

# Canal Winchester

*City Hall  
Council Chambers  
45 East Waterloo Street  
Canal Winchester, OH 43110*



## Meeting Minutes – FINAL

July 17, 2023

6:00 PM

### Council Work Session

*Bob Clark - Chair  
Laurie Amick  
Jill Amos  
Steve Buskirk  
Chuck Milliken  
Patrick Shea  
Mike Walker*

- A. Call To Order** *Clark called the meeting to order at 6:00 p.m.*
- B. Roll Call** *Present 6 – Amick, Amos, Clark, Milliken, Shea, Walker*  
*A motion was made by Shea, seconded by Amos to excuse Mr. Buskirk from the Work Session meeting. The motion carried with the following vote:*  
*Yes 6 – Shea, Amos, Clark, Milliken, Walker, Amick*
- C. Also In Attendance**  
*Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson*  
**Discussion started at 4:00 on YouTube Channel**  
*Bill Sims, Construction Services Director – The 2023 Street Program is roughly 50% complete. We have a little lull in the work as the contractor has to wait until the waterline work is completed in the Dye Addition before they can start on the Woodsvie Drive reconstruction. At this point, we’re probably anticipating the road work for Woodsvie to begin somewhere around August 15<sup>th</sup> or so. The waterline project is a little ahead of schedule. We should have all the new water mains basically completely connected and all the residents connected so they’re operational by the end of this week. It will leave us some restoration work from the initial contract, but the waterline contract will move the pipe installation work over to Groveport Road next week. We’ve got a short section there from Washington Street to Clinton Alley that we’re replacing; it’s our initial focus because we’ll also be resurfacing that piece of road later as well. They’ll be working on those first few hundred feet beginning next week, which will probably take two weeks or so to complete before they move on further down Groveport Road. For the Three Seasons Shelter, Ferguson Construction has been providing shop drawings for various materials for the structure. They have the wooden portion of that structure ordered, and we actually have a site meeting tomorrow morning with Ferguson and their site work contractor to go over the grading work and the utility work that they have to do. I’m expecting to see them onsite here pretty soon to get that going, and then Ferguson can follow behind with preparation with foundations and things of that nature to accept the building when it’s ready and shipped. We are also looking at McGill Phase 2A, which is the pickleball portion of that project. We’ve reviewed a 90% plan set and associated costs. We’re on track to possibly be out to bid as soon as August 9<sup>th</sup>, which is right around the corner. I think we can probably have them constructed this year. I’m not sure they would be done to be playable necessarily, so maybe springtime, but I would certainly like to get the asphalt done this year. On the private side, we’re waiting for the Greengate phases, four, six, and seven, which would basically complete that development, to get underway. We’ve had a preconstruction meeting and are really just waiting for the contractor to firm up his schedule to be onsite, but I do expect to see that here in the next two to three weeks. At the Molto Evans Farms site, contractors are working on a lot of concrete work, and at this point, a lot of sidewalks are going in. They’re working on curbs at the old Robinette cul-de-sac and reconfiguring that road. Also working on some driveways in that area as well. They’ve also got some road work happening within the site, but they’re starting to grade to finish grade, so they’re working at the far west end and working back toward NIFCO. We have a couple other sites that are under construction, you know, just some smaller sites: Accurate Electric in the Canal Pointe development, and then, of course, Turbo Wash on West Waterloo by Panera. Things are pretty quiet with right-of-way currently. We’re expecting to see a start from South Central Power; they’re rebuilding a line to connect to the substation here on West Waterloo by Elm Street and a substation north of Busey Road on Bowen Road. They’re trying to bring more power to the Canal Pointe area as well as have some redundancy and backup for those circuits.*

*Shea – Will they bury that?*

*Sims – It’s a combination. They’re rebuilding some overhead. They’re burying the overhead that currently crosses US-33. There are some overhead pieces that go over Bowen Road in a couple locations north of 33, and those will be buried. The bulk of it is still an overhead rebuild.*

*Shea – The blue pipes that are sitting on the library—those are the blue pipes for the Groveport Road project?*

*Sims – Correct. It’s the water main.*

*Shea – The blue pipes out at McGill—what are those for? More water?*

*Sims – Yes. It’s for the portion that comes out of McGill Park to the end of East Columbus Street.*

*Shea – Phase 2A, I can tell you that, and I’m sure a lot of people on council can agree with me, all we heard about was pickleball courts. I want to thank you guys for moving the timeline up on that and trying to get them done this year. I know you said they may not be ready to play this year, but we’re going to get a 60-degree day in January, so can they be ready to go for that 60-degree day in January?*

*Sims – Typically, we don’t keep our courts open year-round. Using the tennis courts is kind of an example; you know, we take the nets down and things of that nature so they don’t get ruined sitting out in the winter weather.*

*Clark – I had a quick question. In the paving that happened in the cul-de-sacs, there’s an oil that goes down before the pavement; if you have that oil all over your driveway, does that eventually come off?*

*Sims – It will wear off. I noticed a couple examples of that, and it’s actually a trackless tack. It sets up very quickly, so it must have been driven in very quickly after it was placed. Normally, it’s literally just a couple minutes, and you can drive over it, but it will eventually wear off. I’ve taken it off, or mostly off, with a power washer.*

#### **D. Request for Council Action**

##### **RES-23-024**

*Development*

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE FRANKLIN COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

*- Request to move to full Council*

*A motion was made by Shea, seconded by Amos to move RES-23-024 to full Council. The motion carried with the following vote:*

*Yes 6 – Shea, Amos, Clark, Milliken, Walker, Amick*

##### **Discussion started at 12:35 on YouTube Channel**

*Haire – This is a resolution that comes to council each year. The tax incentive review council is charged with reviewing all properties receiving property tax abatements or incentives as part of their annual requirements under the Ohio Revised Code. The county auditor serves as the chair of the tax incentive review council, and there are also appointees from the township, school district, Career and Technical School, and City of Canal Winchester. They met this year in Franklin County for the tax incentive review council on June 29<sup>th</sup>. They reviewed the 20 properties that are currently within CRA #1 in Canal Winchester, as well as the two specific agreements we have for the Route 33 CRA and Route 33 North CRA, as well as the two TIFs in Franklin County, which are the Gender Road public improvement TIF and the Bixby Road public improvement TIF. Their recommendations were that all of those property exemptions be continued*

and that they were meeting the terms of their agreement. In regards to the TIF, they should approve the reports and continue those TIF projects. I'll be happy to answer any questions you have about any of their recommendations or any of the material included in their packet.

Shea – There are a couple details in here that I'd like to just read into the record. The first CRA was supposed to create 80 jobs and generate \$2.4 million in payroll, but it actually created 543 jobs, invested \$36 million, and had a payroll of \$14.3 million for the year. The second one had 330 jobs, a \$43 million investment, and a \$6.6 million payroll. Yes, they're big projects, but they bring in big numbers and big revenues for this city. I think it's important to point that out.

**RES-23-025**

Development

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE FAIRFIELD COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

- Request to move to full Council

**A motion was made by Amick, seconded by Amos to move RES-23-025 to full Council. The motion carried with the following vote:**

**Yes 5 – Amick, Amos, Clark, Milliken, Walker**

**Abstain 1 – Shea**

**Discussion started at 15:37 on YouTube Channel**

Haire – This is the same for Fairfield County, which includes the same representatives and their counterparts in Fairfield County and Violet Township. They reviewed the 16 properties that are in CRA #2, most of which are in Canal Pointe. They found that all those properties were being maintained and that those CRAs should be continued. They also reviewed the two TIFs that are located in Fairfield County, the Diley Road public improvement TIF and the Greengate public improvement TIF, and accepted those reports and voted that they should be continued. I'd be happy to answer any questions you all have about any of the items in the reports or the recommendations.

**RES-23-026**

Finance

A RESOLUTION AUTHORIZING DESTINATION: CANAL WINCHESTER TO OPERATE THE "CANAL WINCHESTER BLUES AND RIBFEST" ON THE VARIOUS STREETS AND SIDEWALKS OF THE CITY OF CANAL WINCHESTER

- Request to move to full Council

**A motion was made by Shea, seconded by Amick to move RES-23-026 to full Council. The motion carried with the following vote:**

**Yes 5 – Shea, Amick, Amos, Clark, Milliken**

**Abstain 1 – Walker**

**Discussion started at 17:10 on YouTube Channel**

Peoples – This is our annual resolution. I don't believe that there have been any significant changes to any of the closures or the time frame of the Ribfest itself. Mike Coolman is here and would like to get up and say a few words about the Ribfest.

Mike Coolman, President of Destination Canal Winchester – First of all, I want to say thank you for allowing us to use the city streets. It's very important. It's destination's biggest event of the year. It's one of the biggest events to occur in Canal. It should be a very jam-packed year. This year, we have more food vendors. The food vendors are coming out aggressively, so we should be stacked with them. We've got a couple new rib vendors coming in. The musical acts are second to none, and our lineup is going to be fabulous. On our website, we have already had, to date, more hits for this year's festival than we have

*ever had. We're getting pretty excited. We're in full mode right now, so thank you. I will put it out there that if any of you have nothing going on, we can always use the help.*

*Milliken – Do you mind speaking about what it's going to look like with DORA this year?*

*Coolman – Well, your guess is as good as mine. We know it's out there; it's been promoted. We expect our beer tent to lose money. We try to break even, but with DORA, we expect to take in less, but that's okay. We're fine with that. We are just excited for the folks to finally be able to sit down in front of the stage with a drink in their hand and listen to their favorite artists. It's a blues festival, so it's a much different festival with a different crowd. They love our musicians, and they don't leave their seats. The fact that you guys made it available for them to bring their drinks from Shades, or our beer tent, or wherever that's fabulous for them. They'll love it.*

*Amos – That answers my question. I wanted to know if they could leave the beer tent with a drink.*

*Coolman – Yes. You can leave with a beer, but you cannot leave with a pitcher. You also cannot re-enter any alcohol-serving establishment with a drink in your hand; the drink has to be gone and the cup has to be thrown away. That's going to be the hardest thing for us to police—the local restaurants. Hopefully they do a good job, and I know at the beer tent that's what we'll be policing: making sure someone doesn't come back in with a beer.*

*Shea – Have you talked to the local restaurants about your concerns?*

*Coolman – Not really, because they kind of look at you like you're trying to tell them how to run their shop. We have talked to them about the street closures. If there's anything that they need from us, we'll abide by it, and anything we can get from them will help. I think most of the shops downtown do a nice job. They've all been very hospitable toward Destination in setup and teardown. It's a united effort. It's been good. We're excited.*

*Amick – I know the messenger reported that last year there were an estimated 33,000 people. What is your gut telling you? Do you expect more than that this year?*

*Coolman – Yes. We expect between 35,000 and 37,000. I don't know if we had 33,000 last year. I question that because I think we were closer to 28,000–29,000. I say that because last year was a tough year for us. We were a little rusty after two years without a festival, as well as the effects of COVID. On the day of setup, we lost two rib vendors and four regular food vendors on Friday morning. I thought we had a good show. This year we expect to be pretty well oiled, and I think things will be running pretty smoothly. What's pretty cool about this thing that I'm really happy about is that last year, and it'll be the same this year, we had the Ontario Canada Blues Alliance board that came into our community. They come in on Wednesday, book a couple hotel rooms, and stay. We also have the Northeast Blues out of Cleveland and the Columbus Blues Alliance. I asked them last year, "What are you here for? Just to see a good show?" They said, "No, we want to see how you do this because in Ontario, the artists you have we've been trying to get and they won't come." So they wanted to figure out how we got them. It's pretty cool. As we continue to canvass the crowd, it's a 50/50 breakdown; over half of the crowd is from outside of Ohio and comes here for this festival. It's alarming, but at the same time, it's pretty neat.*

*Development*

## BD33 PARTNERS, LLC FOR USE AS PUBLIC RIGHT-OF-WAY

- Request to move to full Council

**A motion was made by Amos, seconded by Shea to move ORD-23-024 to full Council. The motion carried with the following vote:**

**Yes 6 – Amos, Shea, Walker, Amick, Clark, Milliken**

**Discussion started at 25:43 on YouTube Channel**

*Haire – This ordinance would allow the city to accept a .071 acre piece of property as public right-of-way for Busey Road. Currently, the township has 17 and a half feet of right-of-way on one half of Busey Road; this would expand that to 40 feet on one half, so 80 feet total for future right-of-way. This was a condition of Planning and Zoning’s approval of the site development plan for the industrial development that’s taking place on this lot. They’re nearing completion of that development, and we’re asking that we provide permission to accept this as road right-of-way.*

*Amos – Is this the portion that was having the flooding issue right along Busey Road?*

*Haire – There was flooding associated with that because there are storm water controls in place there that slow down the flow of water, so during large rain events, they’re designed to kind of let that sediment settle out. Now that the site has been stabilized, I believe those have been removed or will be in the near future. That should correct the issue.*

*Amos – Is there more landscaping that’s coming, or is what we see what we get?*

*Haire – They planted the landscaping that is required there. Most of it died during that really dry period of three weeks where it wasn’t watered. Mr. Miller has been out to evaluate that and request replacement plants on a number of those. He’s been out and marked those already.*

**E. Old/New Business****OTH-23-009**

## Downtown Speaker System

**Discussion started at 28:58 on YouTube Channel**

*Peoples – At the last meeting, if you recall, we had some pricing for this. From a staff standpoint, we have some questions about where it would go, what music we are listening to, and how this would interfere with the businesses downtown. I guess it just needs to be vetted out. The costs are not astronomical, but it is something else that we add to our system to have to maintain. We need some of those questions answered, so if that’s something Mr. Walker and I can discuss, then council can decide whether we’re proceeding or going to hold off for a bit.*

*Walker – I’d like to see the DORA area with that music. I believe you said something about how part of that was residential, but if that music is not loud, is that something that would affect the residents?*

*Peoples – I think it depends on what music it is and how loud it is. I mean, some people have different tastes and different thresholds for volume as well. The cost that I gave, which was \$12,600, was for the South High Street portion only, from Waterloo to Columbus Street, and that’s with the receivers.*

*Walker – It’s something that could be added on to in the future.*

*People – There has to be a base, though. I believe Mr. Brown was talking about using 36 South High Street as a base and then possibly 10 North High Street as well.*

*Walker – The type of music I was thinking of is maybe holiday music for when the holidays come around, but day-to-day music is something that they said was one of the hardest things to decide in the city. I guess it will be like jazz or blues.*

*Clark – I would be interested in knowing how the businesses would feel about this.*

*Amos – Homestead plays music during the weekends.*

*Peoples – They sometimes have their own live music as well. I definitely would not want to get into a situation where we're having to figure out everyone's schedule for live music. I've heard it down at Harvest Moon as well. We do not want to get into the situation of having to coordinate schedules with some of the businesses. I know Loose Rail has bands from time to time as well.*

*Amos – What is the life expectancy?*

*Peoples – I don't know. It is electronic equipment. It's made for the outdoors. There was some discussion from staff; I don't remember who exactly said it, but from a DORA standpoint, we are pretty compact in our downtown area, and Stradley Park is quite a destination. Maybe it's something we try out in Stradley Park first to see if it has a following or anything like that. The only thing we'd have to coordinate is ourselves for Music in the Park, festivals, and that type of thing.*

*Walker – I just think it kind of goes hand in hand with DORA. In the cities I've been to with this speaker system, the music is not loud. It's like going to Easton.*

*Amos – I like the boundary that Matt's discussing versus the whole DORA area. I have concerns about the whole DORA area just because it butts up to residential homes. I do have concerns about the scheduling because I know Homestead has music now, and Harvest Moon does too on occasion.*

*Peoples – We do have to check some electrical outlets to make sure that they are always live. I believe they are, but I'm not positive.*

**[OTH-23-010](#)**

**Hometown Hero Banner Program**

**Discussion started at 38:04 on YouTube Channel**

*Peoples – Just an update: we have 14 applications so far. We are checking the eligibility of a few. Applications are accepted until July 31<sup>st</sup>. If you recall, at the last meeting, the council decided to pay for this themselves. I ballpark 75; we actually have 58 polls in the downtown area.*

*Walker – Is there a possibility of taking contributions next year from citizens that would like to give towards this, whether to the city or the VFW?*

*Peoples – I think we always accept donations for specific things. I don't know how anything would work for targeting a particular program.*

*Walker – I guess the decision would be between going to the VFW or the city.*

*Peoples – The city is purchasing these, not the VFW.*

*Walker – Okay. I'm just thinking of the future.*

*Amick – I'm actually curious if, by the 31st, we'll have more applicants. I was looking at the U.S. census data for Canal Winchester, and I kind of questioned whether it was true or not, but it said we had 699 veterans in the City of Canal Winchester. Does that seem possible?*

*Shea – Yes.*

*Amick – So maybe we even need to promote just a little bit more on our city website that applications are due by the 31<sup>st</sup>.*

*Peoples – We just put the notice out last week.*

*Amick – Is it first come first serve each year?*

*Peoples – They take them back after Veterans Day, and then they'll give them back to us for Memorial Day. So typically in a year, it would be Memorial Day to Veterans Day. Now that we are purchasing these, we need to look at how we're figuring them out because if they were damaged, they were theirs to replace. Hannah helps coordinate the banner program, so with her being out of the office, we just have to figure that one out.*

#### **OTHER DISCUSSION**

##### **Discussion started at 42:37 on YouTube Channel**

*Amick – Mrs. Jackson was, I believe, perhaps on vacation at our last meeting, and I just wanted to say thank you. Mayor Ebert reported that the audit results came back with zero issues, so thank you to you and your team for a job well done.*

*Shea – There's been a lot of talk, and I know some of you other folks have had conversations too, but I would like to talk about a splash pad for our community. I've talked to several parents and grandparents who would really like to have one here in our town, especially since they're taking their children and grandchildren to other communities to use their facilities. They're going to Obetz and Gahanna, and I thought it would be like a natural extension of us providing another benefit to our residents. I looked at two municipalities and talked to them about how they did theirs and what they were doing with it. They have two very different scenarios. I talked to Gahanna and Obetz. Obetz is a little bit more ambitious. They have theirs in a park that converts into an ice skating rink, so it's not only more capital-intensive in terms of putting the chiller stuff underneath, but you also have more maintenance. It's a great idea, but I think it's a big stretch. The one solution I really liked was Gahanna's; they have theirs adjacent to their pool. They have it set up so that from 8:00 a.m. to noon, they have one gate that's open to the community and anybody can use it for free, and then at noon they shut it down and they open another gate inside the pool, which opens the splash pad to the pool. I was talking to Mr. Peoples, and some of his concerns were chemical management and water testing because there are health department regulations for the treatment of water. In my mind, it only made sense if we were going to try and do something like that there, next to the pool off the deep end. Maybe take a little bit of one of those basketball courts and put it in there; that way, you've got your pump house close. We could add an addendum to the Columbus Pool Management contract to have that as part of the managed area that we're asking them to watch. I think we could get it done and have it ready by next year.*

*Amos – If I remember correctly, the last time we had the conversation, we also included Obetz in the*



*conversation. They had spoken very poorly of the splash pad and said that it was a lot of work. It was a lot of chemical maintenance. They had to shut it off numerous times due to all sorts of predicaments. Did Obetz fare well in this conversation because they did not fare well the last time we talked to them?*

*Shea – They reported that it was pretty well received and that things were going well. How they did their testing is that they had somebody from their water department come down a couple times a day and test their water. The reason I don't want to do that is because our water guys are busy enough. I don't want to add any more burden there.*

*Amos – You talked about taking out the basketball court, which is what we talked about a few years ago. If we did, would we have basketball courts elsewhere for the kids to play on?*

*Peoples – We do not. This year we haven't had any issues, but in the past we've had behavior issues that went from the basketball courts into the pool. I know the sheriff's office has had some issues over there in the past. This year, we're doing pretty well from a behavior standpoint. Also, splash pads are more for the smaller children, and putting them right next to those basketball courts is a little bit of a concern. When we did the park master plan, they did identify a splash pad right there, but it was to completely do away with the basketball courts. The basketball courts were conceptually going to go out at McGill Park. We've changed that location, and that's where pickleball is proposed to go. We do not have any basketball courts planned out there. With the problems that we've had in the past from a behavior standpoint, we didn't want to move the basketball courts further away from everybody to where they could breed and grow even more issues out there with not as many eyes on them. We really would rather not have those at McGill Park just because of their isolated nature. It's really just trying to balance all of that.*

*Amos – We've talked about a splash pad, and they are super fun for the littles, but I also don't want to take away some of the recreation that we have for our teenagers because there's not much in this town that they can do recreationally.*

*Walker – Would there be a possibility to have it over at Stradley since the water fountain is already there?*

*Peoples – Well, it's not considered a pool, so it's not tested. We do add chemicals to keep the algae down, but not for human contact.*

*Walker – I agree with Mr. Shea. I think that it's certainly a great idea for our city. It'd be nice to have something you don't have to pay to get into.*

*Shea – The power lines that are right behind the pool—is that the old railroad easement through there? What if we got South Central to bury those lines so we could bump our pool fence out further into their right-of-way? It would give us some more room if we didn't want to take away the basketball courts.*

*Peoples – The public nature of it as well, and I haven't talked to Gahanna. I understand that they've done things a little bit differently, but the peak time of that wouldn't be from 8:00 a.m. to noon from a general public standpoint. We already have some residents concerned with our use of the pool for pool parties on Sunday. We've heard some complaints about that. Those two times on Sunday are our most popular pool parties. They're the ones that go the quickest, just because they're during the day. We don't have lights in the smaller pool. The smaller kids seem to like those time frames a whole lot better than being out until after 10:00 p.m. or 10:30 p.m.*

*Ebert – Does anybody know what Obetz or Gahanna paid?*

*Shea – Gahanna’s was one million.*

*Ebert – I’m sure splash pads are fun, but at a million dollars, if that’s what they are, I’m surprised they’re that cheap. Why don’t we put it on the CIP? We keep cutting back on McGill and delaying things because we have other things to do. Now you’re adding something else to the list, and we’re going to have to cut McGill Park again, probably. This has been planned for 10 or 11 years. All of a sudden, we want to build a splash pad next year.*

*Shea – You can ask. I don’t know if I’m ever going to get it. It’s worth a shot.*

*Peoples – I actually had something else real quickly. Pickleball, Mr. Sims gave a rundown that we had finalized or were very near finalizing the design; our plan was to go forward with this, but we do not have that money budgeted. The estimate that we received today is \$733,000 for five pickleball courts. It does include some lighting for the courts as well as parking lot improvements and a culvert to extend to Phase 2B. So with that, we would need an appropriation amendment to move forward. The appropriation amendment with three readings could be approved at the same time from a schedule standpoint so that the pickleball courts contract would be ready to present for legislation. We need some guidance on that.*

*Amos – Are we taking from another account that’s going to cost us, or is this coming from the general fund?*

*Jackson – It would be coming from the general fund.*

*Amos – This amount would not take anything away from this year's CIP project?*

*Jackson – No. It would come from our unencumbered fund balance. We haven’t really looked at next year’s very large project list to see what effect it might have. We discussed a lot of different projects and various funding sources for those projects, and some of those we won’t get notification on for many months. I can try to put something together, but it’s probably not going to be the most accurate picture because of all these moving things we have. It’s going to be about priority. What is going to be the priority for city council as far as projects go?*

*Milliken – Off the top of your head, do you know what that unencumbered fund balance is?*

*Jackson – Right now, we’re at about \$14 million.*

*Amos – Next year, we have the Headworks project.*

*Jackson – The Headworks project is going to a totally different funding source, but we have Gender Road Phase 6 where we have a funding gap. So we’re trying to figure out how we’re going to bridge that gap.*

*Shea – When do we find out about that grant?*

*Peoples – December. Safe Streets for All would cover that funding gap of \$1.8 million. If we did not get that funding, that funding gap would go back down to about a million. We added some things to make our*

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*application much better in terms of the overall scope of the grant.*

*Amos – Do we need to write letters of support?*

*Jackson – That’s done. We had previously spoken about the downtown streetscape and whether or not we wanted to move forward with that. The cost of that project is roughly the same as the cost of this pickleball project, plus we have our street program. Lots of things are happening.*

*Amick – Has there been any reordering recently of the CIP list, or is it pretty much what we saw last time?*

*Peoples – No. We will be presenting again. This year’s a little bit earlier because we are looking at Winchester Boulevard to remove the signal at Prentiss School Road and put in a roundabout at the west Kroger entrance. We’re targeting some OPWC funding for that, which will require us to update the CIP.*

*Amick – When I think about the prioritization of things on the CIP list, is there documentation for every project on that list that states the problem statement or what we’re trying to solve that assists with that prioritization? Obviously, things like water, sewer, and streets are always going to be priorities, but is there a process that is followed to get something on the list and determine its priority?*

*Peoples – We kind of take everything and put it in its own bucket for funding. For the most part, on the water, sewer, and streets, we don’t have as many projects, so those are a little bit easier to find out if we have some prioritization. In the Headworks project, for example, we have a deteriorating structure. Mr. Sims goes through the streets and does an evaluation every year. Every street is ranked, so we prioritize that way based on the condition. Some of the other projects that we have in there, for example, the parks, are definitely harder to prioritize, as is the downtown streetscape. It’s a road project, but it’s not our traditional project that we would have; we’re talking about a major project. The bump outs on Columbus Street are deteriorating as well; it’s not our traditional street program. Hopefully, that answered your question.*

*Amick – Yes. I’m just thinking; we talked about the splash pad and the music, and my personal hope is that someday we’ll replace the welcome sign as you come into Canal Winchester. It’s so far down on the list that I’m not even sure I’ll still be alive when it gets done. I was just curious what the process was.*

*Clark – Lucas, what kind of income do you think we will have coming in the next year or two? I know that’s a really huge crystal ball.*

*Haire – In terms of what’s been constructed already, we have approximately a million square feet that have recently been finished or will be finished over the next few months and are being offered for lease. Those buildings will likely fill up over the next two or three years just based on the market demand in central Ohio for industrial space. It really depends on the tenants. As we saw in the tax incentive review council, we’ve got eight hundred thousand square feet behind Home Depot that’s producing \$14 million in payroll a year. You have nine hundred thousand square feet on the other side, which is about \$6.5 million in payroll. Now that is an account for the full year of those buildings being full, and that’s why you’re seeing the wages that are much lower there; those will be much higher next year when they report because you’ll have full years of those buildings being occupied. It really just depends on the tenants that are coming in. We know that Walgreens is opening its fulfillment center here, hopefully in the next few months. That’ll be open; there’ll be over 200 jobs and over \$12 million in additional payroll coming in*

there.

Clark – And that's not taking that whole building, correct?

Haire – Yes, that's half of the building.

Amick – Do we project that in the next three years there'll be a 20% increase, or is that too much of a macro question?

Ebert – Cash in hand, or?

Clark – Additional income that we would have over the years. What have we averaged over the last three or four years of growth on our income tax?

Jackson – I don't know if I have that handy, but I can look. It's not 100% accurate because we have seen tremendous growth in the last few years here, and that's reflected in our income tax collections.

Haire – Some of that can be attributable to people working from home. There's been a lot of inflationary pressure on wages. Wages are increasing. There have been a lot of new jobs created in this city, so we'll continue to see growth over the next few years. I can probably give you my estimates. I have a spreadsheet that I keep track of. I estimate all the space based on the square footage and, based on past experience, what kind of payroll and job numbers are attributed to each square foot, so I can get you that.

Jackson – Just for example, in 2019, we brought in \$7.4 million; in 2020, it was \$11.3 million. So almost \$4 million.

Clark – And that's not going to happen every year. That's a very good year.

Jackson – I mean, we're ahead of where we were last year at this point, about a half million dollars, but we'll see.

Amos – Is there any TIF money that's going towards that Winchester Boulevard reconfiguration?

Jackson – Possibly.

**F. Adjournment @ 7:03 p.m.**

**A motion was made by Amos, seconded by Amick to adjourn. The motion carried with the following vote:  
Yes 6 – Amos, Amick, Clark, Milliken, Shea, Walker**