

Canal Winchester

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



Meeting Minutes - FINAL

November 20, 2017

6:00 PM

Council Work Session

*Will Bennett-Chair
Bob Clark
Steve Donahue
Bruce Jarvis
Bobbie Mershon
Mike Walker*

Call To Order

Bennett called the meeting to order at 6:00 pm

Roll Call

Yes: 6 – Bennett, Clark, Donahue, Jarvis, Mershon, Walker

Not Present: 0

Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Shawn Starcher, Rick Brown, Joe Taylor, Sargent Cassel

Reports

Bill Sims – Mr. Spencer is not here; there is a physical copy of his report on your agenda; EMH&T working on Gender Rd phase IV design; they will be submitting stage III plans for review that are at ninety percent; intentions of having final plans complete in January; we are on track to get that bid right after the first of the year; the utility company survey crews have been out in the roadways to locate any potential conflicts; that information has been sent to EMH&T; EMH&T was working on Greengate Drive doing some preliminary line and grade so we would have some information to work with the Winchester Ridge Phase III development; it is important to know where that road will be so they can extend their water lines; 2018 street program design is being put together; primary focus 1st phase of Ashbrook Village; Work wise, Canal Cove section V, wrapping up utility work; working on water line testing; given the weather conditions and time of year I don't expect to see any road work for the remainder of this year; There is work being done on towing path parking lot; concrete work; sidewalks are in; they should be finished up by tomorrow; soft subgrade dirt issues primarily in the region of the canal; all fill material that we're working on; we will do a cement stabilization of the subgrade the earl part of next week; base asphalt will go down the following week; moving along as expected; the final top will go on next year; We have been spending a lot of time on Columbia gas B1-11 pipeline replacement project; We have done about 35 right-of-way permits in the last few weeks; developing a road use maintenance agreement with hem in case there is any

damage to the roads they are using for hauling there will be some mechanism in place for evaluating them and having them repaired; this can be utilized in future applications;

[17-261](#)

EMH&T Project Updates 11-20-17

Received and filed.

Shawn Starcher – We have been extremely busy with leaf pick up; street sweeper and leaf crews are out 5 days a week 7 hours a day; snow plow equipment and trucks are ready to go; brine tank is filled up; more snow expected this winter; crews are decorating for the holidays; done by Wednesday; Christmas in the Village is next Friday and Saturday; crews have been clearing on Groveport Road (the old Detty property, just west of Gender Road) for the bike path; we will get the chipper in there and do some cutting; the ground is wet right now so we will wait until it freezes up to get back in there; working on 2 insurance claims; 2 accidents in the last two weeks; one on Diley and Busey Road where a signal was hit on the southeast corner of that intersection; the other was an accident on Friday afternoon on front of Town Hall; the mast arm and street bollard were hit by a semi-tractor trailer; it was inspected and structurally it is fine but we're working with a contractor now to get a price on a replacement; Jarvis: does driver have insurance; discussion on accident in front of town hall; Jarvis: was it an uninsured driver; Starcher: He is insured; Mershon: Was the tractor trailer driving through town or did her have a destination in town; Starcher: I think his destination was Family Dollar; he was possibly lost; this happens quite often when these guys use their GPS and go wherever it tells them to go and they take the quickest route; this individual wasn't the best of drivers; luckily the guys were actually decorating Town Hall when it happened and they were able to chase him down and have him stop by Hartman's; this is not going to be as cheap fix;

Rick Brown – Next generation server infrastructure has been designed and components have been ordered for delivery this year; We will order the remainder next year; this will take care of the new server infrastructure we have been talking about for a couple years; the 1st objective is to build a contingency sight to test new technology to make it work for the next four to five years; we want to make our hardware last at least four to five years; Jarvis: will that be a hot site for backup;

Brown: it will be a hot site and we will be able to know in a matter of minutes; we've never had a backup site before; Jarvis: how far out of date could the data be; Brown: it should only be minutes; we will be doing a lot of virtualization with our data too as far as moving things in a matter of minutes; especially with the water and waste water servers; this will be a matter of seconds; it automatically swaps over if one fails; I will conduct one more technology class before the years end; no major upgrades this year; thanks to council members;

Joe Taylor – At the water plant last month well number 6 was cleaned and inspected; repairs to the column pipe and pump; It is back in service; We clean one well a year; We are getting ready to do some work out at the Lieberman well field; there are issues with the drain pipe in the well; design and electrical work and valves; repainted the platforms at the Lieberman well field; last month we did our 3 year EPA inspection; it is a 10 hour process over two days; 500 points of conversation or inspection; we had no violations; 3 areas of recommendation that are minor and have been repaired; Jarvis: is this the Ohio State EPA; explanation of EPA requirements; surveyors were impressed; getting ready to do some work on the east brine tank; 3 brackets broke off; a gentleman will come in to show us how to do the fiberglass repairs correctly instead of paying for it like we have in the past; We are still out doing the AMI meter installations; 650 units installed out of the 3,000 in town; next year we should get 12-1500; 2019 we will be wrapped up; We do 5-6 a day and have been busy with that; Walker: very few to no complaints on the water; Taylor: mainly issues in the past; nothing major or new; Walker: Still using about the same amount of phosphate with no problems; Taylor: yes;

Sargent Cassel – Preliminary conversation with Matt Peoples about the speed data; mainly Waterloo Street area that the deputies will concentrate on patrolling; stats for deputies for October: Calls for service-528, Multiple unit calls-265, Reports taken-115, Traffic stops-121 with 112 tickets written, total arrests-160; next month I will be doing evaluations for 2017 for all my deputies; Bennett: the calls for service and multi-unit calls is there any overlap between those; Cassel: just one category;

Request for Council Action

[RES-17-021](#)

A RESOLUTION TO APPROVE THE TRADE IN OF A 2008 CHEVY EQUINOX

Peoples: We had the Equinox planned for replacement in 2018, to be a lease; We have 5 vehicles that can be replaced next year; as we get toward the end of the year we find that some of our capital items have a contingency; We are working with Jeff Wyler to find a vehicle to replace that and still be on the same cycle of ten year replacement; Jarvis: Will this have any bearing on the other contingency we were talking about (special duty police hours); peoples: This will be out of the 2017 budget; discussion ensued on budget and payment;

Sponsors: Jarvis

A motion was made by Jarvis seconded by Mershon that this Resolution be forwarded to full council. The motion carried by the following vote:

Yes: 6 – Jarvis, Mershon, Bennett, Clark, Donahue, Walker

[ORD-17-040](#)

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A TAX INCREMENT FINANCING AGREEMENT WITH PROPERO CANAL WINCHESTER, LLC

Attachments: [Propero Canal Winchester TIF Agreement](#)

Haire: This is an agreement with Popero Canal Winchester LLC which is for the Macintosh nursing home that is still being constructed on Gender Rd; In 2013 we adopted a Gender Road Tif which includes a number of properties and includes future construction along Gender Rd; In 2016 we recommended that Tif to include two additional properties for Brew Dog and Propero/Macintosh; This agreement will reimburse Macintosh for some public infrastructure projects that they are doing; One of the projects is extending a waterline south from Foxhill Drive to the south end of the property which will allow a third property to connect to water but also potentially other larger lot properties along Gender Rd; In total it is \$100,000 including \$75,000 for the water line; there is also a pedestrian trail they are constructing ion front of their property with the Tif we will hopefully continue that trail down the east side of Gender Rd; from Foxhill down to Dietz is the goal; This is a reimbursement project;

Sponsors: *Mershon*

A motion was made by Mershon seconded by Clark that this Ordinance be forwarded to full council. The motion carried by the following vote:

Yes: 6 –Mershon, Clark, Bennett, Donahue, Jarvis, Walker

ORD-17-058

AN ORDINANCE TO CREATE A TIF AREA PURSUANT TO SECTION 5709.40(B) OF THE OHIO REVISED CODE, DECLARE IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY LOCATED IN THE TIF AREA TO BE A PUBLIC PURPOSE, EXEMPT FROM REAL PROPERTY TAXATION 100% OF THOSE IMPROVEMENTS, REQUIRE THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDE FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF THOSE SERVICE PAYMENTS TO THE CANAL WINCHESTER LOCAL SCHOOL DISTRICT, ESTABLISH A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS, SPECIFY THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE WITHIN THE TIF AREA THAT DIRECTLY BENEFIT THOSE PARCELS, TO APPROVE AND AUTHORIZE THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT WITH RESPECT TO THE TIF AREA AND TO DECLARE AN EMERGENCY

Attachments: **Greengate TIF Exhibit**

Haire: This is a new Tif district that we are proposing; located along Diley Rd just south of Busey Rd; there is a new apartment project that is proposed there and we would like to capture some of that value to assist in constructing a new roadway called a Greengate; We have been talking for a couple months about this including cost and part of that cost would come from this Tif in the future; this property would include two phases of apartments known as Winchester Ridge that are already constructed and phases three and four that are yet to be constructed; this

would also include 35 acres of commercial property located along Diley Rd; back in 2001 these parcels were all rezoned at one time including the Meijer's parcel that was all owned by one family farm; at that time it was envisioned that Greengate Blvd would be constructed from Hill Rd to Diley Rd so it has always been a planned roadway; this Tif will help with funding for developers to build that roadway in the future; part of the reason for that is it is almost necessary to have public private partnerships in any type of roadway construction like this because the cost associated with it; my hope would be that it would spur some commercial development along that 35 acre parcel; the apartments are contributing their share of the roadway on both sides so they are paying that cost and the Tif would not be paying that; this is a 30 year 100 percent non-school Tif; paying the same amount in real estate taxes it is just being reallocated; Clark: This land is zoned commercial, you can't put apartments or anything; Haire: three of those four parcels are zoned residential district Clark: Those are the ones that are already there; Haire: correct, the 35 acres in the front is zoned commercial;

Sponsors: Mershon

A motion was made by Mershon seconded by Jarvis that this Ordinance be forwarded to full council. The motion carried by the following vote:

Yes: 6 –Mershon, Jarvis, Clark, Bennett, Donahue, Walker

ORD-17-059

AN ORDINANCE TO AMEND ORDINANCE NO. 13-13, WHICH ESTABLISHED A TAX INCREMENT FINANCING AREA, TO SUBJECT SUCH TAX INCREMENT FINANCING AREA TO AN EXISTING CRA EXEMPTION AND TO DECLARE AN EMERGENCY

Haire: This refers to the Gender Road Tif adopted in 2013 amended in 2016; amended to include the two additional properties of Brewdog and Macintosh; the Brewdog property is in a CRA so that allows for a real property tax abatement; this will allow Brewdog to have a property tax exemption for fifteen years in exemption and in the last thirteen years would convert over to Tif; this would amend that ordinance to include that language;

Sponsors: Walker

A motion was made by Walker seconded by Clark that this Ordinance be forwarded to full council. The motion carried by the following vote:

Yes: 6 –Walker, Clark, Bennett, Donahue, Jarvis, Mershon

Items for Discussion

No additional items for discussion

Old/New Business

No old/new business

Adjournment

Meeting adjourned at 6:30 pm

A motion was made by Clark, seconded by Donahue, that this meeting be adjourned. The motion carried by the following vote:

Yes: 6 – Clark, Donahue, Bennett, Jarvis, Mershon, Walker