

Canal Winchester

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



Meeting Agenda

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**B. Pledge of Allegiance - Boy Scouts Troop 103****C. Roll Call****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](#))

E. Communications & Petitions

[19-021](#) Scouting for Food Proclamation ([Proclamation](#))

[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

F. Public Comments - Five Minute Limit Per Person**G. RESOLUTIONS**

[RES-19-005](#) A Resolution In Support Of The Development Of Us Bicycle Routes Within
Public Service The City Of Canal Winchester ([Resolution, Exhibit A](#))
- Adoption

[RES-19-006](#) A Resolution Authorizing The Establishment Of The State Capital Grants
Finance Fund ([Resolution](#))
- Adoption

H. ORDINANCES

Tabled

[ORD-18-029](#) An Ordinance To Amend Part 11 Of The Codified Ordinances And The
Development Zoning Map Of The City Of Canal Winchester, Rezoning An Approximately

Sponsor: Jarvis

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

- Applicant has requested this ordinance be voted on this evening. ([Request](#))

[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

- Applicant has requested this ordinance remain tabled until May 20, 2019. ([Request](#))

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

[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

I. Reports

Mayor's Report

[19-023](#) [Mayor's Report March 18, 2019](#)

Fairfield County Sheriff

Law Director

Finance Director

[19-025](#) [Finance Director's Report](#)

Public Service Director

[19-024](#) [Public Service Director's Report](#)

Development Director

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 – Mr. Lynch

CWICC – Mr. Clark

CWJRD – Mr. Bennett/Mrs. Amos

Destination: Canal Winchester – Mr. Walker

K. Old/New Business**L. Adjourn to Executive Session (if necessary)****M. Adjournment**

Canal Winchester

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



Meeting Minutes - DRAFT

March 4, 2019

6:00 PM

Council Work Session

Mike Walker – Chair

Jill Amos

Will Bennett

Bob Clark

Mike Coolman

Bruce Jarvis

Patrick Lynch

A. Call To Order

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

B. Roll Call

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

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

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

C. Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson

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

Development

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

- Request to move to full Council

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

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

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

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

RES-19-004

Development

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

- Request to move to full Council

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

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

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

ORD-19-015

Construction Services

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

- Request to move to full Council

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

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

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

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

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

ORD-19-016

Development

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

- Request to move to full Council

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

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

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

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

ORD-19-017
Development

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

- Request to move to full Council

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

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

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

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

E. Reports

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

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

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

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

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

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

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

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

F. Items for Discussion

G. Old/New Business

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

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

Canal Winchester

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



Meeting Minutes - DRAFT

March 4, 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** *Jarvis called the meeting to order @ 7:00p.m.*
- B. **Pledge of Allegiance** - Amos
- C. **Roll Call** Present 6 – Amos, Clark, Coolman, Jarvis, Lynch, Walker
Absent 1 – Bennett
- A motion was made by Clark to excuse Bennett, seconded by Lynch. The motion carried with the following vote:*
- Yes 6 – Clark, Lynch, Amos, Coolman, Jarvis, Walker*

D. **Approval of Minutes**

[MIN-19-010](#)

2-19-19 Work Session Minutes ([Work Session Minutes](#))

[MIN-19-011](#)

2-19-19 City Council Meeting Minutes ([Council Minutes](#))

A motion was made by Amos to approve MIN-19-010 & MIN-19-011, seconded by Clark. The motion carried with the following vote:

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

E. **Communications & Petitions**

[19-017](#)

ZM-19-001 Recommendation from Planning and Zoning Commission to consider the rezoning of 110.244 acres of property from a combination of Exceptional Use (EU), Limited Manufacturing (LM), and General Commercial (GC) to entirely Limited Manufacturing (LM) for property located on the southeast corner of Bixby Road and Rager Road (PID 181-000159, 181-000026, 184-000828, 184-000879, and 184-000954) ([P&Z Recommendation](#))

Jackson: Mr. Jarvis, I apologize it didn't print, but we need to set a public hearing; that is the purpose of this being on the agenda; we would like to set that public hearing for April 15th at 6:45p.m.; Jarvis: The 15th represents the second Monday in April? Jackson: That is correct; Jarvis: Or the 3rd Monday? Jackson: The 3rd Monday, the second meeting in April; Clark: What was the thought behind changing this – has this been discussed, is this going to limit what can go in there, and what can't? Haire: The zoning district being limited manufacturing? Clark: Yeah; Haire: Limited manufacturing is our only manufacturing zoning district; Clark: Okay; that would allow a wide array, just not manufacturing; Haire: Correct; Coolman: It will broaden the scope of what can go in there; Clark: Okay, it looks like it would limit it more, but okay, I got it.

Jarvis: I was contacted last week by a young man named Bryce Palmer who wanted to speak to us this evening about recycling options; not only were they identifying the problem correctly, but they were also

offering a solution; we're going to talk about that this evening, and I promised him I would not – he had a presentation, and they're going to try to keep it on a fast track, the presentation portion – I would allow him some additional time, and also time for a question and answer; I know that is different than the normal public comments, but I don't think we – it's a topic we have kicked around ourselves, and it's worthy of the time; as long as no one has any objections to that, that's what we are planning on doing; if there are no other communications or petitions Ms. Jackson, we will then go ahead into public comments.

F. Public Comments - Five Minute Limit Per Person

Abigail Hall, Canal Winchester High School student: My name is Abigail Hall, and tonight we are going to present to you about our waste reduction PowerPoint; it's called the paradigm challenge, it's a United States scholarship offering; they allow 4 different topics this year, so the one we picked is waste reduction, and then you have to make a change in your communities; our obvious choice was recycling in Canal Winchester; first, we are going to talk about a few of those issues with landfills a lot; both of those things bring carbon dioxide and methane; that's 95-98% of the gases produced by landfills; the issue with methane is that it traps 25x the amount of heat into the atmosphere than carbon dioxide does.

Austin Keyse, Canal Winchester High School student: Hi, my name is Austin; basically why should we recycle? Although 75% of Americans waste is the – what we don't recycle, 30% of it can be recycled; we want to focus on making less pollution for the overall environment of Canal Winchester, and reducing it around the world; that's helping with the air pollution, and the water pollution; it will decrease that; it takes 500 years for a plastic water bottle to fully decompose; we want to focus on this for Canal Winchester, because we have been looking into other communities that have had it, such as Columbus and Pickerington; they are really focusing on these – 60% of the materials in the landfills can be recycled; they are buried in the landfills, and could be put to good use; we could add 7-11 years onto each landfill, if we start recycling; that's a stat from Columbus; we could increase the job growth for Canal, based on adding recycling programs – if we do curbside, people picking up the recycling materials.

Bryce Palmer, Canal Winchester High School student: Recycling in itself essentially pays for itself in a few years after you install a program like this, by decreasing the fees you pay on taking trash to landfills; Columbus saved almost \$2 million in landfill fees in 2016; I know Canal could use money, everybody can; through the use of community days, such as community recycling days, or in Pickerington they do community shred-it days; it breeds a healthier community in a more close-knit community for the residents in Canal and Pickerington; we can also cut our emission output by 74%, just based on recycling – I believe just paper products; if we recycled paper and plastic products only, it would exponentially decrease our emission outputs; that's it for the presentation, for now.

Jarvis: Bryce, before we open it up to general questions – you have a – let me back up a moment; I went over the history of recycling in the village, now the city; our contractor, Waste Management, used to do that on the back end, so it was not the consumer or the resident that did the sorting, it was the company on the back end; that changed due to some changes with the laws, and where they were allowed to take those products; we went to basically nothing; the city's response was to setup some community drop-off points, a self-serve honor system that over time didn't work out; it ended up costing the taxpayers because of contamination of those recyclables with things that shouldn't be recycled, creating what they called the 'hot-load', and then it ended up in the landfill – completely defeats your purpose; I know it's kind of a hot topic with a number of folks on council; we are looking for options, but we are looked in on our current contract until August of 2020; what I gathered from our conversation on the phone Bryce was

that you have a temporary stop-gap measure that could be taken, so that people who do want to have recycling options have something; right now, I think they could go outside of town to Groveport, that has a similar drop-off; from what I understand, they have some of the general dumps; this is a different solution, what you described to me over the phone; I would like, if you could, to describe what you are proposing, and how you think we can help with that; Palmer: Our plan was to setup biweekly community days where we can get volunteers from the community to come out and man a recycling day for the people who take their stuff to Groveport, Bexley, and people who are in Canal who just don't see the point in taking it to other places, because it's a hassle; from you guys, we need – with SWACO or Waste Management – to bring in bins for us to use, so we can ultimately have enough space for the recycling materials; at the end of our recycling days, we would like to setup a point where they will come in and take the bins out, so we don't have the problems we used to have in Canal, with the dumping of trash in the bins; Amos: Gentlemen, you've reached out to the schools – do you want to give us information on that? Keyse: We talked to the elementary schools, me and Bryce did recently; we talked to the principals, and asked them if we could use their parking lot, because of the way it's laid out, we could put the bins in the very middle, and then you could loop cars through the right side, and out the left; both of them said it would be okay, as long as the bins aren't permanent; we are going to talk to them Wednesday, and see if they would be okay with the permanent bins, which I'm not sure they will be; I know Mrs. Green was kind of wary on that; they both were okay with the bins, as long as they were removed; Walker: This would be on the weekends? Palmer: It would be on a Saturday morning, yeah; Amos: Gentlemen, one of the things you brought to community coffee was information that you could provide to the community, so that they can understand recycling; Palmer: SWACO on their website offers a – I believe, we were talking to Mr. Bennett about it – a printable, foldable paper that we can handout at the community days, so they can be informed about what they can and can't recycle; we can take that, and tweak it to what we want to recycle; we can tweak it to the material and say 'we want only paper and plastics, not everything else' so that it's easier on the city, and easier on Waste Management, or whoever we bring in to take away and sort; Lynch: Are you looking to have multiple dumpsters, where it's all being separated as it's put in? Or just everything in one batch? Palmer: I think what we were talking about is we want to do possibly 1 or 2 dumpsters, based on if they were willing to do it – if they were to charge for more than one dumpster, probably not; we want to do a paper dumpster and a plastic dumpster; it's less hassle for them to do, and we can just sort it for them at the day; Keyse: I think that also partially depends on the company we use, let's just say SWACO – what they were willing to do with us; if we were to say 'hey, can we have a couple of bins' but they were to say 'you can only have one, but if you sort it that would be okay'; I think that would be based on what we do with the company as well, what we can get; like what Bryce said, I think we would rather have multiple bins, but it's what we can get; Jarvis: I do have a couple of suggestions for your consideration; one is that we do work through Waste Management, since we do have that contract with them currently in effect, and give them first right of refusal for helping on this; they may be more than willing to jump in, and pull some of that information for us; obviously we need them for the bins and such; we could look outside of that, if for some reason they are unable, or unwilling to help out that way – that's one; secondly, I don't know if you've written this down – what we've just talked about – in a former life, I was a manager where we had to prepare for a change, or new ideas, something they call a 'ConOps', or a concept of operations; it was a pretty simple document where you just wrote down how this thing is going to work; by documenting it, you could share it with other people – while you guys are doing a great job of answering questions, it might save you some talking time, if you had that written down and someone could take a look at it; they could kind of visualize how this might work; Palmer: We have extra slides for that.

Hall: Because of the 5 minute ideal time we were given, we kind of prioritized our slides; just in case we had questions or recommendations like this, we do have them stored; I don't know if you guys have access to the PowerPoint that we've shared tonight, but there is a ton of information on these slides; most of it scientific, but we do have things like this, including our plan; a lot of it talks about communication with our community – that way we can educate them, that way we don't lead to things like toilets, and things that couldn't be recycled; it also talks about our goals, and how this can benefit our community; community is usually the best way to start small; even just with our community, it can have a large impact on places all over the world; Jarvis: I don't disagree – I think we do have access to your presentation, I believe; Mrs. Jackson could distribute that to us, so that we can take a look at it, and maybe that will help, we can focus in on that piece of it; I was going to ask Mr. Peoples, who has had a recent preliminary discussion with Waste Management – giving this concept, and I'd appreciate knowing how that went; Clark: I just have one follow-up, and I'll make it quick; where are we in this with the 'hot loads', and our liability at this point, if these loads become 'hot'; I know they say they're going to sort it out, and I'm sure they will, and they'll probably take care of that; are they still going to hold us to that standard – if we do have a 'hot load', they're going to charge us \$76,000 every 'hot load' that we had? Maybe you know that; Peoples: I had preliminary discussions with Waste Management, based on the plan I saw in the PowerPoint; they would be very happy to sit down and talk with you guys, find out what your plan was, and see where they can help; a couple of the discussion items that were brought up – they really would like 2 separate bins, because they do some of the recycling on-site for the paper; the plastic they would send up through the Rumpke facility in Columbus; having a couple of bins – I even thought about having an actual trash bin on site as well, so you guys can use it to throw that stuff in there; I did not get into the 'hot loads' or anything like that; this was more of going through the preliminary logistics on how this would work; the biggest thing that – if you're meeting with the elementary school principals – Waste Management doesn't really work on the weekends, they could probably drop it off in the morning, but couldn't pick it up in the afternoon, unless they use a special dumpster; Waste Management does do some recycling in town, they have a drop-off dumpster, it's out there in their parking lot; for the paper side of things, there's a slot; I don't know if you guys are going to want to use that, or dump in; the ones that have the slots in them – they're separated out, segmented inside, so the plastic side has a tube; they would be able to more than likely pick those up on the same day; it just depends on how much you're going to get, and how the elementary school principals will react to them being there – should be able to get them on Monday morning before the school comes in, but that's probably something we will have to work out as well; Palmer: Like he said, we are going back Wednesday to talk to them – we can throw that idea out there, and do a follow-up, and just let you guys know what they say about leaving them over the weekend; as long as it's not interfering with pick-up or drop-off times, then it should be fine; Clark: I wonder if there is a way you could lock them up somehow, secure them, so that when the kids aren't there people can't come in and dump their trash and stuff; Coolman: And also kind of corral them, because that was the problem we had with our bins over here; it wasn't what happened during the day so much as what happened at night, as they sat their unattended; people would just come by and throw everything there; you got to think about what happens to that site overnight; Walker: I believe most bins have locking devices, or a lock; Coolman: You might not be able to get into the bin, but what's stopping them from throwing their bags up against it; Walker: Video cameras; Amos: I do think we still have some things to work out, so Mr. Peoples is going to setup that meeting, he's going to work on schedules and then I'll

be attending; the school does have some video cameras all over the parking lot, so that will be helpful for us; Jarvis: As president and vice president, I would like to attend that meeting as well, and Mr. Walker; we'll keep pushing forward until this gets a little more refined; I don't see any flaw in your logic, I just think it's a matter of working out the mechanics of it; there could be a 'got ya' out there in the wings; as Mr. Peoples said, they don't normally work on the weekends, so the superintendent and the principal of the elementary would have to agree to those terms, or we'll have to look at another location; it's certainly ideal for that circular traffic pattern; I commend you guys for thinking this through as far as you have; it obviously means a lot to you; we've been frustrated ourselves, trying to figure out how to make something like this work; you've solved the problem for us, or it at least looks like you have solved the problem for us in the short-term, while we wait to talk to them about the big picture from 2020 on; who is your designated – who's the contact person? Palmer: I am; Jarvis: Okay, I have your number, unless that was someone else's phone; Walker: I'd also like to say, in my 39 years of living here on this earth – well, a few more; there are a lot of people that do come to you with a problem, and you come with a possible solution; hats off to you for that, and good luck.

G. RESOLUTIONS

[RES-19-003](#)

Development

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

- Adoption

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

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

[RES-19-004](#)

Development

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

- Adoption

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

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

H. ORDINANCES

Tabled

[ORD-18-029](#)

An Ordinance To Amend Part 11 Of The Codified Ordinances And The

Development
Sponsor: Jarvis

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

Jarvis: There is no reason to untable that this evening; however, there is a meeting that's coming together on March 13th between staff and representatives from Westport; Mr. Clark, myself, and Mr. Lynch – because we were on the previous panel to discuss this with Westport – I believe they are going to share with us the changes in the text based on the last meeting, and to share elevations.

[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

Jarvis: Mr. Clark, is there any reason to take this off the table? Clark: No; Jarvis: Forgive me, I forgot – what's the reason for this being on the table again? Clark: They're not ready to execute the transaction of the deal yet, for monetary purposes; Jarvis: Okay, do we have a timetable? Haire: The next meeting; Jackson: Yeah, the last communication we had, they requested the March 18th meeting.

Third Reading

[ORD-19-005](#)
Finance
Sponsor: Jarvis

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 Mayors Court For The Calendar Year 2019 ([Ordinance, Exhibit A](#))

- Adoption

A motion was made by Jarvis to adopt ORD-19-005, seconded by Coolman. The motion carried with the following vote:

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

[ORD-19-007](#)
Development
Sponsor: Amos

An Ordinance To Authorize The Mayor To Accept An Easement For Water Line From Shrimengeshi, LLC ([Ordinance, Exhibit A](#))

- Adoption

A motion was made by Amos to adopt ORD-19-007, seconded by Clark. The motion carried with the following vote:

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

ORD-19-008

Development

Sponsor: Lynch

An Ordinance To Authorize The Mayor To Accept An Easement For Water Line From Winchester Ridge III, LLC And To Enter Into A Waterline Easement Agreement ([Ordinance, Exhibit A](#))

- Adoption

A motion was made by Lynch to adopt ORD-19-008, seconded by Coolman. The motion carried with the following vote:

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

ORD-19-009

Development

Sponsor: Coolman

An Ordinance To Accept Dedication Of Real Property ([Ordinance, Exhibits A B](#))

- Adoption

A motion was made by Coolman to adopt ORD-19-009, seconded by Amos. The motion carried with the following vote:

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

ORD-19-011

Construction Services

Sponsor: Amos

An Ordinance To Authorize The Mayor To Grant A Utility Easement To South Central Power Company For Existing Overhead And Underground Electric Utilities Along Groveport Rd (Parcel Number 184-001310) ([Ordinance, Exhibit A](#))

- Adoption

A motion was made by Amos to adopt ORD-19-011, seconded by Clark. The motion carried with the following vote:

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

ORD-19-012

Construction Services

Sponsor: Jarvis

An Ordinance To Authorize The Mayor To Grant A Utility Easement To South Central Power Company Along Robinett Way For Underground Electric Utilities On Parcel Number 0420376000 ([Ordinance, Exhibit A](#))

- Adoption

A motion was made by Jarvis to adopt ORD-19-012, seconded by Amos. The motion carried with the following vote:

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

ORD-19-013

An Ordinance To Authorize The Mayor To Enter Into The Sewer Oversizing

Public Service
Sponsor: Amos

Agreement With Grand Communities, LLC ([Ordinance, Exhibit A](#))
- Adoption

***A motion was made by Amos to adopt ORD-19-013, seconded by Clark.
The motion carried with the following vote:***

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

[ORD-19-014](#)
Public Service
Sponsor: Jarvis

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

***A motion was made by Jarvis to adopt ORD-19-014, seconded by Lynch.
The motion carried with the following vote:***

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

Second Reading - NONE

First Reading

[ORD-19-015](#)
Construction Services

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

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

***A motion was made by Clark to waive 2nd and 3rd readings of ORD-19-015,
seconded by Coolman. The motion carried with the following vote:***

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

***A motion was made by Clark to adopt ORD-19-015, seconded by Coolman.
The motion carried with the following vote:***

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

[ORD-19-016](#)
Development

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

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

***A motion was made by Jarvis to waive 2nd and 3rd readings of ORD-19-016,
seconded by Coolman. The motion carried with the following vote:***

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

A motion was made by Jarvis to adopt ORD-19-016, seconded by Coolman.

The motion carried with the following vote:

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

[ORD-19-017](#)
Development

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

- First Reading Only

I. Reports

Mayor's Report

[19-021](#)

[February 2019 Mayor's Court Report](#)

Jarvis: The mayor has a February Mayor's Court Report, if we were here, I'm sure he would ask us to approve that.

A motion was made by Clark to adopt the February 2019 Mayor's Court report, seconded by Amos. The motion carried with the following vote:

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

Fairfield County Sheriff - I do not have my written report tonight, I will have my written report on March 18th; I haven't received anything back from the lieutenant in reference to the stats.

Law Director - Thank you, and thanks for council for the patience going through all the real estate easements and whatnot that we've been accepting, indicative of a lot of activity out there; just to let you know, I think it even will be picking up more, one of the topics at the last Tuesday's mayor's staff retreat was a lot of activity, and folks wanting to get into our right-of-way with utilities, and other things like fiber; it seems to be picking up – small cells, activity seems to be picking up out there; hopefully it won't be an every meeting thing, but we will probably see a lot of requests coming through for stuff in the right-of-way, but it's also stuff that would provide better service to our residents and businesses; Jarvis: As an indicator – an economic indicator, do you think that's a leading indicator, or a lagging? Hollins: On some of this stuff, I would say leading; we've seen some of these fiber, and small folks – that's 5G type of stuff; they want to get out in front of the need at this point; not only in Canal Winchester, but everywhere; there's a lot of competitors in the marketplace, they're trying to build out the infrastructure; some of this other stuff, the easement acceptance and that; that's probably just part in parcel of the overall development that you're seeing; as we hit certain real estate transactions and issues, we've got to straighten out some easements and whatnot; Jarvis: More to come, you're saying? Hollins: Yes; Haire: We do have a need for a quick executive session to discuss economic development; Hollins: Apparently we have a need for an executive session to discuss economic development, at the conclusion of your meeting.

Finance Director

[19-020](#)

[Finance Director's Report, February 2019 Financial Statements](#)

Jackson: Thank you Mr. Jarvis, I don't have anything in addition to work session this evening.

Public Service Director

19-018Public Service Project Updates, Construction Services Update

Peoples: Thank you Mr. Jarvis, nothing to add to work session; Coolman: Matt, I have a question for you; you said that the bids are coming in, and they are getting pretty close to doing the renovations on the city building; Peoples: Just the design is done, and an engineer's estimate; Coolman: What's being proposed at the senior center? Just the interior? Peoples: Yeah, there's only a little bit of security upgrades going in up there; with that is basically walling in Linda's desk; right now, it's a big open desk; you can just go in, and sit on all of her stuff; putting a wall in there, and then out in the open area we are redoing the ceiling; Amos: I would like to thank you for working with those students, and getting some of that progressed; the students, when I talked to them earlier in the week, said that they felt like everyone was really listening to them, so that was awesome; Jarvis: They came here with some plan; that's the difference – everybody can complain, but they show up with a plan, and it's workable; it sounds reasonable, but we'll find out if there's showstoppers, but I'm hoping this can go through; they're earning credits for community service, but they also believe in it, because they think it's the right thing to do; Amos: They were very excited, and really felt like they had the push from the school, as well as from other students who want to help make this a real deal; Jarvis: If you talk to them before I do, I think they also deserve some credit – we don't realize it, because we're sitting over here, but when you come up there – especially when you're just coming up in the world; it's a little intimidating, this looks like the Spanish Inquisition, even though we're not; let them know they did a good job, if you happen to see them; Walker: They didn't seem fearful to get up and speak; Clark: Nice presentation.

Development Director

19-019Development Report

Haire: Nothing in addition to my work session report.

J. Council Reports

Work Session/Council - Monday, March 18, 2019 at 6:00 p.m.

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

CW Human Services - Mr. Lynch: You guys all received a copy of their financial statements, and what's happened over the last half of last year; one thing I wanted to point out is that we obviously support the transportation, the senior transportation program; they made 2,200 trips in the second half of last year; 70% of that was for the Canal seniors, within the city limits; I think this is just a great program, and it's good that we do that to help these people out; Coolman: I agree – Lynch: Money well spent; Coolman: Exactly, I think without it, without our support, the seniors in our city wouldn't be able to get around, they would be house-bound; Lynch: They'd be house-bound, Mr. Cassel would have a little more work in chasing after some of them; it's a great program.

CWICC - Mr. Clark: Our next meeting is May 29th, 11:30 at the Interurban Building.

CWJRD - Mr. Bennett/Mrs. Amos: Quickly – our next meeting is April 18th, 7 o'clock here at Town Hall; we just finished up our winter movie series; our last movie went really well, we had 'Wreck it Ralph Wrecks the Internet'; it was well-attended, it was a cute movie – I did not cry; everybody said 'you're going to cry', I did not; we are working with the city with potentially helping them with their programs, the Easter Egg Hunt and things like that; we are talking with them, and seeing how we can work together to help

them; it's a good partnership, because so many of our kids are involved in the Easter Egg Hunt – Jarvis: There's an overlap; Amos: There's a good overlap, yes, and I think we can provide help to additional people, which is nice.

Destination: Canal Winchester - Mr. Walker: Everything is moving smoothly, the next meeting is tomorrow, at 6:30p.m; we are looking now for artists, if anyone knows any artists that would like to – we have plenty of entertaining artists, but we need 'artists'; do you want to explain that, Mr. Coolman? Coolman: In taking on the Art Stroll, the expansion on the art is upon us – we want to include all arts; Mr. Lynch earlier, when I was eluding to chalk art, and outlining the boat design in the street, we do plan to have some chalk artists, with some contests, music, performers, dancers; performing arts, as well as visual arts; we've reached out – Karen is getting kind of nervous, because it's 8 weeks away, and she doesn't have all of the slots filled yet; we reached out to the guild; some of the artists that participated last year, a lot of them have a problem where they don't have enough art to have a tent by themselves; we are – we made some decisions, and one was to let the artists to share a tent, if they want; the tent, there is a cost to it, it's very minimal; we've heard a little bit of response, but not a whole lot from the artists in Canal – it's kind of like we are waking them up from the deep winter freeze; they are like 'what, what's that? I'm not sure, I have to check'; it's just getting them together, but it's going to happen, and it's going to be good; Jarvis: This is the first year for Destination: Canal Winchester to manage that, I think if you can open the doors, it's considered a success, and build on it from there; it's a change, a little disruption; hopefully, it will be bigger than ever; Lynch: I have a question – do you guys reach out to any of the other art guilds, like Lancaster, Pickerington? Coolman: Yeah, she's reached out to Upper Arlington's, even; she's reached out to Dublin's; Amos: Have you reached out to Art & Play? Coolman: Specifically me, no; she's got a whole list; Amos: It's a center for adults with disabilities who do amazingly beautiful artwork, and they help people paint them, and they help create them; I don't know if they'd be interested, but they're always trying to get their name out, and they're offering classes now; Walker: If you have a contact with them, please have them call Karen; we'd like to get as many artists that we can – not performing, there's plenty of performing artists; Amos: Several of them do sell their artwork, so I will send it out to them.

K. Old/New Business

L. Adjourn to Executive Session @ 7:52 p.m.

A motion was made by Coolman to adjourn to executive session, seconded by Lynch. The motion carried with the following vote:

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

Council returned from Executive Session @ 8:33 p.m.

M. Adjournment @ 8:33 p.m.

A motion was made by Walker to adjourn, seconded by Lynch. The motion carried with the following vote:

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

Proclamation

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

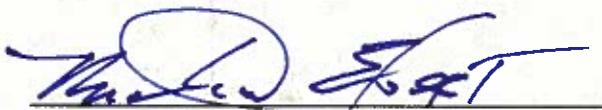
Whereas, the Scouting program instills the positive values of citizenship, ethical decision making, leadership and helping other people as outlined by the Scout Oath and the Scout Law; and

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 on 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.

Now, Therefore, I, Michael Ebert, Mayor of the City of Canal Winchester Ohio, do hereby proclaim April 6th, 2019 be recognized as

“Scouting For Food Day”

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Canal Winchester, Ohio to be affixed this 18th day of March, in the year of our Lord Two Thousand Nineteen.


Michael L. Ebert, Mayor





To: Amanda Jackson, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: March 12, 2019
RE: Application ZM-19-002

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held **March 11, 2019**

Motion by Mike Vasko, seconded by Joe Donahue, to recommend to council approval of ZM-19-002; to consider the rezoning of 8.668 acres of property located on the south-west corner of Kings Crossing and Hill Road 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 & 037-0209900). City of Canal Winchester applicant, Owner Hsing hua Cheng. Voting yes: Brad Richey, Joe Donahue, Mike Vasko, Bill Christensen.

Motion Carried with Conditions 4-0

Conditions of Approval:

1. Permitted Uses section, strike out 'Warehousing' and replace it with 'Trailer-Yards'.
2. Development Standards for Building Location, item (D) to be modified to read as the following: "All building locations and site access points shall be reviewed to be in compliance with the future roadway plans of the Fairfield County Engineer, Fairfield County TID, and the City of Canal Winchester Thoroughfare Plan."

Andrew Moore
Planning and Zoning Administrator

RESOLUTION NO. 19-005

A RESOLUTION IN SUPPORT OF THE DEVELOPMENT OF US BICYCLE ROUTES WITHIN THE CITY OF CANAL WINCHESTER

WHEREAS, bicycle tourism is a growing industry in North America, contributing \$47 billion a year to the economies of communities that provide facilities for such tourists; and

WHEREAS, the American Association of State Highway and Transportation Officials (AASHTO) has designated a series of corridors crossing Ohio to be developed as various US Bicycle Routes.

WHEREAS, the Ohio Department of Transportation (ODOT) has designated a series of corridors crossing Ohio to be developed as various State Bicycle Routes.

WHEREAS, the City of Canal Winchester and the Adventure Cycling Association, with the cooperation of the Ohio Department of Transportation and other stakeholders, have proposed a specific route to be designated, a map of which is herein incorporated into this resolution by reference ("Exhibit A"), and

WHEREAS, we have investigated the proposed route and found it to be a suitable route, thereby promoting bicycle tourism in our area,

WHEREAS, we acknowledge the route may change over time because new facilities are being constructed that are more suitable for bicyclists,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1: That the City of Canal Winchester hereby expresses its approval and support for the development of State and US Bicycle Routes, and requests that the appropriate officials see to it that the route is officially designated by AASHTO and the Ohio Department of Transportation. Once the Route is approved, there may be efforts to publicize the route via internet maps, incorporating the Route on local maps, etc. Tourism agencies may be involved in these efforts.

Section 2: That this resolution shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

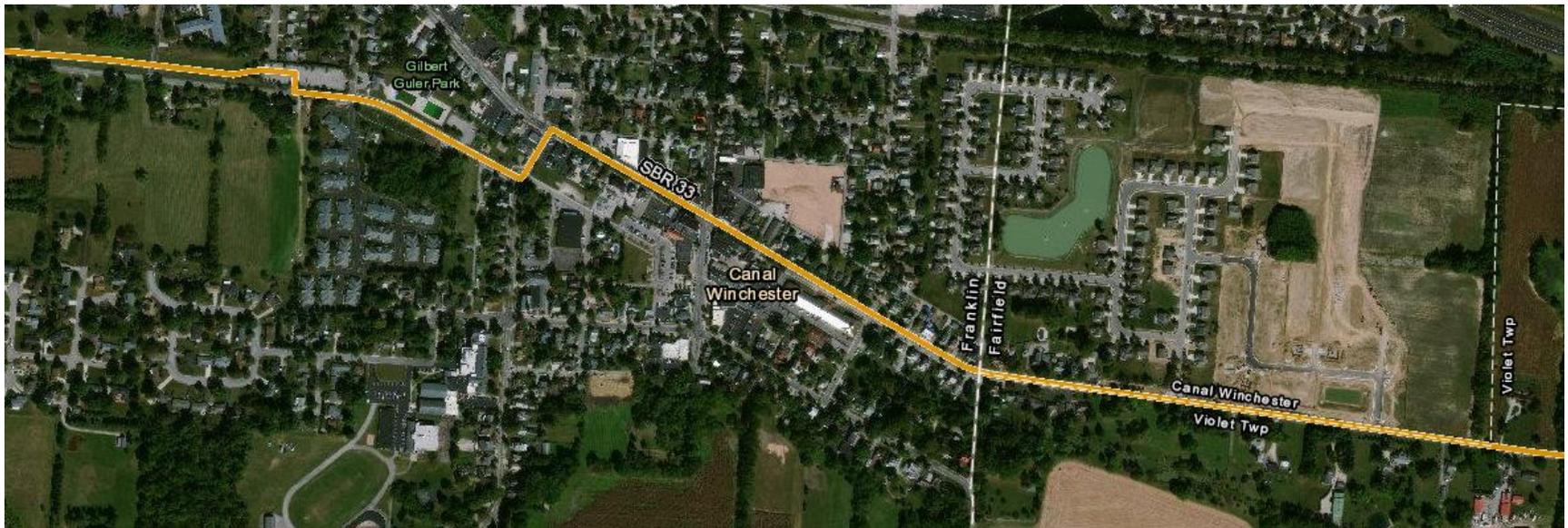
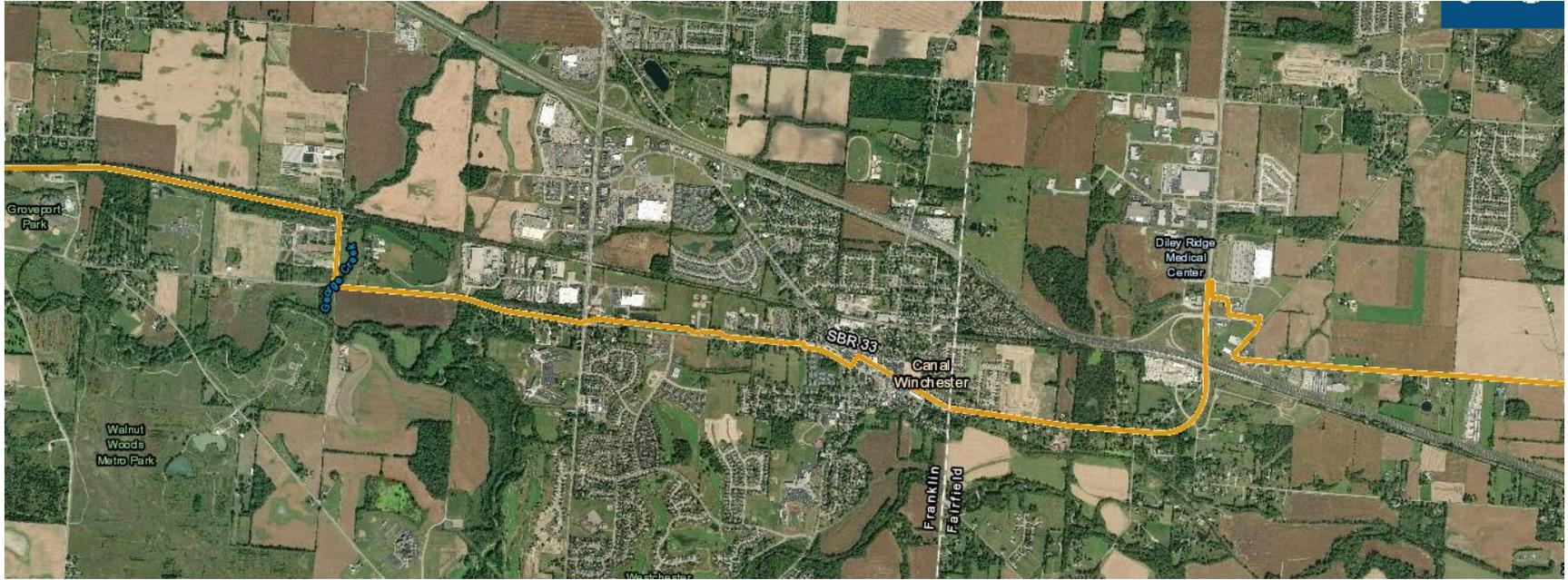
DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council



RESOLUTION NO. 19-006

A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF THE STATE CAPITAL GRANTS FUND

WHEREAS, Ohio Revised Code section 5705.09 provides for the establishment of certain special funds by a municipal corporation to account for money derived from specified sources other than the general property tax, which is required to be used for a particular purpose; and

WHEREAS, the City of Canal Winchester was awarded a grant from the Ohio Department of Natural Resources from the NatureWorks grant program for improvements to Westchester Park; and

WHEREAS, it is necessary to establish the "State Capital Grants Fund" to specifically account for the revenue and expenditure activity related to this grant award;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1: The Finance Director shall establish the "State Capital Grants Fund" to account for current and future state grant proceeds and related expenditures as provided by the Ohio Revised Code.

Section 2: That this resolution shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

ORDINANCE NO. 18-029

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 PID 184-002994, AND TO ADOPT A PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT TEXT FOR A PROPOSED 79.5 ACRE PLANNED RESIDENTIAL DEVELOPMENT (MIDDLETOWN FARMS)

WHEREAS, the rezoning of a 11.954 acre tract of land hereinafter described from Exceptional Use (EU) to Planned Residential District (PRD) has been proposed to the Council of the City of Canal Winchester by the owner, the Dwight A. Imler Revocable Living Trust ("Imler Trust"); and

WHEREAS, such 11.954 acre tract is contiguous to an approximately 67.55 acre tract of land also owned by the Imler Trust and currently zoned Planned Residential District ("PRD"); and

WHEREAS, an accompanying Planned Residential District preliminary development plan and development text has been submitted for the combined 79.5 acre tract for approval; and

WHEREAS, a public hearing has been held by the Planning and Zoning Commission of the City of Canal Winchester, and the Planning and Zoning Commission has recommended that the rezoning, the preliminary plan, and the development text not be approved by City Council; and

WHEREAS, notice of a public hearing has been duly advertised and the public hearing has been held before the Council of the City of Canal Winchester;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, OHIO:

Section 1. That Part 11 of the Codified Ordinances and the Zoning Map of the City of Canal Winchester, Ohio, which is a part thereof, be and hereby is amended as follows:

That approximately 11.954 acres, located at the southeast corner of the intersection of Hayes Road and Lithopolis Road and being a part of PID 184-002994, owned by The Dwight A. Imler Revocable Living Trust, as fully set forth in the description attached hereto as Exhibit A and incorporated herein by reference, is rezoned from Exceptional Use (EU) to Planned Residential District (PRD).

Section 2. That the preliminary development plan and development text of the proposed Middletown Farms as depicted in Exhibit B, attached hereto and made a part of hereof, be and hereby is accepted and approved.

Section 3. That all other provisions of Part 11 of the Codified Ordinances and accompanying zoning map shall remain in full force and effect.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED: _____

APPROVED AS TO FORM:

LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

11.954 ACRES

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 1, Township 10, Range 21, Congress Lands, being part of that 70.797 acre tract of land conveyed to The Dwight A. Imler Revocable Living Trust by deed of record in Instrument Number 201607050085266, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the centerline intersection of Hayes Road and Lithopolis Road;

Thence South 53° 02' 57" East, with the centerline of said Lithopolis Road, a distance of 406.78 feet to the northwesterly corner of that 8.000 acre tract conveyed to Roger E. Sisler II by deed of record in Instrument Number 201604150045988;

Thence South 36° 43' 38" West, with the westerly line of said 8.000 acre tract, a distance of 721.31 feet to a point;

Thence North 53° 02' 48" West, crossing said 70.797 acre tract, a distance of 666.89 feet to a point in the easterly line of that 5.001 acre tract conveyed as Parcel III to The Dwight A. Imler Revocable Living Trust by deed of record in Instrument Number 201607050085266;

Thence North 00° 27' 50" East, with said easterly line, a distance of 419.95 feet to a point in the centerline of said Hayes Road;

Thence North 89° 50' 16" East, with said centerline, a distance of 635.80 feet to the POINT OF BEGINNING, containing 11.954 acres of land, more or less;

This description is to be used for zoning purposes only, not for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

ZONING EXHIBIT

SECTION 1, TOWNSHIP 10, RANGE 21

CONGRESS LANDS

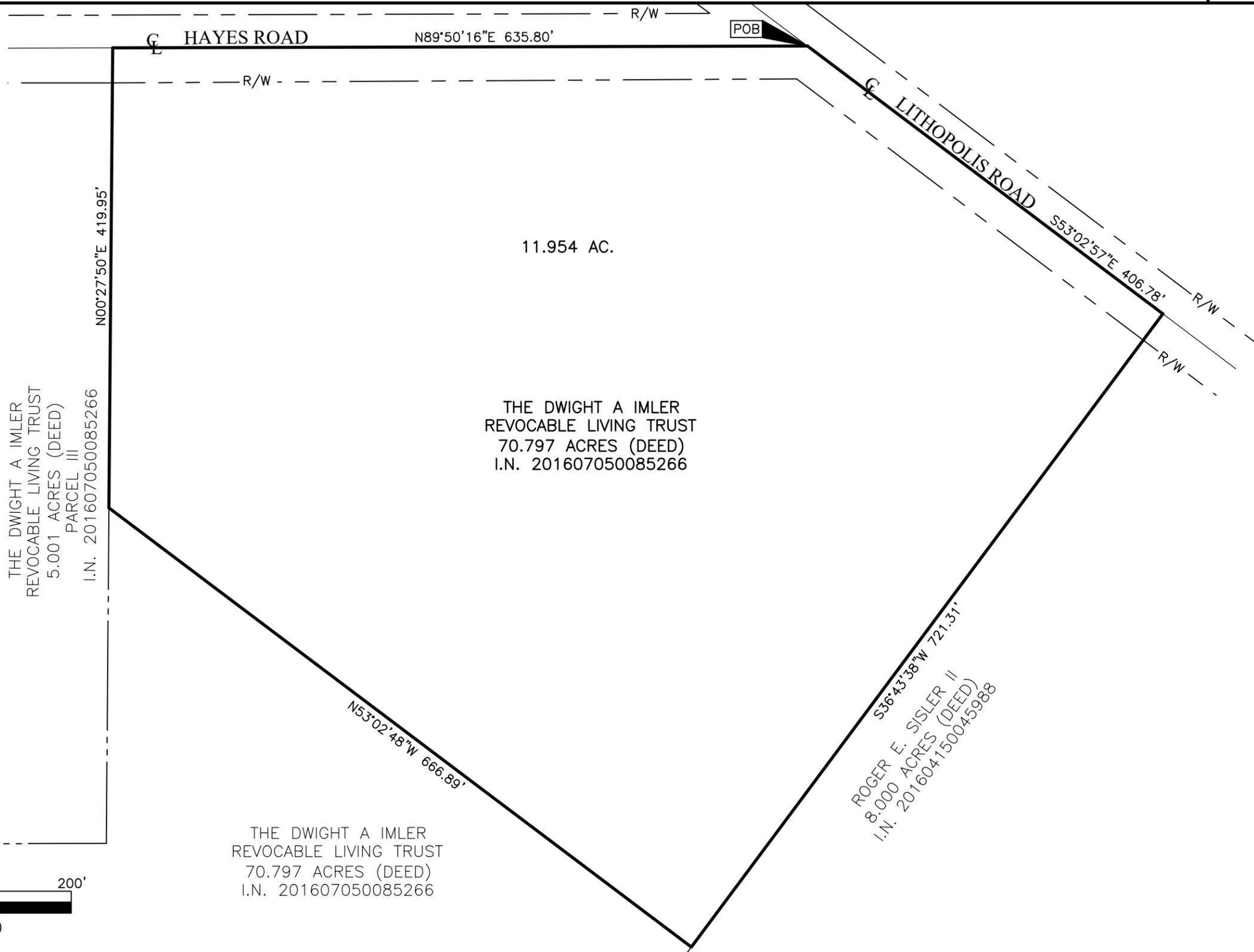
CITY OF CANAL WINCHESTER, COUNTY OF FRANKLIN, STATE OF OHIO

Date: November 16, 2017

Scale: 1" = 100'

Job No: 2017-1159

J:\20171159\DWG\04SHEETS\EXHIBITS\20171159-VS-ZONE-01.DWG plotted by KIRK, MATTHEW on 11/17/2017 10:13:21 AM last saved by MKRK on 11/17/2017 10:13:04 AM

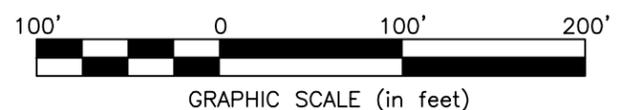


THE DWIGHT A IMLER
 REVOCABLE LIVING TRUST
 5.001 ACRES (DEED)
 PARCEL III
 I.N. 201607050085266

THE DWIGHT A IMLER
 REVOCABLE LIVING TRUST
 70.797 ACRES (DEED)
 I.N. 201607050085266

THE DWIGHT A IMLER
 REVOCABLE LIVING TRUST
 70.797 ACRES (DEED)
 I.N. 201607050085266

ROGER E. SISLER II
 8.000 ACRES (DEED)
 I.N. 201604150045988



Middletown Farms

Preliminary Development Plan

Hayes and Oregon Roads

Canal Winchester, Ohio

January 22, 2018

Revised: April 23, 2018

Due to the size of this exhibit, only page one has been included in this packet. To view the entire exhibit, please click [here](#).





To: Amanda Jackson, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: October 9, 2018
RE: Application ZM-17-007 & PDP-17-003

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held **October 8, 2018**

Motion by Konold, seconded by Wildenthaler, to recommend to council approval of Zoning Map Amendment ZM-17-007; to consider a Zoning Map Amendment from EU to PRD; for 11.954 acres located along at PID: 184-002994 (Located along the corner of Hayes Road and Lithopolis Road). Westport Homes applicant Jack Mautino, Owner Dwight A. Imler Revocable Living Trust.

Voting yes: Mark Caulk; Mike Vasko; Bill Christensen; June Konold; Joe Donahue; Joe Wildenthaler. **Motion Carried with Conditions. 6-0**

Conditions of Approval:

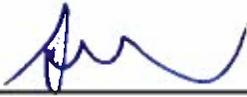
- 1. The development text is modified to comply with Chapter 1130.09 with a maximum lot coverage of 30%.**
- 2. The development text is modified to comply with Chapter 1130.07(a) for any front loaded garage to be setback a minimum four (4) feet behind the front line of the livable area of the home.**

Motion by Vasko, seconded by Wildenthaler, to recommend to council approval of Preliminary Development Plan PDP-17-003; to consider a Preliminary Development Plan for Middletown Farms Planned Residential District; for 79.488 acres located along Hayes Road and Oregon Road (PID 184-002994, 184-003001, & 184-002998). Westport Homes applicant Jack Mautino, Owner Dwight A. Imler Revocable Living Trust.

Voting yes: Mark Caulk; Mike Vasko; Bill Christensen; June Konold; Joe Donahue; Joe Wildenthaler. **Motion Carried with Conditions. 6-0**

Conditions of Approval:

- 1. The development text is modified to comply with Chapter 1130.09 with a maximum lot coverage of 30%.**
- 2. The development text is modified to comply with Chapter 1130.07(a) for any front loaded garage to be setback a minimum four (4) feet behind the front line of the livable area of the home.**



Andrew Moore
Planning and Zoning Administrator

**MIDDLETOWN FARMS PRD DEVELOPMENT TEXT
(IMLER TRACT)
CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO**

Updated for February 4, 2019 Meeting

I. General:

Applicant: Westport Homes
507 Executive Campus Drive, Ste. 100
Westerville, OH 43081
(614) 891-8545

Property Owner: The Dwight A. Imler Revocable Living Trust
20526 River Road
Circleville, OH 43113

Property: 7847 Lithopolis Road, Canal Winchester, OH 43110
Approximate Site Total: 79.5+/- acres

Tax Parcel Number(s): 184-002998-00
184-003001-00
184-002994-00

Project Developer: Westport Homes
507 Executive Campus Drive, Ste. 100
Westerville, OH 43081
(614) 891-8545
Contact: Terry Andrews
Email: TerryA@westport-home.com

Engineer/Planner: EMH&T
5500 New Albany Road
Columbus, OH 43054
(614) 775-4500
Jeff Strung, PLA

Proposed Application: Planned Residential District (PRD) for single family homes

Existing Zoning: Exceptional Use and PRD

II. Project Narrative:

The project site consists of approximately 79.5+/- acres located south of Hayes Road and west of Oregon Road. -It is currently zoned Planned Residential District (PRD) and Exceptional Use District (EU). The site is currently comprised of vacant/farm land.

Currently located around the proposed development to the:

- North of the property is single family homes and a golf course across Lithopolis Road
- South of the property is farm land.
- East of the property is Oregon Road and vacant/farm land.
- West of the property is farm land/residence.

The applicant is requesting to rezone the property from Exceptional Use (EU), +/-11.954 acres, and the existing Planned Residential District, +/- 67.546 acres, to one uniform Planned Residential District (PRD). The proposed development will consist of 162 traditional single family homes. More moderate lot sizes proposed in Middletown Farms (75', 80' and 85' wide lots) are favored in today's market, offer less maintenance time and cost for homeowners and produce more common open space. Westport's commitment to higher architectural and material quality standards -insure higher price points than average city housing values and help protect and enhance such values. (Price points are expected to range from \$350,000 to \$4250,000.)

III. Permitted and Prohibited Uses:

A. Dwelling Units and Related Uses

1. Traditional single-family homes owned in fee-simple and all related appurtenances, such as attached garages, porches, patios, entry features, storm water systems, ponds, open space, a playground as depicted in development plan exhibits, street and utilities structures typically associated with such housing shall be permitted in this PRD. Home occupations in accordance with Chapter 1187 shall be permitted in this PRD.

B. Ancillary Structures and Uses

1. No improvements or structures of a temporary character, shed, trailer, shack, garage, barn, or other temporary outbuilding shall be used or erected on any Lot after the permanent residence on each Lot has been completed.- Temporary structures to support development and/or construction activity shall be allowed as permitted under city code. Outdoor storage of inoperable, unlicensed, or unused motor vehicles for more

than seven (7) days shall be prohibited.- No boats, no motor homes, no equipment and no trailer unrelated to the initial development or home construction shall be parked in front of any parcel in this PRD for more than twenty-four (24) hours.- No motor home, mobile home or camper may be occupied by a guest of the resident owner for more than seven (7) days. Unless specifically authorized by this PRD ~~I~~text or the development standards provided herein, or city code and procedures, other uses shall be prohibited.

C. Conditional Uses

Those permitted under 1157.03 of the city code – Conditional Uses shall be approvable under this PRD as provided by city code and code procedures.

D. Parking

1. All lots shall provide a minimum of two (2) off-street parking spaces in front of the garage, exclusive of garages. No parking spaces, streets, or driveways nor any other part of the common areas nor any lot upon which a dwelling unit is constructed shall be used for parking of any trailer, truck, boat, or anything other than operative automobiles, motorcycles, or scooters, except while loading, unloading, or cleaning which shall not exceed forty-eight (48) hours. Any of such vehicles may, however, be stored or parked in an enclosed garage.

2. All dwelling units shall contain a two (2) car garage as a minimum requirement; carports shall not be permitted.

E. Other Prohibited Uses

1. No above-ground pools shall be permitted erected, placed, or remain on any lot.

2. Fences are limited to no more than 48 inches in height from the finished grade and restricted by style to; a) wrought iron or high quality aluminum in a wrought iron style; b) three-rail split rail made of wood. Dark coated mesh (not chicken wire) may be installed on the inside of the permitted split rail fence for safety and security function.

IV. Utilities/Public Services:

A. All utilities shall be underground, whenever possible, except for telephone and cable pedestals and electric transformers.

___1. Waterline: There is an existing twelve (12) inch water main located on the north side of Lithopolis Road approximately 530 feet west of the intersection of Lithopolis and Hayes Roads. It will be extended east to service the site.

___2. Sanitary: The development will connect to the existing lift station located west of the site north of Lithopolis Road with a twenty-four (24) inch gravity sewer. The tentative alignment of the sewer is along the south side of Lithopolis Road.

___3. Drainage: The northern portion of the development drains south to the existing drainage swale in the middle of the property and the south portion drains north to the same drainage swale. The northern portion of the site anticipates three (3) retention basins located along the drainage swale and Lithopolis Road and the southern portion of the development also incorporates two (2) retention basins located along the south side of drainage swale.

V. Traffic:

Traffic improvements are subject to the traffic study dated July 19, 2018, which was submitted to the City, as well as modifications/amendments to the original traffic study based on an updated traffic Memorandum of Understandings (MOUs) dated April 11, 2018 and June 14, 2018 and submitted to the City. Both the original traffic study, the updated traffic study and the updated MOU are subject to City review and approval.

VI. Residential Development Standards:

The following are the development standards for the subdivision, provided, however, in the event a standard, provision or requirement is not specified in this ~~I~~text or the attached plans, the standards, provisions and requirements set forth in the City of Canal Winchester Planning and Zoning Code shall apply.

A. General Standards

Site Acreage:	79.5+/- Ac.
Net Area	63.8+/- Ac. (Excluding R/W)
Net Developable Area	50.84+/- Ac.(Excluding R/W and Required Open Space)
Number of Lots:	162
Open Space Percentage:	22.4+/- Ac, 35.1% (Based on net area) (Code is 20% or 12.76+/- acres open space)
Gross Density	2.0 Lots / Ac
Net Developable Density:	3.2 Lots/Ac (Based on net developable area)

B. Building, Setback and Height Restrictions

1. Subarea 1 – Traditional Detached Single Family Homes

Number of Lots:	119
Typical Lot Areas:	9,375 sf, 10,000 sf and 10,625 sf
Minimum Front Yard Setback:	varied at 25 ft. and 30 ft. to mix streetscape
Minimum Side Yard Setback:	8ft x 12 ft. or 10ft x 10ft (20 ft. total in all cases)
Minimum Rear Yard Setback:	30 ft.
Typical Lot Frontage	
at Setback:	75 ft, 80 ft and 85 ft
at R/W:	variable based on lot shapes
Maximum Building Height:	35 ft.
Maximum Lot Coverage:	30%
Single-story/ranch	1,650 sf
Two-story	2,100 sf
Split-level/multi-level	2,100 sf

2. Subarea 2 – Traditional Detached Single-Family Homes

Number of Lots:	43
Typical Lot Areas:	9,375 sf, 10,000 sf and 10,625 sf
Minimum Front Yard Setback:	varied at 25 ft. and 30 ft. to mix streetscape
Minimum Side Yard Setback:	8ft x 12 ft. or 10ft x 10ft (20 ft. total in all cases)
Minimum Rear Yard Setback:	30 ft.
Typical Lot Frontage	
at Setback:	75 ft, 80 ft and 85 ft
at R/W:	variable based on lot shapes
Maximum Building Height:	35 ft.
Maximum Lot Coverage:	30%
Single-story/ranch	1,650 sf
Two-story	2,100 sf
Split-level/multi-level	2,100 sf

C. Architectural and Design Standards

1. The community shall comply with the following: Landscaping § 1130.10, Parks § 1130.12, Residential Design Requirements, Architectural Diversity § 1198.04(a)(1)(A)(B)(i)-(ii) ~~Residential Design Requirements, Architectural Diversity, Foundations § 1198.04(a)(6).~~ Foundation. ~~The homes shall comply~~

~~with the intent and purpose of Section 1130.01 Diversity, and PRD standards for front facades under code Section 1173.03(b)(4) as follows: As the same home can be constructed and altered with multiple different elevations, the following diversity standard shall be met— The same house **elevation/facades** shall not be directly across the street and a minimum 2-lot separation shall be required between the same house **elevation/facade** on the same side of the street or diagonal from each other.~~

2. Four-sided architecture. All sides of a house shall display a high level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single façade. Blank facades are not permitted for any detached garages or accessory structures.

For the purposes of four-sided architecture, houses on corner and through lots have more than one street-facing elevation. Each elevation will contain at least two (2) design elements, and each street-facing elevation and rear elevation will contain at least three (3) design elements, in any combination, provided that: 1) at least one design element must be presented in each equal one-half vertical division of the subject elevation; 2) at least one design element shall occur from the first floor level to nine feet above the first floor level; and 3) If there is any upper wall area greater than 24 feet wide and nine feet high (measured at nine feet above the first floor level), at least one design element must be located predominately at least nine feet above the first floor of that elevation. Acceptable design elements shall include those set forth in Canal Winchester Code Section 1198.04(a)(7)(A).

32. Each home shall have a driveway that consists of concrete or brick pavers. All driveway aprons shall be concrete. —The maximum driveway at the right of way line shall be sixteen (16) feet wide, not including the approach.

~~43. Each home shall include four-sided architecture design elements as permitted in Chapter 1130.05. In addition,~~ Middletown Farms shall comply with the following architectural commitments:

- a. In both subareas, each home shall have cementitious board siding, or other natural materials on all front elevations, ~~the majority of which shall match the profile of the siding on other elevations of the home.~~ If stone, faced stone, stucco stone or brick are used on the front of the homes, it shall be used as an accent material and limited to no more than 20% of the area of all front elevations.
- b. All homes will include a covered porch of at least one hundred square feet (100 sf.), with a minimum depth of five feet (5 f.) .-

- c. Garage doors on all front elevations will be of a premium architectural style to compliment the architecture of the home. (ie: craftsman, farmhouse, or carriage house styles). No flat panel or plain panel garage doors or garage doors without architectural features will be permitted.
- d. On all garages, a light fixture shall be placed at each side of the garage door in the top one-third of the vertical structure.
- e. Front loaded garage doors shall be flush or behind the front porch or the most forward-facing architectural element of the home.
- f. Garage doors must be of low contrast color that is the same or similar in hue and tonal value as the primary color of the house. Garage door trim shall match garage doors, or the primary trim color of the home.
- e.g. There will be a mix of front loaded and side loaded garages with a minimum of 20% of the garages side loaded and no more than 25% of the garages side loaded. For side loaded garages on corner lots, the garage may be oriented towards any street classification within the community but not external streets. Front load garage doors shall be flush or behind porches or the most front facing architectural element of the home. Such architectural elements shall include but may not be limited to roof projections, porches with roofs or other appropriate architectural projections.

54. Utility meters may not be located on the front of any lot but shall be located on the side or rear of the structure.

65. Exterior finish materials:

a. Stone, stucco stone, brick veneer, stucco, ~~cementitious siding, vinyl siding of at least .44 mills and fiber cement lap siding (i.e. Hardie Plank siding).~~ Vinyl siding shall not be permitted.

b. Metal and vinyl soffit material

c. Metal gutters and downspouts

d. Metal flashing and accents

e. Natural wood, ~~cementitious~~, wood composite and ~~vinyl trim material~~ fiber cement trim material

a. ~~Thirty-year dimensional shingles~~

f.

—Exterior Colors:

- White, buff, beige, earth tones, grays, light blues, light greens, light yellows that are non-high chroma colors.
- Accent colors for doors and shutters are: black, blue, green, red, burnt red, or they can match the trim of the house.

g.

76. The main roof pitch of the two-story and split-level homes shall be 6/12. Single-story ~~units~~ homes shall have a 5/12 pitch for the main roof. -Roofs may be of natural or synthetic slate, fiberglass asphalt dimensional shingles. -Roof pitches shall be appropriate to the architecture of the house. Secondary roof features shall have a minimum pitch of 4/12. Trim located on eaves and overhangs shall be a minimum of eight inches (8") on all elevations.

87. Each Dwelling Unit shall have an attached garage which can accommodate not less than two (2) cars. All homes shall have a minimum of four (4) parking spaces on each lot, which includes two (2) enclosed by the garage and two (2) spaces in front of the garage located between the garage and the street.

a) 9. Chimneys. Cantilevered and shed style chimneys are permitted, provided they are placed on the rear elevation of the home, and wrapped in cementitious siding material(s).

D. Pedestrian Requirements

1. A minimum three (3) foot wide concrete sidewalk shall be constructed from the driveway of the house to the front door/stoop of each house/lot.
2. A four (4) foot wide concrete sidewalk(s) shall be installed along two sides of the streets, with curb ramps at all corners as required by code.
3. The development has an eight (8) foot wide asphalt path along the south side of Hayes Road and Lithopolis Road frontage and on the west side of the Oregon Road frontage. There will also be a six (6) foot wide compacted limestone path that will connect the open spaces in the northern portion of the development to the southern portion as depicted in site plan exhibits.

E. Residential HOA Responsibilities

1. Homeowners Association: All residential property owners located within Middletown Farms will be required to join and maintain membership in a forced

and funded homeowners association (the “Association”), which will be formed prior to any lots being sold.

2. Reserve areas and landscaping of those reserve areas are to be maintained by the Association.

F. Landscaping and/or Screening Commitments

The development shall comply with all landscape regulations set forth in ~~§ Chapter~~ 1191 and § 1130.10 of the Code, and the landscape plan with required screening as incorporated herein, except as noted ~~hereinbelow~~.

Evergreen trees shall be measured by height under this PRD ~~Text~~ as such measurement is generally accepted. A minimum evergreen tree of five (5) feet in height shall be the standard for replacement under this PRD. The code standard that earthen mounds require no more than 50% of the mound to be turf is also modified/eliminated in this PRD ~~Text~~ as turf is an acceptable and effective manner to stabilize mounds.

Westport shall meet the standard for tree replacement under section 1191.06 (e), with two (2) inch caliper trees replacing any impacted tree over four (4) inches in caliper, for the limited number of trees being disturbed on site.

The final quantity of trees to be removed and replaced shall be determined during final development plan review in coordination with city staff. Please see Landscape Plans for preliminary tree removal and replacement quantities and locations.

G. Street Trees

Chapter 1191.07-(k), pertaining to the City’s Street Tree Fund shall be complied with.

H. Parks

Chapter 1130.12

The applicant will construct a tot lot to be located on the southern portion of the development within the open space as depicted on the exhibits. The tot lot will be connected by a six (6) foot wide compacted limestone path that will extend across the drainage swale to the northern portion of the development. The open space is intended to be passive in nature and there will be several benches located along the path.

VII. Additional Regulations

A. Signs

- ___ 1. No permanent sign shall be permitted on any lot or building in the Subdivision. All signage shall meet Code standards.

One (1) post and arm mounted sign shall be located at the eastern entrance of Hayes Road and one (1) post and arm mounted sign shall be located at the northern entrance on Oregon Road within this PRD as depicted in exhibits.

___ B. Fencing

- ___ 1. All fencing shall meet Code standards. Three (3) rail fencing shall be installed along the entire frontage of Hayes, Lithopolis and Oregon Roads as a part of the proposed landscaping/streetscape. See specific fence uses and prohibitions for individual lots in the Permitted/Prohibited Uses section above.

___ C. Lighting

- ___ 1. Street lighting shall comply with the Code standards.
- ___ 2. Landscape lighting for Dwelling Units shall be low-voltage. Outdoor lighting fixtures for safety, security and ingress and egress purposes and shall be fixtures with the light source shielded to eliminate off-lot light spillage (cut off fixtures only).

VIII. PRD Comparisons/Modifications from Base Code Standards

The Planned Residential District section of the city code, Section 1173.01, Purpose and Intent, encourages flexibility, and invites innovation and imagination in both housing design and sensitivity to the natural environment. Regarding the Residential Appearance Standards, Chapter 1198 of the Zoning Code, such standards shall apply to this PRD, unless this Text defines a different standard herein, in which case this Text shall govern. Where this Text is silent as to a particular standard, Chapter 1198 standards shall apply. ~~Planned districts are by their nature considered alternatives to straight zoning codes as the standards under such straight zones are typically fixed, rigid and less likely to accommodate market demands, creativity in site design and changes in housing preferences over time. No code section written a decade early or greater can anticipate today's housing market, economic challenges and buyer preferences.~~ The requested modifications and comparisons to ~~straight~~ code standards are presented here with the purpose and intent of planned districts in mind. Planned districts are by their nature considered alternatives to straight zoning codes as the standards under such straight zones are typically fixed, rigid and less likely to accommodate market demands, creativity in site design and changes in housing preferences over time.— By allowing a mixture of homes styles, sizes and lot

configurations, today's market demands are met and more open space and less density than code requirements and greater protection natural areas result.

There is growing recognition in today's market that housing value does not result simply from large square footages or large lot sizes. Architectural quality, modern design approaches and interior finishes define the value proposition. There is more clarity from both homeowners and local governments that larger lot and yard sizes are ~~more~~ costly and time intensive to maintain. Large lots create more pavement and sidewalk lengths, greater utility runs and use up land faster than more efficient development patterns. Many of the modifications identified in this PRD, including lot coverages, setback changes, and garage configurations related to the need to modify lot and yard standards written under pre-recession conditions. The "mega-lots" of the past are simply not favored by many home buyers and are an economic challenge to maintain over time, for both municipalities and homeowners. Westport's commitment to architectural standards, and the diversity standard set forth in Canal Code Section 1198(a)(1) and a more efficient development pattern combine to produce a community that is organized around natural features, less dense and provides more open space than code standards. A more valuable community is the result.

Comparisons to Base Code:

1. The applicant proposes modification from Chapter 1130.09 and 1130.11 for lot sizes, square setbacks, and square footage ~~minimums~~ as minimums as follows:
 - a. Subareas 1 and 2 – Traditional Detached Single Family Homes
 - Minimum Lot Area from 14,400 sf to 9,375 sf
 - Minimum Front Yard Setback varied ~~between 25~~ between 25 ft. and 30 ft.
 - Minimum Side Yard Setback from 10 ft. per side 8 ft. x 12 ft. in some cases to accommodate side load garages but in no case falling below 20 ft. total.
 - Minimum Lot Frontage at Setback from 90 ft. to typically 75, 80 and 85 ft., with some variation for "pie-shaped" lots. (see Development Plan details)
 - Typical Lot Frontage at R/W from 50 ft. to 40 ft.

~~Comparisons to Code Section 1130.09 and 1130.11 and Rationale~~

Development Standards – Subareas 1 and 2- Traditional Single Family Homes

1. Minimum Lot Area – 9,375 sf proposed modified to 14,400 sf under R-3 zoning requirements.

Rationale – Buyer preferences have shifted away from overly large lots and the time and expense of routine work to maintain them. The most precious commodity of most busy families and new home buyers is time, and yard maintenance is not their most preferred activity. 9,375, 10,000 and 10,625 square feet equates to lot sizes that are approximately 75', 80' and 85' x 125' for most lots. This is a common and adequate lot size by today's single family home standards and appropriate based on market conditions that are driving demand for more moderate lot sizes. Such lot sizes save perimeter and common open ~~space, and~~space and provide greater flexibility in land planning to protect existing natural areas. By contrast the code's standard R-3 lot equates to lot size that is 120'x120', which creates ~~a very~~ inefficient land use pattern, puts pressure on open space, and raises infrastructure and utility construction, service and maintenance costs, especially over time when more of the infrastructure is dedicated. With more moderate and more compact lot sizes, the Westport plan will produce 35.1% net open space vs. the code minimum of 20% and will create buffering between natural areas to be protected and developed areas. This benefits the livability of the site for residents and the community. It is also noteworthy that Westport's plan and approach to moderate lot sizes achieves a community density of 3.2 net developable acres that is lower than the maximum net developable density requirements of the code of less than 4.0 du/ac. Westport's ~~projected home~~projected home values range between \$350,000 to \$4250,000 in Middletown Farms. This compares favorably with average sales ~~of 145~~of 145 four bedroom homes documented over a recent 12 month period in Canal Winchester City only at an average closing price of \$233,000. This supports the point that home value is a function of more than just lot size.

2. Minimum Front Yard Setback – varied from 25 ft. to 30 ft.

Rationale – The staggering of lots provides a mixed streetscape with greater aesthetic appeal.

3. Minimum Side Yard Setback – 8 ft. x 12 ft. (but no less than 20 ft. total in all cases) proposed compared to 10 ft. x 10 ft. only under R-3 zoning standards.

Rationale – Flexibility to accommodate side-load garages.

4. Typical Lot Frontage at Setback/Right of Way – 75,80 and 85 ft./40 ft. compared to 90 ft./50 ft.

Rationale – This modification allows more market-preferred reasonable lot sizes and the use of “wedge” or “pie-shaped” lots which allow more flexibility in land planning to accommodate street patterns and lot lay-outs to reflect the contour and pattern of natural areas and open space on the property. Allowing more moderate minimum lot frontages is also supported by the same reasoning as outlined under the minimum lot area modification request.

5. Four-Sided Architecture: The Applicant is proposing compliance with a standard under this Text that is similar and meets the intent of Code § 1198.04(a)(7)(A).

Rationale: The standard set forth in 1198.04(a)(7)(A) requires that each side elevation contain at least two design elements *per floor* and each elevation facing a street or rear must contain at least three design elements *per floor*. Mandating elevations on a per floor basis effectively requires that each side elevation contain a minimum of four total design elements, and front and rear elevation a minimum of six total design elements. The Applicant is proposing that side elevations will contain at least two design elements, and front and rear elevations will contain at least three design elements, but rather than per floor, at least one design element must be in each equal one-half vertical division of the subject elevation and only one design element needs to be present on the first floor with modifications. However, no blank wall space greater than 9 X 24 shall be allowed. Compliance with this standard will mitigate the concern of large, blank areas of exterior walls, but will give buyers and builders greater discretion in where to place architectural design elements. The upgrading of all homes to four sided fiber cement siding also matches this standard.

6. Chimneys. The Applicant is requesting that cantilevered and shed style chimneys be permitted on the rear of the home.

Rationale: With the addition of full natural siding, all chimneys will be wrapped with such materials, mitigating concerns about the appearance of chimneys and rear of homes generally not visible.

7. Front Porches. The Applicant is agreeing to provide front porches that are a minimum of 100 square feet, with a minimum depth of five feet.

8. Roof Pitch. The Applicant will comply with the proposed standard of 6/12 pitch for main roof for two- and split-level homes and 5/12 for single story homes. The Applicant will comply with the 4/12 pitch for secondary roofs. All eaves and overhangs

shall be eight inches (8") on all sides, complying with the Code and adding architectural interest.

Other Comparisons to Base Code Chapter 1130-1198 Standards:

1. Garages (setbacks). Section ~~1130.07 (a)~~1198.04(a)(8)(A) ~~standards~~ requires that front loaded garages be located a minimum four (4) feet behind the front line of the livable area of the home. This standard is modified under this ~~PRD-T~~ text so that front load garage doors shall be located flush or behind the most front facing architectural element of the home, including porches. Such architectural elements shall include roof projections, porches or other appropriate architectural projections.

Rationale: Entry to the home from the garage has replaced the front door as the primary access to many new homes. Thus, transitional spaces between the garage and the balance of the home are critically important in the market and represent a more updated home design compared to homes from a decade ago.- Such transition areas include "mud rooms", laundry, storage, closet spaces, or other utility areas. Some reasonable garage projection is necessary to accommodate this more updated and desirable interior design and livability element offering to city residents. The developer has mitigated the base code standard by requiring that all homes in the community include architectural garage doors that are integrated with the overall design of the home, and mandating that colors used on garage doors match the color of the home. The developer has also committed to full natural and cementitious siding for all homes, to ensure the quality and value of the homes in the proposed development. In addition, covered porches of at least 100 square feet are required for each home, with a minimum of five (5) feet depth, so that the porch space is usable. The porch requirement appropriately projects the house elevation with a roof line and provides architectural definition and mass beyond the living space of the homes. ~~Along with the fact that Westport has provided architectural garage doors on all homes, such M~~market driven needs and architectural treatment of the front elevations should be considered when evaluating the impact of the garage on the streetscape. The overall value of four sided architecture and adding porches and the use of premium siding on all four sides is a significant design commitment that justifies modification of the new garage location standard.

2. Garages (side loads). ~~Modification Section from~~ ~~1130.07 (b)~~1198.04(a)(8)(A) ~~requires that a~~ ~~for clarity.~~ Two car garage doors in the proposed development shall not exceed 50~~45~~% of the house width frontage, and where more than a standard two car front loaded garage is provided, the additional garage bay(s) shall be offset from and architecturally designed to appear separate and distinct from the two car garage and the garage doors shall not exceed fifty percent (50%) of the house width. Westport will

~~comply with this standard, but is requesting a modification from Westport shall meet this code standard. However, where three garage doors are chosen by the buyer, the overall garage door width may be up to 60% of the overall width of the home elevation. In such cases where three garage doors are chosen, the door/bays shall be offset or recessed from one another and upgraded with architectural detail to integrate and match the architecture of the home, so the garage doors/bays are treated as an additional design element. Rationale: Although Westport interprets the code to mean garages with more than two doors may exceed the 50% width standard, the code standard is modified under this PRD text to make it clear that with three garage doors, the code standard of 50% garage width to house width ratio may be exceeded based on the value of three car garages. Westport has mitigated the impact of this modification by requiring that all homes include architectural garage doors that are integrated with the overall design of the home. The commitment to architectural garage doors that appears in the text is consolidated here as follows:~~

~~a. All garage doors on all front elevations in the community shall be of a premium architectural style to compliment the architecture of the home. (ie: craftsman, farmhouse or carriage house style elements required). All front facing garage doors shall integrate the door as a design element with the balance of the home design. Architectural garage door elements shall include but may not be limited to board and batten elements, aesthetic hinges and/or other hardware or other similar design elements consistent with or complementary to the home design, as offered by the builder and chosen by customers.~~

~~b. No flat panel or plain panel garage doors or garage doors without architectural features will be permitted.~~

~~c. On all garages, light fixtures shall be placed at each side of the garage door in the top one-third of the vertical structure.~~

1198.04(a)(8)(A) regarding the amount of side loaded garages. The Applicant is agreeing to provide a minimum of twenty percent (20%) side load garages, and a maximum of twenty-five percent (25%) side load garages. This is requested to vary the streetscapes and front elevations and to ensure that the entire development is not exempt from the requirement regarding the set back of the front elevation.

Developer Commitments on Utilities, Roadway Improvements and Other Adjustments and/or Contributions: The following commitments were made based on meetings between the City Administration and the Developer after the Planning Commission recommendation and are subject to finalization prior to Final Development Plan approval.

1. Extend water lines to serve the proposed development per the exhibit dated 11/2/2018, and the proposed utility plan (Exhibit F-1)

EMHT to produce exhibits for City verification and approval showing water line alignment as agreed in 11/29 meeting.

2. Extend the sanitary sewer lines to serve the proposed development per the attached exhibit dated 11/2/2018, and the proposed utility plan (Exhibit F-1)

EMHT to produce exhibits for City verification and approval showing sanitary line alignment as agreed in 11/29 meeting. City to acknowledge sanitary sewer depth at Lithopolis Road install by third party will accommodate Middletown Farms Development as approved and future City expansion to the West. Any required oversizing, if necessary, shall be reimbursed under standard City reimbursement policy.

3. Move the southern roadway intersection on Oregon Road north to provide adequate sight distance or conduct a speed study to determine if adequate sight distance exists.

Developer to provide updated intersection placement for City verification and approval.

4. The developer will be responsible for donating 30 feet of additional right of way from the centerline of Oregon Road for the entire frontage of the property.

Agreed as shown on plans.

5. The developer will be responsible for 75% of the total costs (including but not limited to: design, engineering, construction, and any utility relocation) of widening Oregon Road to allow for two 12 feet wide travel lines and a 2-foot shoulder on each side (total pavement width of 28 feet). The developer will be responsible for providing a sufficient form of guarantee to ensure the future widening prior to the final plat approval for Phase 1 of the development. The full amount will be due payable to the City of Canal Winchester prior to the final plat approval for any lots beyond Phase 1 that will be primarily accessed from Oregon Road.

Developer's response: Per 12/11 meeting with city administration and subject to Mayor's approval, developer to be responsible for 41.7% of the cost of improvements (as defined above and per EMHT estimate Oregon Road Improvements - Preliminary Opinion of Construction Cost Nov. 28. 2018) for both sides of Oregon Road based on traffic study allocation generated from the site to Oregon Road of 41.7%. (Estimate is cost of improvements @ \$704,000 x .417 = \$293,568, or \$2,467 per lot for 119 lots primarily accessing from Oregon Road.) Sufficient guarantee to ensure future widening is due at Phase 1 of development and full amount due and payable at the time of commencement of second phase of Middletown Farms development that accesses Oregon Road.

6. The developer will be responsible for donating 40 feet of additional right of way from the centerline of Hayes Road for the entire frontage of the property.

Agreed as shown on plans.

7. The developer will be responsible for donating 40 feet of additional right of way from the centerline of Lithopolis Road for the entire frontage of the property.

Agreed as shown on plans.

8. The developer is responsible for increased traffic volume on Hayes Road, Lithopolis Road, and their associated intersection. Due to the impacts of the proposed the development the developer will contribute \$1,500 per lot towards the costs of future improvements to these roadways. The fee will be due prior to the approval of the final plat for any lot which primarily accesses Hayes Road.

Developer to make \$1,500 contribution for each of 43 lots primarily accessing Hayes Road (\$64,500 total contribution) -when such lots are platted and recorded.

9. The developer will be required to complete the fee in-lieu of school dedication per Section 1153.21 with the required fee determined per Section 1153.21 (e).

Fees are due and payable per code.

10. The developer shall have no authority to change the order or size of the Phasing Plan shown as Sheet D-3 without prior approval of the Planning and Zoning Commission.

Developer requests some reasonable degree of flexibility to adjust phasing plans to meet market absorption and conditions as warranted with a revised Sheet D-3 to be submitted with Final Development Plan.

4836-0447-4482, v. 1

From: [Molly R. Gwin](#)
To: [Amanda Jackson](#)
Subject: [EXTERNAL] ORD-18-029, ORD-18-046 - Westport Homes
Date: Thursday, March 7, 2019 3:22:11 PM

Good afternoon, Ms. Jackson – On behalf of the applicant, Westport Homes, they would like to request that ordinances ORD-18-029 and OR-18-046 be up for vote on March 18, 2019. Please let me know if you have any questions. Thank you!

[This message is from an **EXTERNAL SOURCE**. Use caution when opening links or attachments.]

ORDINANCE NO. 18-046

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)

WHEREAS, the rezoning of the area hereinafter described has been proposed to the Council of the City of Canal Winchester; and

WHEREAS, notice of a public hearing has been duly advertised and the public hearing has been held before the Council of the City of Canal Winchester; and

WHEREAS, a public hearing has been held by the Planning and Zoning Commission of the City of Canal Winchester with a recommendation for approval of the rezoning;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That Part 11 of the Codified Ordinances and the Zoning Map of the City of Canal Winchester, Ohio, which is part thereof, be and hereby is amended as follows:

That approximately 69.237 acres, located on the north side of Winchester Boulevard, PID 184-000532 and 184-000871, owned by Gender/Thirty Three, as fully set forth in the description attached hereto as Exhibit A and incorporated herein by reference, is rezoned from Exceptional Use (EU) to Limited Manufacturing (LM).

SECTION 2. That all other provisions of Part 11 of the Codified Ordinances and accompanying zoning map shall remain in full force and effect.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

MAYOR

APPROVED AS TO FORM:

DATE APPROVED

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council/Finance Director

ZONING DESCRIPTION

69.237 Acres

Situated in the State of Ohio, county of Franklin, City of Canal Winchester, Section 24, Township 11, Range 21, Congress Lands and being all of those tracts of land as conveyed to Gender/Thirty-three of Official Record 11357F13 and Official Record 1135F16, all deed references refer to the records of The Recorder's Office, Franklin County, Ohio and described as follows:

Beginning for reference at F.C.G.S. Monument 2270 reset located at the intersection of the northerly right-of-way line of Winchester Boulevard extended, also being the southerly line of said Section 24, with the centerline of Gender Road;

Thence, North 85°45'23" West with said northerly right-of-way line and said southerly section line a distance of 1231.68 feet to an iron pin set at the southwesterly corner of a 14.828 acre tract as conveyed to Winchester Square LLC of record in Instrument Number 200412200286893, the northwesterly corner of that 2.119 acre tract as conveyed to the City of Canal Winchester Official Record 31057H09, and the northeasterly corner of that 0.629 tract as conveyed to the City of Canal Winchester of record in Instrument Number 201608180109326, at the **True Point of Beginning** for the description;

Thence, North 85°45'23" West continuing with said South section line, partly with northerly line of said 0.629 acre tract, partly with the northerly line of an original 3.924 acre tract as conveyed to Gender/Thirty-Three of record in Official Record 27286D07 and partly with the northerly line of that 11.280 acre tract of land as conveyed to Phele Investment of record in Instrument Number 201706150081040, a distance of 1493.31 feet to a 13/16" pipe with an EMH&T cap at the northwesterly corner of said 11.280 acre tract and the northeasterly corner of a 78.384 acre tract as conveyed to Baker Levin Farms, LLC of record in Instrument Number 200704240071166, the southeasterly corner of a 134.50 acre tract as conveyed to Baker Levin Farms LLC of record in Instrument Number 200704240071166, also being the southwesterly corner of Section 24 at its common corner with Sections 23, 25, and 26;

Thence, North 4°26'33" East with the easterly line of said 134.50 acre tract and the common line between Section 24 and 23 a distance of 1597.99 feet to a 13/16" pipe found with EMH&T cap at an angle point in said line;

Thence, North 4°20'59" East partly with the easterly line of said 134.50 acre tract and partly with the easterly line of a 20.1366 acre tract as conveyed to Dill's Realty LLC of record in Instrument Number 200111050255847, and the common line between sections 24 and 23 a distance of 866.30 feet to a ¾" pipe found no cap at a corner thereof in the southerly right-of-way line of State Route 33 as recorded in Deed Book 2390, page 592, Parcel 69LA;

Thence, South 61°24'34" East with said southerly limited access right-of-way line a distance of 1698.02 feet to a 5/8" rebar found with a Preferred Surveying Company cap at the northwesterly line of an 11.315 acre tract as conveyed to H.D. Development of Maryland Inc. of record in Instrument Number 200707020115156;

Thence, with the westerly line of said 11.315 acre tract the following courses:

South 26°50'00" West a distance of 217.80 feet to an iron pin set at a corner thereof;
North 85°06'32" West a distance of 135.03 feet to an iron pint set at a corner thereof;

Thence, South 4°55'08" West partly with said westerly line and partly with the westerly line of a 6.395 acre tract as conveyed to Winchester Square LLC of record in Instrument Number 201412150165939 a distance of 822.51 feet to an iron pin set at a corner thereof;

Thence, South 64°45'23" East partly with the westerly line of said 7.393 acre tract and partly with the westerly line of said 14.828 acre tract passing a 13/16" iron pipe found with the EMH&T cap at a distance of 162.39 feet a total distance of 345.56 feet to an iron pin set at a corner thereof;

Thence, South 4°14'37" West with the westerly line of said 14.828 acre tract a distance of 440.00 feet to the **True Point of Beginning** and containing 69.237 acres of land more or less, 51.032 acres being out of PID 184-000532 and 18.205 acres out of PID 184.000871. This description is for zoning purposes only.

ZONING DESCRIPTION

69.237 Acres

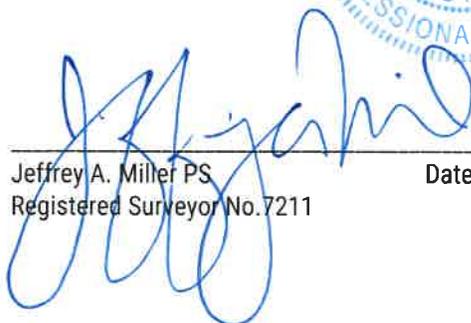
Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

The basis of bearing is based on a bearing of North 85°45'23" West for the southerly line of Section 24 as determined by GPS observation, based on NAD 83 (2011), Ohio State Plane South zone and post processed using and OPUS Solution.

CESO, Inc.



 9-12-18

Jeffrey A. Miller PS
Registered Surveyor No.7211

Date 9/12/2018

FW: [EXTERNAL] Gender & Thirty-Three Site Rezoning - 3rd Council Meeting

Lucas Haire

Mon 3/11/2019 12:36 PM

To: Amanda Jackson <ajackson@canalwinchesterohio.gov>;

Please note they want to remain tabled.

From: Swain, Douglas [mailto:Douglas.Swain@opus-group.com]
Sent: Monday, March 11, 2019 12:18 PM
To: Lucas Haire <lhaire@canalwinchesterohio.gov>
Cc: O'Connor, Kevan <Kevan.O'Connor@opus-group.com>
Subject: [EXTERNAL] Gender & Thirty-Three Site Rezoning - 3rd Council Meeting

Good afternoon Lucas.

Opus would like to request a delay for the 3rd and final council meeting and reading for the rezoning of the Gender & Thirty-Three site. We would like to move this to the City Council meeting that is scheduled for May 20th.

Please confirm receipt.

Thank you.



Douglas Swain

Vice President, General Manager | Opus Development Company, L.L.C.
8801 River Crossing Boulevard, Suite 450 | Indianapolis, IN 46240
D: 317.816.5723 | C: 317.515.7420

Douglas.Swain@opus-group.com | www.opus-group.com



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ORDINANCE NO. 19-017

AN ORDINANCE TO ACCEPT THE DEDICATION OF REAL PROPERTY FROM WATERLOO CROSSING OP LLC.

WHEREAS, Waterloo Crossing OP LLC, is the owner of property located at O Canal Street identified as Parcel Numbers 184-002666 and 184-002989 which will be intended for public use; and,

WHEREAS, Waterloo Crossing OP LLC desires to dedicate the 1.2-acre and 0.875-acre parcels of land to the City of Canal Winchester pursuant to a rezoning ordinance requirement passed as Ordinance 27-00 on June 5, 2000 for potential right-of-way and storm water purposes; and,

WHEREAS, the Director of Public Service recommends acceptance of the dedication.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. That Council does hereby accept the 1.2-acre parcel of land described in Exhibit A and depicted in Exhibit B and accept and dedicate the 0.875-acre parcel for potential right-of-way purposes.

Section 2. That Council hereby authorizes and directs the Law Director to record an appropriate General Warranty Deed from Waterloo Crossing OP LLC, evidencing the acceptance of the parcel and the right-of- way dedication as authorized herein.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

STATE OF OHIO

COUNTY OF FRANKLIN

LIMITED WARRANTY DEED

THIS INDENTURE is made as of _____, 2019, between **WATERLOO CROSSING OP, LLC**, an Ohio limited liability company, c/o Casto, 250 Civic Center Drive, Suite 500, Columbus, Ohio 43215 (herein called "Grantor"), and **CITY OF CANAL WINCHESTER**, an Ohio municipal corporation, 36 South High Street, Canal Winchester, Ohio 43110 (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alienate, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit "A", attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**, reserving, however, in favor of Grantor, its successors and assigns, easements more particularly described on Exhibit "B" attached hereto and made a part hereof, for the benefit of those certain parcels described on Exhibit "D-1" attached hereto and made a part hereof.

This deed and the warranty of title contained herein are made expressly subject to the rights of tenants under unrecorded leases; the lien of all ad valorem real estate taxes and assessments not yet due and payable; local, state and federal laws, ordinances or governmental regulations, including but not limited to building and zoning laws, ordinances and regulations; all matters of record encumbering the property, including but not limited to those items set forth on Exhibit "C" attached hereto and made a part hereof; and the deed restrictions set forth on Exhibit "D" attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

WATERLOO CROSSING OP, LLC, an Ohio limited liability company

By: CRI Holdings, Inc., an Ohio corporation,
Its Managing Member

By: _____

Name: _____

Title: _____

State of Ohio
County of Franklin

The foregoing was acknowledged before me, a Notary Public, in and for said county, by _____, who is personally known to me and who is the _____ of CRI Holdings, Inc., an Ohio corporation, Managing Member of WATERLOO CROSSING OP, LLC, an Ohio limited liability company, on behalf of the limited liability company, this ____ day of _____, 2019.

Notary Public

This instrument prepared by: Louis Visco, Esq.
Casto
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

After recordation return to: Eugene L. Hollins, Esq.
Frost Brown Todd LLC
10 West Broad Street, Suite 2300
Columbus, Ohio 43215

EXHIBIT "A"

GRANTEE PROPERTY

**BOUNDARY DESCRIPTION FOR
0.875 ACRE
East of Gender Road
South of Winchester Boulevard**

Situated in the State of Ohio, County of Franklin, ~~City~~ of Canal Winchester, Section 25, Township 11, Range 21, Congress Lands and being out of the remainder of that 68.985 acre tract conveyed to Trine Street Investors, Ltd. of record in Instrument Number 200302260056380 and described as follows:

Beginning at an iron pin set marking the easterly terminus of the northerly right-of-way line for Canal Street as shown on Plat Book 102, Page 38;

thence with said northerly right-of-way line, being a curve to the left, having a central angle of 03° 13' 24", a radius of 635.00 feet and an arc length of 35.72 feet, a chord bearing and chord distance of North 74° 56' 22" West, 35.72 feet to an iron pin set;

thence across of said 68.985 acre tract, the follow courses;

North 59° 13' 23" East, 88.41 feet to an iron pin set;

North 67° 42' 23" East, 61.89 feet to an iron pin set;

North 56° 26' 25" East, 34.02 feet to an iron pin set;

North 69° 16' 25" East, 42.09 feet to an iron pin set;

North 84° 20' 25" East, 63.43 feet to an iron pin set;

South 82° 48' 22" East, 28.46 feet to an iron pin set;

North 83° 02' 26" East, 50.37 feet to an iron pin set in a westerly line of that 24.628 acre tract conveyed to Wal-Mart Real Estate Business Trust of record in Instrument Number 200307110212169;

thence South 04° 44' 57" West, with said westerly line, 93.33 feet to an iron pin set marking the southwesterly corner thereof, in a northerly line of that 27.834 acre tract conveyed to Trine Street Investors, Ltd. of record in Instrument Number 200302260056382;

thence South 69° 26' 03" West, with said northerly line, 332.96 feet to an iron pin set marking the southeasterly corner of Parcel 4 as shown in the deed to Waterloo Crossing Limited of record in Instrument Number 200307310240491;

thence North 20° 33' 57" West, with the easterly line of said Parcel 4, 23.95 feet to an iron pin set at the easterly terminus of the southerly right-of-way line for said Canal Street as shown on Plat Book 102, Page 38;

BOUNDARY DESCRIPTION FOR
0.875 ACRE
-Page 2-

thence North 16° 40' 19" East, with said easterly terminus of Canal Street, 70.00 feet to the *Point of Beginning*. Containing 0.875 acre, more or less, from Auditor's Parcel 184-002628.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description is based on existing records and prior surveys and an actual field survey performed by EMH&T, Inc.

Bearings are based on the Ohio State Plane Coordinate System per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 2270 (Reset) and FCGS 4452, having a bearing of North 04° 44' 36" East, as established by the Franklin County Engineering Department.

All references refer to the records of the Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON AND TILTON, INC.

John C. Dodgion
John C. Dodgion
Professional Surveyor No. 8069



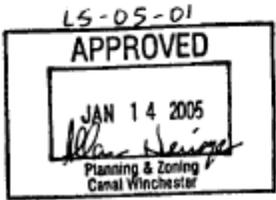
PARCEL A-1
0-046-E
ALL OF
(184)
002989



JCD:rbh/January 4, 05
0.875 acres 42274.doc

046E
SPLIT
0.875 Ac
FROM
(184)
2028

01/04/05



**PARCEL 4
1.200 ACRE**

Situated in the State of Ohio, County of Franklin, ~~City~~ of Canal Winchester, being located in Section 25, Township 11, Range 21, Congress Lands and being all out of that 68.985 acre tract as conveyed to Trine Street Investors, Ltd. by deed of record in Instrument Number 200302260056380 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference at Franklin County Geodetic Survey Monument Number 2270 in the common line between Sections 24 and 25, being in the centerline of Gender Road;

thence South $04^{\circ} 44' 36''$ West, with said centerline, a distance of 1196.93 feet to a point;

thence South $85^{\circ} 15' 24''$ East, across said Gender Road, a distance of 80.00 feet to an iron pin set in the easterly right-of-way line of said Gender Road, being the easterly line of Parcel No. 3 as conveyed to The Village of Canal Winchester by deed of record in Official Record 34797E20, being the True Point of Beginning;

thence across said 68.985 acre tract, being the southerly right-of-way line of proposed Canal Street, the following courses:

South $85^{\circ} 40' 02''$ East, a distance of 226.91 feet to an iron pin set at a point of curvature of a curve to the right; and

southeasterly, with the arc of said curve (Delta = $12^{\circ} 20' 21''$, Radius = 565.00 feet) a chord bearing and distance of South $79^{\circ} 29' 51''$ East, 121.44 feet to an iron pin set in the easterly terminus of said Canal Street;

thence South $20^{\circ} 33' 57''$ East, across said 68.985 acre tract, a distance of 23.95 feet to an iron pin set in the northerly line of that 27.834 acre tract as conveyed to Trine Street Investors, Ltd. by deed of record in Instrument Number 200302260056382;

thence South $69^{\circ} 26' 03''$ West, with the northerly line of said 27.834 acre tract, a distance of 43.67 feet to an iron pin set;

thence South $61^{\circ} 26' 36''$ West, continuing with said northerly line, a distance of 380.00 feet to an iron pin set in the easterly right-of-way line of said Gender Road, being the easterly line of said Parcel No. 3;

thence with said easterly right-of-way line, being the easterly line of said Parcel 3, the following courses:

North $00^{\circ} 27' 15''$ East, a distance of 145.56 feet to an iron pin set;

North $07^{\circ} 36' 20''$ East, a distance of 100.12 feet to an iron pin set;

1.200 ACRE
-2-

North 31° 18' 30" East, a distance of 11.18 feet to an iron pin set; and

North 04° 44' 36" East, a distance of 4.36 feet to the True Point of Beginning, and containing 1.200 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

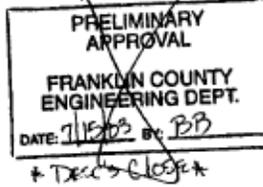
Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments FCGS 2270 & FCGS 4452 established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Parcel A-2
0-046-E
ALL OF
(184)
002666

EVANS, MECHWART, HAMBLETON & TILTON, INC.

CEW EVH 7/11/03

Clark E. White
Registered Surveyor No. 7868



*SPLIT
1.200
OUT OF
(184)
2628*

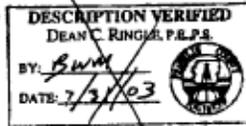


EXHIBIT "B"

RESERVED STORM WATER DRAINAGE EASEMENT

Grantor, for itself, its successors and assigns, reserves a perpetual exclusive easement ("Storm Water Drainage Easement") for the purpose of replacing, modifying, operating, accessing, and/or maintaining a storm water drainage system and/or other storm water drainage facilities (the "Storm Water Drainage System"), in, through, over and across the 1.20 acre portion of the real property described in the foregoing Exhibit "A" (the "Reserved Storm Water Drainage Easement Area"), the location of such easement area being generally depicted on Exhibit "B-1" attached hereto, together with ingress and egress thereto.

Grantor, its successors and assigns, shall have the right to ingress to and egress from the real property described in the foregoing Exhibit "A" (the "Grantee Property") occupied or to be occupied by said Storm Water Drainage System, and the right to do any and all things necessary, proper or incidental to the successful operation and maintenance thereof. Grantor, its successors and assigns, shall restore all property to its original condition insofar as practicable, after entering upon said premises for any of the purposes herein set forth, including construction, repair, maintenance, replacement, modification, relocation, operation, inspection and maintenance of all facilities and improvements of Grantor, its successors and assigns, within the Reserved Storm Water Drainage Easement Area and rights-of-way.

EXHIBIT "B-1"

RENDERING OF RESERVED STORM WATER DRAINAGE EASEMENT AREA

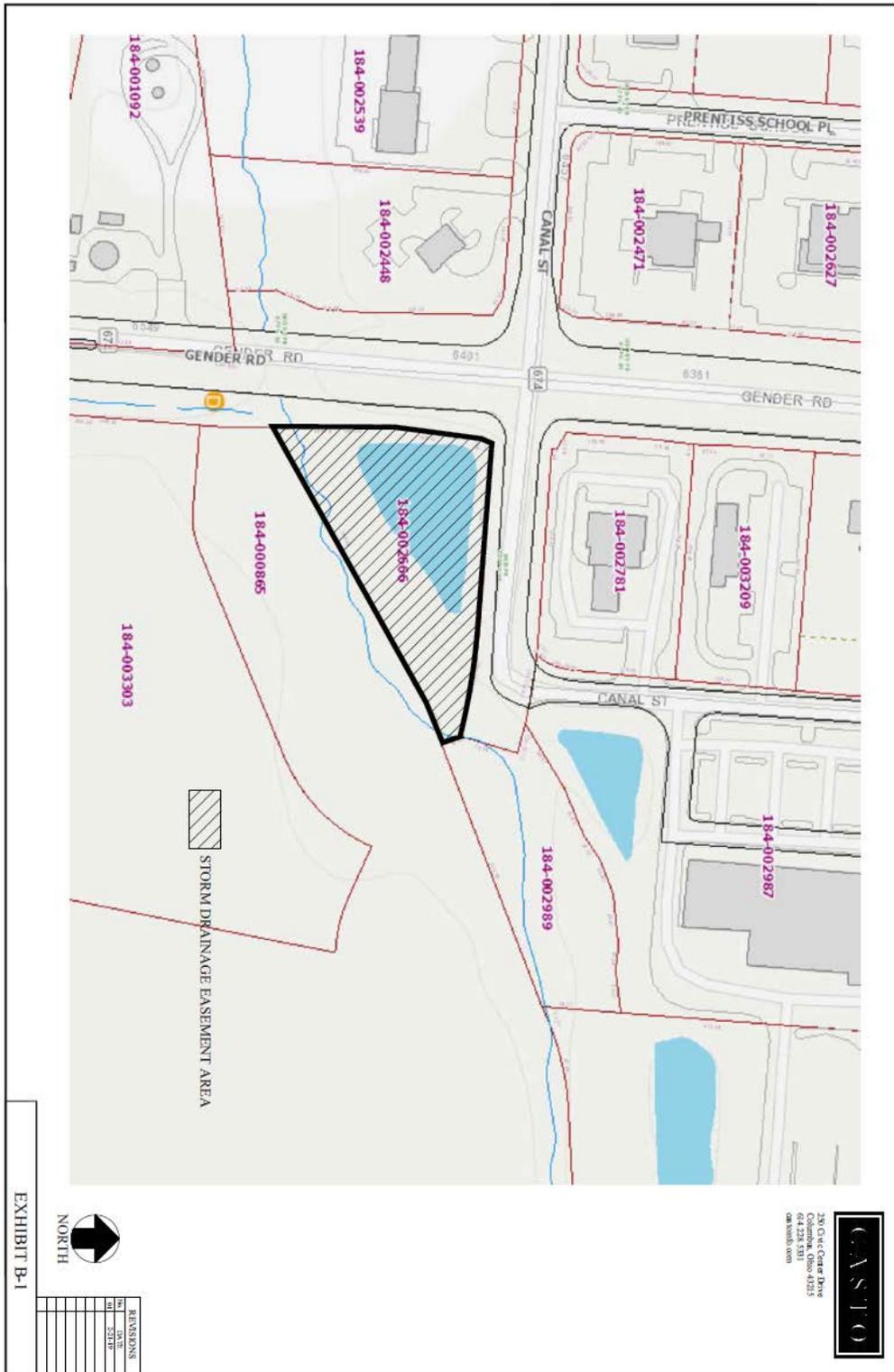


EXHIBIT "C"

PERMITTED ENCUMBERANCES

1.

EXHIBIT "D"

SIGNAGE ENVELOPE DEED RESTRICTION

The Grantee Property shall be subject to the following restrictions, which shall be real covenants running with the land in perpetuity and shall be binding upon and enforceable against the Grantee Property and Grantee, its successors and assigns, and inure to the benefit of part of the real property described as the "Grantor Parcels" recorded at Recorder's Office, Franklin County, Ohio, as more specifically set forth on Exhibit "D-1", attached hereto and made a part hereof and be enforceable by Grantor, to wit:

Grantee, its successors and assigns, may landscape the Grantee Property, but shall not construct any improvements which would or might restrict Grantor's, its successors or assigns' access to or use of the Storm Water Drainage System. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the Reserved Storm Water Drainage Easement Area as delineated in the Exhibits; provided however, that Grantee shall have the right to (i) construct one (1) pylon sign within the perimeters of the building envelope ("Pylon Sign Envelope") as shown on the site plan attached hereto as Exhibit "B-2" and (ii) construct the Canal Street road improvements specifically identified in those certain Crossroads Church Roadway Extension Plans prepared by ADR & Associates, Ltd. of Newark, Ohio, stamped by engineers Ronald Bonnette and Justin Hartfield on September 25, 2018 and signed by City of Canal Winchester's Municipal Engineer on October 11, 2018.

Grantee's construction of one pylon sign on the Grantee Property which would be located outside the perimeters of the Pylon Sign Envelope" shall not be commenced without first receiving Grantor's written approval of such relocated building footprint area, which approval shall not be unreasonably withheld, conditioned or delayed. Notwithstanding anything to the contrary contained herein, any sign constructed within the Pylon Sign Envelope shall not be subject to Grantor approval. Grantor's approval of Grantee's relocated sign footprint area shall not constitute a warranty or representation by Grantor as to the technical sufficiency or adequacy or safety of the structures or any of their component parts or of any physical condition or feature pertaining to the property described herein.

EXHIBIT "D-1"

GRANTOR PARCELS

ORD-19-017
Exhibit B



CANAL ST

GENDER RD

Parcel ID 184-002666
1.2 Acres

Parcel ID 184-002989
.875 Acres

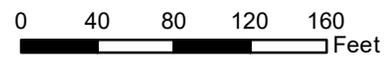


Exhibit B



OSIP Imagery

ORDINANCE NO. 19-018

AN ORDINANCE TO AMEND THE 2019 APPROPRIATIONS ORDINANCE 18-040, AMENDMENT #2

WHEREAS, the City Council desires to proceed with activities of the City which require changes in the appropriations to accommodate those activities;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, OHIO:

Section 1: That the 2019 Annual Appropriations Ordinance be amended by appropriating from the unappropriated monies of the General Fund \$359,500.00 as follows; and

Department	Function	Amount
Sheriff	Operating Expenses	\$50,000.00
Lands and Buildings	Capital Outlay	\$23,000.00
Construction Services	Operating Expenses	\$26,500.00
Administration	Transfers/Advances	\$260,000.00

Section 2: That the 2019 Annual Appropriations Ordinance be amended by appropriating from the unappropriated monies of the Street Construction, Maintenance, and Repair Fund \$17,000.00 to the Snow and Ice Removal – Operating Expenses function; and

Section 3: That the 2019 Annual Appropriations Ordinance be amended by appropriating from the unappropriated monies of the State Capital Grants Fund \$380,000.00 as follows; and

Function	Amount
Capital Outlay	\$280,000.00
Transfers Out	\$100,000.00

Section 4: That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

ORDINANCE NO. 19-019

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

WHEREAS, the City of Canal Winchester has identified the need for the Bridge Inspection Program Services in partnership with the Ohio Department of Transportation; and

WHEREAS, it is the recommendation of the Director of Public Service for the City of Canal Winchester to cooperate with the Ohio Department of Transportation to facilitate the project and gives consent to the Director of Transportation to complete the project; and

WHEREAS, the project is identified as:

PID Number: 102554

Project Description: Bridge Inspection Program Services, including, but not limited to bridge load rating calculations, scour assessments, bridge inspections, and fracture critical plan development.

NOW, THEREFORE IT BE ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1: Being in the public interest, the City of Canal Winchester gives consent to the Director of Transportation to complete the above described project.

Section 2: The City shall cooperate with the Director of Transportation in the above described project as follows:

The State shall assume and bear 100% of all of the cost for the Bridge Inspection Program Services requested by the City and agreed to by the State. Eligible Bridge Inspection Services are described in the Consultant's Scope of Services Task Order Contract (Exhibit A).

The City agrees to pay 100% of the cost of those features which are not included in Exhibit A and requested by the City.

Section 3: The City agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. Right-of-way costs include eligible utility costs.

Section 4: The Mayor is hereby empowered on behalf of the City of Canal Winchester to enter into contracts with the Director of Transportation necessary to complete the above described project.

Section 5: That this ordinance is hereby declared to be an emergency measure, necessary for the preservation of public health, safety and welfare, such emergency arising for the need to meet a specific construction schedule; wherefore this ordinance shall take effect and be in force from and after its passage.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

Scope of Services Meeting Date: **/**/**
Approved Final Scope of Services Minutes Date: **/**/**

GENERAL ENGINEERING SERVICES Central Office, Office of Structural Engineering Scope of Services

The CONSULTANT may be required to perform the following services on a task order type basis for bridges designated by regulation or by agreement as City or Village inspection responsibility. Consultants must be prequalified for Level 1 Bridge Inspection services, which may include but are not limited to the following:

Task 1 - Scour Tasks

- Task 1A - Scour Critical Assessment
- Task 1B - Scour Plan-of-Action
- Task 1C – Scour Analysis

Task 2 - Load Rating Tasks

- Task 2A - Field Measurements for Load Rating
- Task 2B - Load Rating Calculations

Task 3 – SMS Structure Inventory and Review

Task 4 – Inspection Procedures

- Task 4A - Fracture Critical Plan
- Task 4B – Underwater Inspection Procedures

Task 5 - Bridge Inspection

- Task 5A – Routine Bridge Inspection
- Task 5B – Fracture Critical Inspection
- Task 5C – Underwater Dive Inspection

Services shall be conducted in accordance with the following:

- ODOT Manual of Bridge Inspection, Latest Version
- Hydraulic Engineering Circulars 18, 20 and 23
- The Manual for Bridge Evaluation, Second Edition 2013 interim with revisions, AASHTO Publication
- Bridge Inspector's Reference Manual, FHWA NHI Publication Number: 12-049, Publication Year: 2012
- Underwater Bridge Inspection, FHWA Publication Number: FHWA NHI-10-027, Publication Year: 2010
- ODOT SMS Bridge and Inventory Coding Guide, Latest Version
- ODOT Bridge Design Manual, Latest Version

All work shall be performed on an actual cost basis. The CONSULTANT shall maintain a project cost accounting system that will segregate costs for individual task orders.

The duration of the agreement will be thirty-six (36) months from the authorization date of the agreement.

The Department will be performing an annual Quality Assurance Review (QAR) for each selected consultant in accordance with Manual of Bridge Inspection to ensure accuracy and consistency of the inspection and documentation in SMS. This typically includes an office and field review.

The project will be divided in to four (4) sub-projects (SP). A CONSULTANT will be selected for each sub-project. Municipalities opted into the previous inspection program will have the option to renew their legislation. The sub-projects have the following general geographic areas, category characteristics, and maximum contract values for the municipalities with with municipal inspection responsibility obtained from SMS data as of July 2016:

Project: SP01 - District (1, 2, &3), Total Structures = 406*

Type	Span =< 20'	20' < Span =< 60'	60' < Span =< 200'	Span > 200'	Total
Single Span	157	149	21	0	327
Multi-Span	20	19	27	13	79
Culvert	116	33	0	0	149
Truss	0	7	14	0	3
Underwater Inspection	0	0	0	0	0
Fracture Critical Inspection	0	2	2	0	4

* Level 1 bridge inspection structures

Project: SP02 - District (4, 11, &12), Total Structures = 211*

Type	Span =< 20'	20' < Span =< 60'	60' < Span =< 200'	Span > 200'	Total
Single Span	70	71	20	0	161
Multi-Span	6	7	22	15	50
Culvert	51	23	1	0	75
Truss	13	12	38	0	6
Underwater Inspection	0	0	0	1	1
Fracture Critical Inspection	0	1	4	0	5

* Level 1 Bridge Inspection structures

Project: SP03 - District (5, 6, &10), Total Structures = 285*

Type	Span =< 20'	20' < Span =< 60'	60' < Span =< 200'	Span > 200'	Total
Single Span	104	99	24	0	227
Multi-Span	4	6	31	17	58
Culvert	72	32	4	0	108
Truss	0	0	54	0	7
Underwater Inspection	0	0	0	1	1
Fracture Critical Inspection	0	0	7	0	7

* Level 1 bridge inspection structures

Project: SP04 - District (7, 8 &9), Total Structures = 377*

Type	Span =< 20'	20' < Span =< 60'	60' < Span =< 200'	Span > 200'	Total
Single Span	121	118	22	0	261
Multi-Span	23	44	37	12	116
Culvert	109	86	4	0	199
Truss	0	7	21	12	5
Underwater Inspection	0	0	1	0	1
Fracture Critical Inspection	0	2	3	1	6

* Level 1 bridge inspection structures

Please note that the total number of structure types is estimated based on current SMS data and may be adjusted when tasks are assigned. The estimated annual contract price value for each sub-project is as follows:

SP01 \$280,000
SP02 \$200,000
SP03 \$230,000
SP04 \$290,000

CONSULTANT shall clearly designate in the letter of intent the SP(s) they wish to be considered for.

Three (3) copies of the letter of intent shall be submitted. The letter of intent shall demonstrate that the CONSULTANT has a clear understanding of the scope of services.

Price Proposal Due Date: **//****

UNDERSTANDING

1. Inspections shall be completed by firms prequalified with ODOT for Level 1 bridge inspection with full time staff according to Manual of Bridge Inspection.

2. All reports and records compiled under this agreement shall become the property of the City or Village and shall be housed in the City or Village. ODOT shall receive an electronic copy of plans, analysis files, reports and other items mentioned below.

- a) CONSULTANT shall perform all applicable updates to SMS with new or revised information for structure inventory and appraisal data, inspections, scour, fracture critical members, and load ratings.
- b) CONSULTANT shall submit copies of all reports and calculations electronically, or in hard copies when requested, to the City or Village for inclusion in their bridge records.
- c) This includes, as applicable, a printed copy of the inspection report, Scour Plan-of-Action, Fracture Critical Plan, load rating report, gusset plate analysis, inspection procedures, and field measurement notes, digital pictures as well as a reproducible digital data file (.pdf, .doc, and .xls formats).

3. Copies of all transmittal letters related to this Task Order shall be submitted to Central Office, Office of Structural Engineering.

- a) When required, CONSULTANTS shall locate the original construction plans, as-built, and shop drawings from archive locations specified by the municipality and upload them onto SMS.

Services to be furnished by CONSULTANT may include:

TASK 1 - SCOUR TASKS

Task 1A – Scour Critical Susceptibility NBIS Item 113) - The CONSULTANT shall refer to the most recent ODOT Manual of Bridge Inspection. Deliverables include field notes, a completed Scour Critical Assessment Checklist as per Appendix I of the 2014 Manual of Bridge Inspection, and any other reference material needed for the bridge owner to properly maintain their bridge files.

Task 1B - Scour Plan-of-Action - The CONSULTANT shall refer to the most recent ODOT Manual of Bridge Inspection Appendix H for the scope of this task. Deliverables include a completed Scour Plan-of-Action, field notes, calculations, and any other reference material needed by bridge owner to maintain bridge files.

TASK 2 – LOAD RATING TASKS

Task 2A - Field Measurements for Load Rating - Should no plans exist or if additional information is required, each main member shall be field measured for load rating. The condition of the member should be noted on the field documentation. All measurements shall be included in the load rating report.

Task 2B - Load Rating Calculations – A bridge carrying vehicular traffic shall be rated to determine the safe load carrying capacity. The CONSULTANT shall review existing bridge plans and inspection reports and other inspection information such as photographs and estimates of section loss for bridge members and connections. The analysis for existing structures shall be performed for AASHTO HS20-44 [MS 18] (truck, lane, & military) loading for both inventory and operating levels, and for the four Ohio Legal Loads including the special hauling vehicles (2F1, 3F1, 4F1, and 5C1, SU4, SU5, SU6, SU7, and NRL) at operating level. The CONSULTANT shall try to complete the load rating analysis utilizing BrR (Virtis) at first. Hand-calculations or Spreadsheets if BrR is not applicable. The BrR analysis file, other load rating files, and BR100 shall be included with the submittal to OSE.

The inventory and operating ratings shall be coded as per the most recent version of the ODOT Bridge Inventory Coding Guide. Update SMS Inventory with the load rating results and upload BR100 pdf file.

The electronic deliverable shall include if applicable an Excel spreadsheet or other files used for analysis for each bridge which shall include the member areas, member capacities both with and without section loss, influence lines (can be the ordinates or graph of the lines), dead loads and dead load stresses in members, live loads and live

load stresses in members for all truck loadings and the load ratings of the members. Truck loadings to be used for the ratings are specified in BDM Section 900.

The Load Rating Report shall be prepared by a registered or non-registered engineer and it shall be checked, signed, sealed and dated by an Ohio Registered Professional Engineer.

The Load Rating Report shall explain the method used to calculate the load rating of each bridge.

AASHTO Load Factor Rating (LFR) shall be utilized for all bridges not designed by Load and Resistance Factor Design. AASHTO Load and Resistance Factor Rating (LRFR) shall be utilized for all structures designed for HL93 loading.

Load Rating Report Submittal to the City or Village shall include:

- a. Two (2) printed copies and one electronic pdf copy of the Load Rating Report for each bridge.
- b. Final summary of inventory and operating ratings for each member and the overall ratings of the structure shall be presented for each live load truck. An acceptable format is ODOT form BR-100.
- c. Analysis program input files. Both input and output files shall be submitted when programs other than BrR or spreadsheets are used.
- d. All calculations related to the load rating.

TASK 3 – SMS STRUCTURE INVENTORY AND REVIEW

The scope of this task includes a limited review of the structure inventory data in the ODOT SMS. In general, the CONSULTANT shall review specific existing ODOT bridge inventory records (as provided by the City and approved by ODOT) of the designated bridge. The CONSULTANT may download the inventory report, which contains inventory data for each bridge on file with ODOT from the ODOT website. The CONSULTANT shall verify this data and determine if the ODOT SMS structure file information needs changing. If no changes are necessary then no SMS inventory needs to be filled out. If changes are necessary, the scope of this task shall also include completing and filing inventory updates (and supplements, as needed) in SMS. The CONSULTANT shall refer to the ODOT Office of Structural Engineering Inventory and Coding Guide of SMS for inventory coding details.

TASK 4 – INSPECTION PROCEDURES

Task 4A – Fracture Critical Plan – A Fracture Critical Member Plan and inspection procedure shall be developed and updated. For more details, refer to Chapter 4: Inspection Types in the Manual of Bridge Inspection. It shall include:

1. Sketches of the superstructure with locations of all fatigue and fracture prone details identified.
 - a. Use framing plan or schematic with detail locations labeled and a legend explaining each labeled item on the scheme.
 - b. Use an elevation view for trusses.
 - c. Classify similar fatigue/fracture prone details as types (e.g. end of partial cover plate).
2. A table or location of important structural details indicating:
 - a. Type of detail (e.g. end of partial cover plate, short web gap, etc.)
 - b. Location of each occurrence of detail
 - c. AASHTO Fatigue Category of detail
 - d. Identify retrofits previously installed
3. Risk Factors Influencing the inspector access.

Photos and sketches shall be properly referenced. The CONSULTANT shall refer to the most recent ODOT Manual of Bridge Inspection for additional details on the scope of this task.

Task 4B – Underwater Inspection Procedures – An underwater inspection procedure shall be developed. For more details, refer to Chapter 4: Underwater Inspections in the Manual of Bridge Inspection.

TASK 5 – BRIDGE INSPECTION

Task 5A – Routine Bridge Inspection (SMS Input) - Perform a routine field inspection of the structure to determine the general condition. The CONSULTANT shall refer to the most recent ODOT Manual of Bridge Inspection for additional details on the scope of this task. Section 1111 of the Moving Ahead for Progress in the 21st Century Act (MAP-21) modified 23 U.S.C.144, requires Ohio to report bridge element level data for NBIS bridges on the National Highway System (NHS) to FHWA. A condition rating or element level inspection will be assigned. This task includes: Condition Rating Inspection for non-NBI structures, Condition Rating Inspection for NBI structures, and Element Level Inspection for NBI classified as NHS.

Task 5B – Fracture Critical Inspection - Perform a fracture critical field inspection of fracture critical items. The CONSULTANT shall update the FCM inspection procedure with current photos and descriptions. The CONSULTANT shall refer to the most recent ODOT Manual of Bridge Inspection for additional details on the scope of this task.

Task 5C – Underwater Dive Inspection – Perform Underwater/ In-Water inspection of substructure units according to the cycle shown in SMS. Emergency underwater inspection may arise for specific structures over the duration of the contract period. Work shall be done in accordance with the reference manuals and inspection procedure. Scour risk shall be evaluated after field and data collection.

Agreement Administration Procedures

I. Type I Task Order Notification and Authorization Procedures for task orders less than \$10,000 with a well-defined scope of services

- A. Central Office will identify a task order, assign a task order number and develop a detailed scope of services.
- B. Central Office will authorize the CONSULTANT to perform the task by standard authorization letter that includes:
 - 1. A detailed scope of services for the task order.
 - 2. The completion time from authorization.
 - 3. The maximum compensation (including net fee).
 - a. The net fee shall be calculated as 11% of actual cost (labor + overhead + direct non-salary expenses). Subconsultant net fees shall be calculated in the same manner but the prime CONSULTANT shall not earn net fees on subconsultant costs.

II. Type II Task Order Proposal Request, Review and Authorization Procedures for task orders greater than \$10,000

- A. Central Office will identify a task order, assign a task order number and develop a detailed scope of services
- B. Central Office will prepare a request for a task order proposal in the format included herein and transmit it to the CONSULTANT. Review of the task order request and task order proposal preparation are allowable costs and shall be shown as a separate line item in the proposal.
- C. Standard Proposal Format - Each Task Order Proposal shall include the following elements:
 - 1. Letter of transmittal with reference to include:
 - a. Central Office General Engineering Services Agreement
 - b. PID No.
 - c. Agreement No.
 - d. Task Order No.

The project for which the task order is being performed shall NOT be in the letter of transmittal reference, but shall be referenced in the body of the letter.
 - 2. All other proposal requirements shall conform to Chapter 6, Price Proposals for Agreements and Modifications, of the current Specifications for Consulting Services.
 - 3. Appendix A of the CONSULTANT's proposal shall include the task order proposal request transmitted to the CONSULTANT by the District.
- D. Central Office will review the CONSULTANT's proposal for:
 - 1. Adherence to submittal requirements.
 - 2. Compliance with the scope of services.
 - 3. Mathematical accuracy.
 - 4. Labor hours and rates.
 - 5. Net fee percentage.
- E. Central Office will resolve any issues with the CONSULTANT and obtain a revised proposal (if necessary).
- F. Central Office will authorize the CONSULTANT to proceed with the task.

III. Task Order Identification and Numbering

- A. The task order numbering system shall be a three component series consisting of the Sub-Project (SP) number assigned to each consultant under this PID, second number is for the year, third is for sequential number of task orders.
 - 1. For example, the first task order issued in in 2017 for SP01 is SP01-2017(1).
 - a. Continuing task orders on that project would be numbered SP01-2017(2).
 - 2. A new task order number shall be assigned rather than increase the fee of an existing task order.

IV. Invoice and Project Schedule Requirements

- A. The CONSULTANT shall provide monthly invoices and project schedules in the format transmitted with the executed agreement. Each invoice shall include all task orders authorized, a summary of the total amount authorized, the total amount invoiced and appropriate project schedules.

Authorization to Proceed - Type I Task Order

Consultant Name and Address

Re: Central Office, Office of Structural Engineering
General Engineering Services Agreement
PID No.
Agreement No.
Task Order Number (FIPS Code) - (Number)

Dear Consultant:

Effective this date you are hereby authorized to proceed with the subject task order.

Project Identification

- a. Bridge List
- b. Tasks required on each bridge

Services Requested

(Detailed description of services required.)

Documents Furnished by the Agency (attached)

Additional Scope of Services Notes

Task Order Completion Time

___ days from Notice to Proceed.

Prime Compensation

The State agrees to compensate the CONSULTANT for the performance of the task order specified in accordance with Agreement No. _____, as follows:

Actual costs plus a net fee. The Maximum Prime Compensation shall not exceed _____ (\$ _____). The net fee shall be calculated as 11% of actual cost (labor + overhead + direct non-salary expenses). Subconsultant net fees shall be calculated in the same manner but the prime CONSULTANT shall not earn net fees on subconsultant costs.

Please address your written acknowledgment of this communication to:

Omar Abu-Hajar

Omar.Abu-Hajar@dot.ohio.gov

Office of Structural Engineering
Ohio Department of Transportation
1980 West Broad Street
3rd Floor - Mail Stop 5180
Columbus, OH 43223-1102

Respectfully,

cc: Tim Keller, file

Request for Task Order Proposal - Type II Task Order

Consultant Name and Address

Re: Central Office, Office of Structural Engineering
General Engineering Services Agreement
PID No.
Agreement No.
Task Order Number SPOX - (Number)

Dear Consultant:

Please provide a cost proposal for the subject task order as follows:

Project Identification

- a. Bridge List
- b. Tasks required on each bridge

Services Requested

(Detailed description of services required.)

Documents Furnished by the State (attached)

Additional Scope of Services Notes

Task Order Completion Time

___ days from Notice to Proceed.

Due date for Cost Proposal:

Please submit your proposal to:

Omar Abu-Hajar

Omar.Abu-Hajar@dot.ohio.gov

Office of Structural Engineering
Ohio Department of Transportation
1980 West Broad Street
3rd Floor - Mail Stop 5180
Columbus, OH 43223-1102

Respectfully,

cc: Tim Keller, file

If you have any questions or comments regarding this request, please contact this office prior to submitting your proposal.

Respectfully,

Attachments:

cc: file

Authorization to Proceed - Type II Task Order

Consultant Name and Address

Re: Central Office, Office of Structural Engineering
General Engineering Services Agreement
PID No.
Agreement No.
Task Order Number SP0X-(Number)

Dear Consultant:

Reference is made to your task order proposal dated _____, requesting compensation for the identified task.

Effective this date you are hereby authorized to proceed with the subject task order.

Prime Compensation

The State agrees to compensate the CONSULTANT for the performance of the task order specified in accordance with Agreement No. _____, as follows:

Actual costs plus a net fee of _____ (\$ _____). The maximum prime compensation shall not exceed _____ (\$ _____).

Please address your written acknowledgment of this communication to:

Omar Abu-Hajar

Omar.Abu-Hajar@dot.ohio.gov

Office of Structural Engineering
Ohio Department of Transportation
1980 West Broad Street
3rd Floor - Mail Stop 5180
Columbus, OH 43223-1102

Respectfully,

cc: Tim Keller, file



Mayor's Report

March 18, 2019

Census 2020:

A representative of the Census Bureau will be meeting with a few staff members next month followed by a presentation to council by him also. Dates are to be determined, an April council meeting is most likely. Local citizens will be notified of job opportunities with the Census Bureau of going door to door and other opportunities. Information about these Job opportunities will be available on the City web-site, newsletter, City Alerts, City offices including the Community Center and local media publications.



COUNCIL UPDATE

March 15, 2019

Finance Department
Amanda Jackson, Finance Director

Project Status:

Dr. Bender Scholarship – Just a reminder that applications for the Dr. Bender Scholarship are due by 4:30 p.m. on Monday, April 1st. They should be directed to my attention and can be mailed or hand delivered.

April 29th Committee of the Whole – Currently, a Committee of the Whole is scheduled for April 29th. At this time, staff does not have any topics for the agenda so please let us know if there is something you would like to discuss.

2018 Financial Statement Disclosures – Just reminder that your 2018 Financial Statement Disclosures are due to the Ethics Commission by Wednesday, May 15, 2019. You can file electronically or print out a blank statement on the Ethics Commissions website.



COUNCIL UPDATE

March 15, 2019

Department of Public Service
Matthew C. Peoples, Director

Project Status:

ODOT Bridge Inspection Program: We are presenting legislation to enter into ODOT's program to inspect all of the bridges that fall under our responsibility. Past inspections were done through a separate contractor.

Recycle Days: We met with the high school senior group and Waste Management to discuss the community recycling days the group presented at the last Council meeting. Waste Management agreed to provide three dumpsters and safety gear for the group. There is a tentative April 20 starting date but there is still some logistics they will need to work out.

2019 Street Capital Improvement Program: Project that includes E. Waterloo St., Canal St., Prentiss School Dr., Ashbrook Village, and Westchester Section 3 is starting through the process.

McGill Park: The \$450,000 Clean Ohio Trails Fund grant for The McGill Park Trail Connector project and the \$500,000 Land and Water Conservation Fund grant has been submitted.

Gender Rd. Signal Synchronization Project: EMH&T is finalizing the application for the ODOT on their Signal Timing Program grant to update the Gender Rd. traffic signal synchronization that will include the City of Columbus signals at Winchester Pike and Lehman Rd.

Westchester Park Improvements: OHM has submitted a proposal for project design and bidding for the project and we are awaiting final documentation on the NatureWorks grant to proceed.

Additionally, Canal Winchester Schools are working on a grant through Batelle to install fitness stations around their three school campuses. Since the High School Campus is constricted on space we are partnering with them to have the stations installed at Westchester Park along the trail.

Office Renovations: We received the cost estimates for the Municipal Building (\$77,300) and Community Center (\$70,100) and are working to finalize details before we proceed any further.

Gender Road Paving: ODOT Urban Paving Program is scheduled to pave Gender Rd. from US Rt. 33 to Lithopolis Rd. in spring 2020. The program pays 80% of the estimated cost of \$702,273 with the city being responsible for the remaining 20% and all ancillary items such as pavement repairs, guardrail, drainage and lighting.

Gender IV OPWC Project: Traffic signal poles have finally been installed and project is wrapping up.