit off of me as I get closer to these babies entering into the world; I will keep you updated there – hopefully things will be completed by the end of July, but that might depend on their schedule.

F. Items for Discussion**19-038**

Mayor/Council Salaries for 2020-2021

Jackson: Just as a reminder, I had brought this up in April; according to our charter, you need to pass any legislation for the 2020-2021 elected officials compensation by July 1st; we are coming up very quickly on our ability to do 3 readings on that legislation; I wanted to bring it up, see if anybody has any thoughts, if you've been thinking about this a little bit; we probably need to move forward on something within the next couple of meetings, if you are going to make any changes; as of right now, I do believe that the mayor's last compensation was a 2-year ordinance, and it may be the same for council, I'll have to double check; meaning that you didn't get an increase between the 2 years of the ordinance; with that, I'll turn it over to you, if you have any questions or concerns.

Jarvis: This afternoon, you received a copy of the Ohio Municipal League survey; unless anybody had a chance to look through that, the new numbers are in there; Jackson: Yes, that was 2018 – I had previously given you 2017, as that was the latest information available.

G. Old/New Business

Amos: I just want to thank Mr. Peoples for continuing to assist the students with the recycling; we did see an increase this time; the kids have pushed a little bit – I think we have all pushed a little bit more on the social media presence; it definitely showed in what we were seeing, there was a lot more sorted; we had a lot of people come that just happened to be at the school for another event, and said 'we had no idea'; I think each time they do it, it will progressively gain more strength; we saw a lot of cars coming in and out, it was very good; thank you for your work that you had to do, to help make that happen.

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

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