

Canal Winchester

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



Meeting Agenda

October 7, 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 - Bennett
- C. Roll Call
- D. Approval of Minutes

MIN-19-042	9-16-19 Work Session Minutes (minutes)
MIN-19-043	9-16-19 Council Minutes (minutes)
MIN-19-044	9-30-19 Committee of the Whole Minutes (minutes)
MIN-19-045	9-30-19 Public Meeting Minutes (minutes)

E. Communications & Petitions

19-094	Introduction of Madison Township Fire Chief (Madison Township Fire Report)
19-095	Goodwill Workforce Development (letter)

F. Public Comments - Five Minute Limit Per Person

G. RESOLUTIONS

RES-19-023 <i>Mayor</i>	A Resolution Endorsing The Passage Of The 2019 Franklin County Children Services 3.1 Mill Renewal Levy Issue 10 (resolution) - Adoption
RES-19-024 <i>Development</i>	A Resolution To Establish the Route 33 North Community Reinvestment Area And To Authorize Real Property Tax Exemptions Established By Sections 3735.65 Through 2723.70 Of The Ohio Revised Code (resolution) - Adoption
RES-19-025 <i>Public Service</i>	A Resolution In Support Of Stormwater Awareness Week (resolution) - Adoption

H. ORDINANCES

Tabled

ORD-19-053 <i>Law</i>	An Ordinance To Amend Section 331.44 Of The Codified Ordinances Of The City Of Canal Winchester (Ordinance) - Tabled
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Third Reading

Second Reading

[ORD-19-054](#)

Public Service

Sponsor: Coolman

An Ordinance To Authorize The Mayor And Finance Director To Enter Into Contracts With The Director Of Transportation For The Improvements Of State Route 674 ([Ordinance](#))

- *Second Reading Only*

First Reading[ORD-19-055](#)

Development

An Ordinance To Accept The Application of Teresa L. McCormick For The Annexation To The City Of Canal Winchester Of Certain Territory In Madison Township Containing 0.75+/- Acres And Being Located At 6055 Bixby Road, To Amend The Zoning Map To Zone 0.75+/- Acres To Limited Manufacturing (LM), And Declaring An Emergency ([Ordinance, Exhibit](#))

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

[ORD-19-056](#)

Development

An Ordinance To Accept The Application Of Michael L. And Cassandra J. Sullivan For The Annexation To The City Of Canal Winchester Of Certain Territory In Madison Township Containing 0.62+/- Acres And Being Located at 6229 Bixby Road, To Amend The Zoning Map To Zone 0.62+/- Acres To Limited Manufacturing (LM), And Declaring An Emergency ([Ordinance, Exhibit](#))

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

[ORD-19-057](#)

Development

An Ordinance To Accept The Application Of Dean Jenkins For The Annexation To The City Of Canal Winchester Of Certain Territory In Madison Township Containing 1.26+/- Acres and Being Located at 6091 Bixby Road, To Amend The Zoning Map To Zone 1.26+/- Acres To Limited Manufacturing (LM), And Declaring An Emergency ([Ordinance, Exhibit](#))

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

[ORD-19-058](#)

Development

An Ordinance To Appropriate A Fee Simple Absolute Interest In 2.291 Acres, More Or Less, Located At West Waterloo Street, For The Public Purpose Of Constructing Roadway Improvements, And Declaring An Emergency ([Ordinance, Exhibit A, Exhibit B](#))

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

[ORD-19-059](#)

Public Service

An Ordinance To Waive Competitive Bidding For Park Amenities Portion Of The Westchester Park Improvements Project And To Authorize The Mayor And Finance Director To Enter Into A Contract With Landscape Structures, Inc. And Declaring An Emergency ([ordinance, Exhibit A, Exhibit B](#))

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

I. Reports

Mayor's Report

[19-091](#)[Report](#)

Fairfield County Sheriff

Law Director

Finance Director

Public Service Director

[19-092](#)

[Project Update](#)

Development Director

[19-093](#)

[Report](#)

J. Council Reports

Informal Town Hall Special Meeting - Tuesday, October 8, 2019 at 7:00 pm

Work Session/Council - Monday, October 21, 2019 at 6 p.m.

Work Session/Council - Monday, November 4, 2019 at 6 p.m.

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

September 16, 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** Call to order at 6:00 pm
- B.** Present 6-Amos, Clark, Coolman, Jarvis, Lynch, Walker
Absent 1-Bennett
- Roll Call** **Motion to excuse Bennett made by Amos; seconded by Lynch**
Motion carried with the following vote:
Yes 6-Amos, Lynch, Clark, Coolman, Jarvis, Walker

C. Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Bill Sims, Dick Miller, Steve Smith, Rick Brown, Sargent Cassel, Shane Spencer

D. Reports

Bill Sims - Mr. Sims stated the original contract street program work is being finalized for the Westchester Park parking lot improvements; High Street railroad crossing project is moving forward; Westchester Park improvements plans are moving forward; Gender Road phase five project; Crossroads Church public roadway project; Canal Cove section six and seven; Winchester Ridge apartments phase four sanitary work; Nifco project on Robinette utilities; Hampton Inn work continuing; Turning Stone project Conrad Road; park at Carriage Place; pre-construction meeting for mixed use site at West 16-28 Waterloo Street; right-of-way permits issued. Lynch asked about Turning Stone project; Mr. Sims responded regarding the building timing. Mr. Haire responded about issuing permit for model home and home lots and building will commence in spring; Ryan Homes is the builder.

Dick Miller - Mr. Miller spoke about trees to be installed, pruning along Groveport bike path, work to be done at old Marathon site on Waterloo next to the town hall; state of Ohio Division of Forestry will remove sixteen street tree stumps around the city; field adjustments to trees along Route 33; will review progress of Winchester Ridge phase three apartments; will remove and store hanging baskets and street planters which residents notice the change in seasons; better living through chemistry with the flowers. Amos commented about the flowers. Amos asked about the Turning Stone project; Mr. Miller responded. Coolman asked about ramp area around Route 33 and Diley Road as to who maintains these areas; Mr. Miller responded that Violet Township mows the grass east side of Diley Road; what about the swamp area around cloverleaf; Mr. Peoples responded; dead grass that was treated and invasive pear trees; used dormant base spray; some areas around 33 ramps trying to achieve a savannah look.

Steve Smith - Mr. Smith stated there will be a dig on Groveport Road east of Gender Road section of pipe damaged; diffuser change to happen; he asked for questions...no questions

Rick Brown - Mr. Brown stated he installed Microsoft updates on all workstations; updated all servers; set up a new employee; replaced some UPSs; worked on cooling equipment; took down some speakers at the

pool; repaired a camera; attended an audio and visual show in Columbus; working on finalizing fiber contracts; August recorded over 10,000 attacks on our network; data centers in different countries; issue of receiving mail from Brew Dog. Walker asked question about a barracuda device; Mr. Brown responded; another question regarding cell service outage or overworked cell service when Brew Dog has a large event and affecting the ability of people needing to call 911 and cannot get through; Mr. Brown responded about the 4G network and moving to 5G and what will be on the Gender towers; have to be closer together to increase cell speed.

Sargent Cassel - Sgt. Cassel stated he has statistics from August 2019 from first, second and third shifts. Amos asked what are the hours of each shift; Sgt. Cassel replied first shift is 0700 to 1500, second shift is 1500 to 2300 and third shift is 2300 to 0700.

Shane Spencer - . Mr. Spencer stated an update from ODOT on Gender Road traffic signal; they have a consultant to do a traffic count; assisting with High Street railroad crossing; received information from MORPC for city's though fare plan; application for Gender Road phase five funding; concept of Gender Road phase six, met with ODOT regarding dedicated right turn lane and pedestrian connection at Route 33; ODOT has authority of these part of improvement; improve pedestrian access; any issues with Route 33 bridge, possible ODOT safety funds for improvements; 2020 street maintenance projects being discussed with Mr. Sims. Clark asked about any ODOT issues with Route 33 bridge; Mr. Spencer replied it is being discussed about the current design and re-purposing the bridge space. Clark asked regarding a tract system; Mr. Spencer replied about deadlines for requesting funds in April.

E. Request for Council Action

RES-19-021

Development

A Resolution Of Intent To Appropriate A Fee Simple Absolute Interest In 2.391 Acres, More Or Less, Located At West Waterloo Street, For The Public Purpose Of Constructing Roadway Improvements, Which Shall Be Open To The Public Without Charge, And Declaring An Emergency ([Resolution, Attachment](#))

- Request to move to full Council

Mr. Haire spoke regarding the city gaining control of easement on High Street working with the estate of Bob Woods and property; resolution to address this easement issue and gain title to this area of the property. Jarvis asked what is a fee simple absolute interest; Mr. Hollins replied it is a basic form of ownership of property. Mr. Hollins stated in the past, these side of roadway areas were owned by the farmer, but did not necessarily transfer in a sale of property because it is covered by the roadway. Discussion ensued regarding the appraiser for this project.

***Motion was made by Coolman to adopt RES-19-021, seconded by Lynch
Motion carried with the following vote:***

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

RES-19-022

Finance

A Resolution Accepting The Amounts And Rates Determined By The Budget Commission And Authorizing The Necessary Tax Levies And Certifying Them To The County Auditor ([Resolution](#))

- Request to move to full Council

Mr. Peoples, however he declined to comment on this issue, deferring to Mr. Hollins for a statement regarding finance. Mr. Hollins spoke regarding the millage and the taxing district.

Motion was made by Clark to adopt RES-19-022, seconded by Amos

Motion carried with the following vote:

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

ORD-19-052

Development

An Ordinance Authorizing The Appropriation Of Property For The Public Purpose Of Constructing Roadway Improvements, Which Such Roadway Shall Be Open To The Public Without Charge, And Declaring An Emergency (**Ordinance, Exhibit A, Exhibit B**)

- Request to move to full Council

Mr. Peoples, however he declined to comment on this issue, deferring to Mr. Hollins for a statement regarding finance. Mr. Hollins spoke regarding the millage and the taxing district.

Motion was made by Lynch to adopt ORD-19-052, seconded by Coolman

Motion carried with the following vote:

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

ORD-19-053

Law

An Ordinance To Amend Section 331.44 Of The Codified Ordinances Of The City of Canal Winchester (**Ordinance**)

- Request to move to full Council

Mr. Hollins stated this is the re-written texting while driving ordinance. The penalty section is taken from state law; commented regarding the juvenile section and for second reading it will be corrected to reflect state law. This tracts the under 18 hands free operation of any device while driving the vehicle; it is following the state law for drivers age 16-18. Jarvis commented that this will affect everybody who is driving, and if we had scheduled a public meeting to hear their concerns and we should have some press coverage to incorporate public opinion in our decision on this issue. Clark stated Governor DeWine has presented this issue to the Ohio General Assembly for consideration to make illegal to hold device while driving; legislation in committee now; feels that is the appropriate place to enact this type of law; unless the state does not act in a timely manner; not common in communities; issue of people driving through town and not knowing it is our city law. Amos stated we spent a lot of time working on this issue; she personally would like to see us enact it now and amend with state law; Jarvis stated contact local press to write feature on this topic and then hold a meeting. Coolman asked if there should be clause in law to protect city employees who are using hand held device while at work. Mr. Hollins said the city employees are not exempted right now, but clause for emergencies. Mr. Peoples state city employees do use radios while running snow plows, it is something that can be looked at. Question of what is an emergency vehicle and emergency purpose; flashing lights on vehicles; possible wording to exempt city employees in a city vehicle. Coolman commented about state law between minors and others, plus exceptions that apply to adults; a public vehicle exception. Mr. Hollins stated the state law does not include many exceptions for 16-18 year olds; we went with a hands free approach; can now look at other exceptions that apply to adults. Jarvis state want to come up with a time line for this, would be more comfortable to have a public meeting before moving forward; possibly in two weeks and then do first reading. Can do public meeting

before Committee of the Whole on September 30; to get feedback from residents before first reading on October 8. Deputy Clerk stated we can do a public meeting at 6:00 pm and Committee of the Whole at 7:00 pm on September 30; however, keep in mind there are multiple topics for Committee of the Whole. Jarvis raised concern raised regarding notifying the press and notifying the public. Clark asked if we can table it now; Mr. Hollins stated they can either table now or move to full council. Mr. Hollins said they can set the special meeting in full council. Amos asked what is reason to table now versus moving it forward; Jarvis stated it is the symbolism of giving the public input before the first reading of the ordinance; both newspapers ran articles in April, and not much public feedback since then.

Motion to table made by Clark, seconded by Coolman

Motion carried with the following vote:

Yes 5 – Clark, Coolman, Jarvis, Lynch, Walker

No 1 – Amos

ORD-19-054

Public Service

An Ordinance To Authorize The Mayor And Finance Director To Enter Into Contracts With The Director Of Transportation For The Improvements Of State Route 674 ([Ordinance](#))

- Request to move to full Council

Mr. Peoples stated this authorizes ODOT to move forward with the Gender Road paving project.

Motion was made by Coolman to adopt ORD-19-054, seconded by Lynch

Motion was carried with the following vote:

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

F. Items for Discussion

G. Old/New Business

Clark stated an item under old business regarding admission tax and are we collecting anything from this; Brew Dog has had sizeable events and are we collecting anything from these. (unintelligible)

Walker state old business of a meeting with Madison Township Police; regarding incorporated and unincorporated jurisdiction; the ball has not been dropped; positive meeting; moving in the right direction. Amos asked if Madison Township is working on a MOU. Walker stated the county prosecutors are draft a memo of understanding and where charges will be filed; he is trying to bring some harmony. Mayor Ebert said that meeting happened in the fall of last year, whether to go through our Mayor's Court or Franklin County, discussed the cost if person is in jail in Franklin or Fairfield County. Walker talked about the MARCS system and the communication; confusion about contract with or without with Madison County; expectation of coverage due to levy that was passed. Coolman stated this will be discussed at Committee of the Whole on September 30th. Walker re-stated that he didn't drop the ball on this topic. Amos asked about the MOU and was it discussed a year ago. Mr. Hollins state townships are governed by state law; township officers cannot write charges without a mutual aid agreement and they are drafting changes to write charges under our city ordinances; however, township officers do have jurisdiction in the entire township and can write charges under state law. Amos asked if one year waiting time was normal for this; Mr. Hollins stated county prosecutors have criminal matters and other duties that are taking their time. Amos asked if it was out of our order to approach and ask where it stands; Mr. Hollins stated the county

prosecutors would not respond, we are not their clients. Walker stated again that it was initiated and is moving along and asked what would be brought up at Committee of the Whole. Amos stated the purpose of discussing this at the Committee of the Whole is to address the concerns we have been hearing about coverage and everybody getting on the same page about what Madison Township covers. Walker state that is what the prosecutors are drafting is regarding coverage. Comment to not invite the township officials until we have more information. Mayor stated a township person said it was not intended for Madison Township to patrol Canal Winchester, but to be a back-up. Issue of communication discussed and the MARCS system. Amos asked Sgt. Cassel to attend the meeting; Sgt. Cassel agreed; he commented that if Canal Winchester is paying them to patrol, then they should patrol. Walker re-stated he just wanted to clear it up about where it stands.

- H.** *Motion to adjourn was made by Lynch, seconded by Amos*
Motion was carried by the following vote:
Yes 6 – Lynch, Amos, Clark, Coolman, Jarvis, Walker
Adjourned at 7:25 pm
- Adjournment**

Canal Winchester

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



Meeting Minutes - Draft

September 16, 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** Call to order at 7:34 pm
- B. Pledge of Allegiance** Led by Amos
Jarvis asked for all to partake in a moment of silence to remember Scott Davis and all the victims of the tragedy at Diley Ridge Emergency Room.
- C.** ***Present 6 – Amos, Clark, Coolman, Jarvis, Lynch, Walker***
- Roll Call** ***Motion to excuse Bennett made by Lynch; seconded by Clark***
Motion carried by the following vote:
- Yes 6 – Lynch, Clark, Amos, Coolman, Jarvis, Walker***
- D. Approval of Minutes**
- [MIN-19-040](#) 9-3-2019 Work Session Minutes ([Work Session Minutes](#))
- [MIN-19-041](#) 9-3-2019 City Council Minutes ([Council Minutes](#))
- Motion to approve MIN-19-040 and MIN -19-041 made by Lynch; seconded by Amos***
- Motion carried by the following vote:***
- Yes 6 – Lynch, Amos, Clark, Coolman, Jarvis, Walker***
- E. Communications & Petitions**
- [19-090](#) Constitution Week Proclamation ([Proclamation](#))
- Mayor Ebert spoke to the proclamation marking the 232nd anniversary of the drafting the U.S. Constitution; he presented it to a representative of the Daughters of the Revolution.*
- Jarvis stated communications came in from residents regarding noise at Loose Rail.*
- F. Public Comments - Five Minute Limit Per Person**
- G. RESOLUTIONS**
- [RES-19-021](#) A Resolution Of Intent To Appropriate A Fee Simple Absolute Interest In 2.391 Acres, More Or Less, Located At West Waterloo Street, For The Public Purpose Of Constructing Roadway Improvements, Which Shall Be Open To The Public Without Charge, And Declaring An Emergency ([Resolution, Attachment](#))
- Development*
- Adoption***
- Motion to adopt RES-19-021 made by Coolman; seconded by Walker***
- Motion carried by the following vote:***

Yes 6 – Coolman, Walker, Amos, Clark, Jarvis, Lynch**RES-19-022**

Finance

A Resolution Accepting The Amounts And Rates Determined By The Budget Commission And Authorizing The Necessary Tax Levies And Certifying Them To The County Auditor ([Resolution](#))

- Adoption

Motion to adopt RES-19-022 made by Clark; seconded by Coolman

Motion carried by the following vote:

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

H. ORDINANCES**Third Reading****ORD-19-049**

Public Service

Sponsor: Lynch

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

- Adoption

Motion to adopt ORD-19-049 was made by Lynch; seconded by Amos

Motion carried by the following vote:

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

Second Reading**First Reading****ORD-19-052**

Development

An Ordinance Authorizing The Appropriation Of Property For The Public Purpose Of Constructing Roadway Improvements, Which Such Roadway Shall Be Open To The Public Without Charge, And Declaring An Emergency ([Ordinance, Exhibit A, Exhibit B](#))

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

Lynch moved to waive the second and third readings and to declare an emergency. Amos asked the reason for the emergency; Mr. Haire stated the reason is to start the legal proceedings to obtain this property; Mr. Hollins stated it is a step process to convey to the CICC.

Motion to waive second and third readings made by Lynch; seconded by Amos

Motion carried by the following vote:

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

Motion to adopt ORD-19-052 made by Lynch; seconded by Coolman

Motion carried by the following vote:

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

[ORD-19-053](#)

Law

An Ordinance To Amend Section 331.44 Of The Codified Ordinances Of The City of Canal Winchester ([Ordinance](#))

-Tabled during work session

[ORD-19-054](#)

Public Service

An Ordinance To Authorize The Mayor And Finance Director To Enter Into Contracts With The Director Of Transportation For The Improvements Of State Route 674 ([Ordinance](#))

- First Reading Only

I. Reports

Committee of the Whole Meeting at 7:00 pm and Public Meeting at 6:00 pm on September 30, 2019. Monday, October 7, 2019 and Monday, October 21, 2019 at 6:00 pm work session and full council.

Mayor's Report

[19-087](#)

[Mayor's Report](#)

Fairfield County Sheriff

Law Director

Finance Director

Public Service Director

[19-088](#)

[Project Updates](#)

Development Director

J. Council Reports

Committee of the Whole - Monday, September 30, 2019 at 6 p.m.

Work Session/Council - Monday, October 7, 2019 at 6 p.m.

Work Session/Council - Monday, October 21, 2019 at 6 p.m.

CW Human Services - Mr. Lynch: commented regarding human services had a good garden crop, backpack drive, getting seniors involved in trips; Coolman commented regarding the new sign to be installed our front.

CWICC - Mr. Clark: stated the next meeting is October 30, 2019 at 11:30 am at Interurban Building

CWJRD - Mr. Bennett/Mrs. Amos: Amos stated the next meeting is Thursday, September 19 at Town Hall after the shop hop; comment regarding Mr. Wildman

Destination: Canal Winchester - Mr. Walker: stated next the next meeting is September 24, 2019 at 6:30 pm at the Interurban Building

K. Old/New Business

Lynch commented in Rules Committee about following up on Town Hall Meeting and first meeting will be October 8th at 7:00 on second Tuesday of each quarter at community center for topics raised by general public following general format and following open meeting rules; will have basic structure and follow Roberts Rules of Order, basic minutes. Jarvis confirmed this is a recommended change to Council Rules; this meeting will be a special meeting until the official change is completed. Also comments about

discussing texting and driving. Deputy Clerk asked if we need to create an official agenda and if a clerk is needed. Mr. Hollins stated an agenda is not needed; would be helpful to have audio recording. Comment by Mayor Ebert to thank Tiffany for her work as Clerk in the past year and that she did a great job (applause). Clark stated he had a constituent approach him about sidewalks lacking at older section at Jennings and Kramer streets; not promoting but wanted to see if it is feasible to get sidewalks; or may need to be discussed later; Mr. Peoples responded he could respond to the resident. Deputy Clerk commented the discussion in Rules committee regarding the minutes being verbatim versus summary; asked for council's feedback; Jarvis stated he refers back to the minutes for information; audio would still exist. Coolman stated there are three checks and balances on the minutes, in writing, audio and possible video; Jarvis stated he looks for his last name and what he said in the minutes for himself. It will be discussed again as a possible rule change.

L. Adjourn to Executive Session (if necessary)

Motion to adjourn to Executive Session made by Lynch; seconded by Amos

Motion carried by the following vote:

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

Adjourned to Executive Session at 8:07 pm

M. Adjournment

Council resumed at 8:39 pm

Motion to adjourn council meeting made by Lynch; seconded by Amos

Motion carried by the following vote:

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

Meeting adjourned at 8:40 pm.

Canal Winchester

*Town Hall
10 North High Street
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Meeting Minutes - Draft

September 30, 2019

7:00 PM

Committee of the Whole

*Bruce Jarvis – President
Mike Walker – Vice President
Jill Amos
Will Bennett
Bob Clark
Mike Coolman
Patrick Lynch*

- A. Call To Order** Called to order at 7:00 pm
- B. Roll Call** Present 7 – Amos, Bennett, Clark, Coolman, Jarvis, Lynch, Walker

C. Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Gene Hollins

D. Items for Discussion

19-091

Police Coverage

Jarvis stated issue of discussion is regarding police coverage; he doesn't know of any new information since last discussed; asked Mr. Lynch for the objective of this evening's discussion. Lynch stated he wanted to talk about where we are with our partnership with Madison Township police force; wants to create clarification about jurisdiction, rules of enforcement, radio communication, tickets, prosecution, incarceration, develop a DOU, a document of understanding as to what the rules of engagement are, meaning what do we expect from them and what do they expect from us so that citizens of CW can get the protection they are paying for; recently police has stepped up and seeing them all over the place and we want that to continue; if we have clear understanding of rules of engagement; possibly meet with them monthly to see what is working and what is not; what do they feel comfortable doing; work on the partnership; keep working together; create a committee to do this and meet with them to keep partnership working. Jarvis asked if there are any thoughts on this. Discussion about how committees are set up for these discussions. Bennett stated he can explain, because he was chairman of rules committee when it happened to set up work sessions; in a work session every topic is able to be discussed (safety, service, finance) and be on the table; otherwise if you have a committee limited to a specific topic you can only discuss those topics, those topics are exclusive to those meetings; also challenging in these settings is they only met once a month and as a city only have one opportunity per month to get your item on council agenda; now city has two opportunities to get a policy item on agenda for city council; plus at these sub-committee meetings, non-committee member city council members would be present but technically not able to participate, lines were blurred, possibly violating sunshine laws; discussed with Mr. Hollins how to deal with this and the put all seven council members on one committee and have work sessions, and every topic can be on the table; focus may have shifted since then, but it provides more efficiency for the group to have every topic to be able to be discussed; president of council has ability to create a specific committee; can appoint as many committees as we want. Lynch stated how can we get the people of Canal Winchester the

police coverage they are paying for. Bennett stated we have the opportunity to create as many committees as we like. Jarvis stated these are usually temporary in nature; maybe talking about a standing committee. Lynch stated about police coverage, discrepancy about how tickets are written, how prosecuted, using which mayor's court, how is Franklin County involved, how does it all work out. Walker stated he could explain a little bit about spear-heading meetings several months ago on this topic, and after these meetings the county prosecutors are currently writing language about how coverage will work and how charges will be filed and how they will contribute, jurisdiction for incorporated and unincorporated, nobody has been excluding Madison Township Police at any time, urge citizens to take this to Madison Township, not keeping anyone out, it is being in county prosecutor's hands legally how it is going to play out; repeated this at last meeting and again at this meeting. Question of when was the meeting? Can't recall when meeting was; waiting on attorneys to write laws, cannot recall when those meetings were held; deferred to Mr. Hollins. Hollins said the meeting was about a year ago, not sure what hold up at prosecutors may be, agreement or memo of understanding, township and counties are creates of statute and have to have it granted in statute, we can do it organically, under statues they have jurisdiction to patrol all of township; meeting was to discuss if activity of township was to pick up in the city it made sense for both their officers and sheriff's officers to have cases heard in Canal Winchester and have control of our local court system and ordinances and oversight of state laws and local control; nature of MOU mutual understanding agreement, no matter who pulls you over you end up in the same place; until the prosecutor for the township drafts an agreement and invoke authority under statute; the other policy concern is not have officers from different districts tripping over each other, which channels to use; not an expert on this type of subject matter, coordinating patrol in the city; most cities end up districting and making sure coverage is in place; make it worthwhile to have detailed discussions. Bennett asked a mutual aid agreement...it has to be written by the township prosecutor authority? Hollins stated main purpose is to invoke the township authority and we want them to be comfortable with what has been written and should be written by their legal representative; what Hollins would draft would be from a city perspective not a township and we want them to be comfortable with the language. Bennett stated client ask him to do a first pass of language, can we aid them in writing a first pass rough idea of what we want it to look like. Hollins stated the reason we left it to them to do the drafting is because the city is under a charter and he is not used to drafting for a township but the county prosecutor is, a police division is funded by the entire township, there is enough permeations of township law. Bennett said if cities are able to remove themselves from townships, should we take that action. Hollins stated the basic reason a city stays in a township is fire support, we would not have a fire department. Discussion about contracting fire support with Fairfield County, or creating our own fire department, factors with response time and station locations, parts of Canal Winchester are in different townships.

Ebert said we also have Bloom and Violet Townships. Peoples said issue of funds that go along with it, fire levies would go away, but would have to vote on city levy for new contract with people we just got rid of; it is a nuclear option. Bennett said it is a topic he had never heard broached before regarding cities leaving townships. Lynch about townships having police districts, is there legally a way a township to take us out of their police district but still get fire coverage, still pay fire coverage but pay police coverage. Hollins said there is legally a way, but you have to wait until current levy is up, go through a legislative process, township constable and deputy, legislatively change to a police district, challenges with capitol facilities, strength of force, funding. Lynch talked about exploring ideas; mutual aid agreement, how can we make that happen. Hollins said getting the board of trustees to make this a priority and get with their attorneys. Walker said if this was brought up to Madison Township that this is a possibility would this speed up the county prosecutors to speed this up. Hollins stated we are all their constituency, maybe show up at township meetings, getting citizens involved to bring this up. Clark said nothing has changed in last twelve months legally for Madison Township to patrol our streets, why did it take so long for them to react and beef up their patrols and that's on them not us. Jarvis stated there was a change in leadership and could be part of the reason. Peoples said he spoke to administrator Broach and is willing to come in and speak and have a discussion, possible agenda item. Jarvis wanted to get a feel from what we wanted out of this; looking to open channels of communication, discuss options, some received well some not, some still need discussed internally for not; at old or new business at next work session to refine a concept and need time to think about it, should be an agenda item, seats will change here and there. Peoples said he has had conversations with township police and fire and working on a recording system and should be able to get those numbers soon and enhanced stats; patrols in his neighborhood recently due to enhanced reporting. Jarvis said about Canal Winchester residents who do not live in Madison Township would not see any additional change in service and not paying for it. Jarvis said let's pick this up in one week and think about it more and refine it; have township people come in to talk about it. Discussion about who is invited to come at which upcoming meeting; Madison Township come at second October meeting; Bexley mayor coming at first October meeting; sheriff coming, too. Peoples asked Lynch for his list of questions for Madison Township to give to them time to review and be prepared. Bennett asked what role do I play in trying to facilitate this partnership, a committee, a mutual aid agreement. Hollins said what they want would have to be adopted by the township and the city council; agreements of any substance would have to be agreed upon by both parties. Bennett said we should have a sub-committee for a short term to be focused on this. Jarvis said time line with next meeting on October 7 guest from Bexley, questions can get fielded, then by the 20th we can review more and make a decision. Hollins stated he is out of country on 7th but here on 21st. Amos asked about the prosecutors are writing language for us to write tickets. Hollins said they can write tickets now under state

law, cannot process tickets written under our ordinance, only under statute; allow them to write tickets under our Mayor's court ordinance; prosecutors are drafting the agreement; prosecutor represents the county and township, they are the attorney for both entities; agreement will allow them to write tickets and go through our mayor's court. Would incarceration happen in Fairfield or Franklin county? Depends on what our arrangement is. Jarvis stated Lynch is going to send People his list of questions for Madison Township; funnel questions and answers through clerk of council so information is disseminated back to everyone. Jarvis said October 21st second meeting to be joined by township representatives if they are available and then we'll decide a next step after that.

19-092

Bed Tax ([ORD 60-11 Creation of Destination: CW and Funding Sources, ORD-18-032 Bed Tax Grant Award Process, Exhibit to ORD-18-032, Bed Tax Collections - 2019](#))

Jarvis stated next topic is the bed tax. Lynch said we are getting a lot of additional hotels and he quoted the past and upcoming revenues expected to the city; what do we do with that money; is the current formula one we still want to use or do we want to revise and see what we can do to enhance our community; the game has changed, it's a lot of money. Coolman stated that social media reported wrong information about how much the city collects; the city collects 6% with 3% going to the city general fund, 1.5% goes to Destination: Canal Winchester, 1.5% goes to city council for a grant program. Coolman said we collect bed tax due to state law stating in order to collect bed tax we have to have a tourism bureau to receive it; as president of DCW when he took over there were a lot of plans that had to be put on back burner due to lack of funds; for events they host they secure volunteers, raise funds, have sponsors; to limit a bed tax recipient through the tourism bureau goes against the mission statement that was put into place, adopted ordinance in 2011 stipulating name change to receive bed tax funds and promote the historic downtown area and overall tourism; if there are limitations put on it due to surge of income, what about looking at how all of it is distributed. Amos said the 1.5% goes to DCW, 1.5% goes to city council and if not used it goes back to the general fund; what happens if not all of that is granted out; it gets absorbed. Discussion about what city does with the 3% in the general fund; what are the needs of the city at the time; can it be earmarked towards certain projects, like specific enhancements to the city, such as signs, trees, etc. Clark stated about using a quarter of the funds to fund more economic development, bringing in new business; could be used for other things like the building façade grant, beautify downtown, brings in businesses, help with roads; need industrial park for people to want to bring their business; enhance the bridge, the railroad bridge; economic development and tourism brings in new wealth and new businesses and allows our income tax to pay for everything else in the community. Bennett said the earmark funds for DCW at 1.5% should not change; that 1.5% should be off the table; it's statutorily earmarked. Coolman said if historical

society can receive funds to promote the community; getting more bands for the Labor Day parade, it is tourism related, need creative ways to distribute funds to promote the community; funds have been granted to CWHS prom, etc. Peoples stated he has financial information about the 3% that comes in...projected revenue for 2019 was \$70,000, projected expenditures was \$72,000, current fund balance of \$146,000; whatever is not spent of 3% stays in the fund. Haire stated in the past when the façade grant program was created, they transferred \$30,000 out of that fund; the council grant application process is maximum \$2000, generally granted out \$18,000 to \$20,000 annually; unused funds remain in account; debate about grant program in 2011; changed to allow funding things like after prom program, boy scouts, etc. that do not generate revenues; changed again to cap at \$2000 so one entity cannot request volume of funds. Coolman said issue of the grant funds were intended to assist with an event not fund the entire event. Jarvis stated this is all food for thought; discussion ensued; discussion of what to do as more funds come in; beautification of the city; would like Ms. Jackson to be present for that discussion; can be incorporated into annual planning; funds toward beautification; one pot of money...general fund to pay for these projects; the flags, flowers, and banners are all related to tourism; funds relative to all the projects and what is necessary to complete. Coolman stated that Ms. Jackson discussed that with council in July when reviewing the annual budget; Peoples said we have healthy carry-over balance that can roll over maybe for projects that we want to do instead of earmarking.

- *Information from Destination: Canal Winchester at end of minutes*

19-093

Informal Council Meetings

Jarvis moved on to the topic of the informal council meetings regarding quarterly town hall meetings; clerk stated it was brought about by an email chain discussion. Discussion ensued about rules for these, what to call the meeting...a title, having an informal chair, rotating the chair, five minutes and two questions per speaker; has not been completed in rules yet. Amos asked the Clerk if the meeting has been publicized; clerk responded that the Special Information Town Hall meeting for October 8th has been posted to the city website and posted by paper at the Town Hall, Community Center and city office building; clerk also stated receiving calls of confusion about where it is located, i.e. it says town hall meeting, but it will be held at the community center. How do we notify the community that these are coming up? Jarvis stated using local media; discussion about a press release being issued, maybe using a different name such as conversation with council; discussion consensus of using conversation with council as the name; using a press release far enough ahead as a promotional schedule, using Facebook postings for future meetings; using the local papers. Clark said we know the meetings are going to be quarterly, the second Tuesday and can issue press releases accordingly. This first meeting is already scheduled so these are ideas for moving forward; it is already posted on our website, maybe an alert

notification will go out as well.

- E. ***Motion to adjourn made by Bennett; seconded by Amos
Motion carried by the following vote:***

Adjournment

***Yes 7 – Amos, Bennett, Clark, Coolman, Jarvis, Lynch, Walker
Meeting Adjourned at 8:02 pm***

Destination: Canal Winchester – mission statement – To encourage visitors and community members to discover the historic, cultural, entertainment and business destinations available in Canal Winchester while promoting the historic preservation of the City and maximizing the economic well-being and quality of life for the area.

The Destination: Canal Winchester Board and Committee consists of a representative from many organizations that host events that bring people in to Canal Winchester.

President: Mike Coolman: Vice-president: Sally Sutter – Canal Winchester Chamber of Commerce, Treasurer: Marilyn Rush Ekelberry, Secretary: Bruna Brundidge: CW Shopping District, Connie Spruill: CW Art Guild, Jackie Marion: CW Area Historical Society, Jim Bohnlein: Community Watch, Mike Walker: City Council representative, Mayor Mike Ebert: Mayor.

- We hosted our first Art on the Canal Art Stroll.
- We hosted the second TOSRV – Tour of the Scioto River Valley bike ride which brought approximately 800 riders into historic Canal Winchester to begin and finish their ride to Portsmouth, Ohio.
- Hosted our annual Farmers Market held from the last Saturday in May to the last Saturday in September.
- Hosted our 10th Annual Blues and Ribfest.
- Will partner again with the City for “Christmas in the Village” event.
- Updated Visitor’s Guide twice and published. This is on going as new businesses open and some close. Tourism Guides are placed in area shops and restaurants as well as in AAA locations and hotels throughout Ohio.
- Continued to offer the 33 billboard to other non-profit members free of charge so they can advertise their tourism events.
- A monthly newsletter goes out to all Destination: Canal Winchester members highlighting Canal Winchester events.
- Organizing Canal Winchester’s first Reindeer Run to be held on December 7, 2019. This is a fun event that will bring people in to historic downtown either as a “participant” or “spectator”, and all proceeds will benefit our CW Human Services.
- Partnered with the city to promote ‘Crafted in Canal’ concept.
- Work closely with the CW Shopping District members and other area non-profits to assist in the success of their event through volunteering, advertising and vendor referrals.
- Destination: Canal Winchester plans events based on our ability to sustain the event year after year. We carefully focus on each event and what it will look like two years down the road, three years down the road, ten years down the road.

2020

Destination: Canal Winchester has several new events being planned that will be held in historic downtown Canal Winchester and our Board and committee members are working on the development of several new programs that will add to the aesthetics of historic downtown Canal Winchester. We

began discussing these plans with Lucas this past spring and have no doubt you'll be hearing about some of these new plans soon.

2020 CVB Grant money plans

- Grant money will be used by Destination:Canal Winchester events and programs as needed.
- Grants may still be awarded to non-profit organizations that host events bringing 10,000 visitors or more into historic downtown Canal Winchester. These larger events support our mission statement and may need additional funding beyond the grants allowed from the City Council Bed Tax Grant Program.
- Each year a portion of the CVB grant money will be used toward a project that makes our city a more attractive place to live and visit. (Projects already being discussed)
- Grant money will also be used for new 33 billboard and billboard signage.

Farmers Market – mission statement – Develop and maintain a thriving marketplace for hand-made products, locally grown food and farm products as well as create a fun destination for our community.

Our "Ohio Proud" Farmer's Market brings into historic downtown Canal Winchester approximately 450 to 600 shoppers each Saturday. It has become a great gathering place for our community on Saturday mornings and our downtown businesses have seen an increase in traffic as a result of the market.

- We offer several spots each Saturday to local non-profits "free of charge". These spots help organizations raise awareness and money for their organizations. These spots have been used by our Boy Scouts to sell popcorn, Hope United Methodist Church to sell Buckeyes and other baked goods, Lions Club to offer coffee for a donation, the Labor Day Queens and their court to sell candy bars, the CW Area Historical Society to boost membership and sell other items, etc .
- Continue to work to increase the numbers of vendors at our market as well as variety of products offered. This is on-going.
- Beginning in 2017, added live musical entertainment to our festival such as a solo guitarist, a dulcimer player, or the theater group from Wagnalls Memorial Theater company. I have been able to secure an entertainment sponsor each year to cover most of the costs associated with this entertainment.
- Additionally, our entertainment sponsor, Diley Ridge, has also donated 1000 market bags that are handed out at each market for our shoppers to use.
- The Farmers' Market is fun for the entire family. Many markets provide free craft projects for the children to complete.
- Hughes Farms bring a baby goat at the beginning of the market season and we let the children (and adults) drop their suggestions for the name for the goat. A name is drawn and the person

who suggested the name wins a \$10 Gift Card from Dairy Queen. Children and adults alike love the goat and it has become a draw for our market.

- In 2018, Scott Clidence indicated that Jeff Wyler would be our Farmers Market sponsor for several years to come. With this in mind, D:CW had new yard signs and a banner made as the old ones were looking very worn. In 2019 Jeff Wyler declined to become our sponsor; however, Kelly Abbott agreed to be our Farmers Market sponsor. This meant we had to again have all new signs and a new banner made as well as a new lower section for the 33 billboard made.
- In 2019 I enrolled in the Michigan Farmers Market Association Market Manager Certificate Program. This program typically costs \$250 but the Central Ohio Farmers Market Network was able to get a grant to cover \$150 of that fee for any Central Ohio Market 'Master' who was interested. D:CW paid my enrollment fee of \$100. The course covered such things as Ohio-specific licensing, regulations and food assistance programs, avoiding market downfalls and planning for successful markets, etc. the Central Ohio Market Masters meet once a month to discuss issues relevant to all Farmers Markets and to help each other address concerns we have regarding our markets.
- In 2019 I applied for and was granted a free market analysis by Vance Corum of Farmers' Markets America, Vancouver, Washington. The fee for this analysis is usually \$5000. On July 20th, our shoppers completed an 18-question survey about our market. We will be receiving the results from those surveys in October.
- We have held a Farmers Market on Saturday of Labor Day Weekend in both 2018 and 2019.

2020 Goals for our market

- Some of the area markets participate in Food Assistance programs such as SNAP. These programs provide financial assistance to individuals or families that meet an income criterion. To participate, markets must purchase the EBT equipment which costs about \$600 to \$800 and purchase the Produce Perk chips the shoppers are given to use at the market. This program provides those with lower incomes to be able to have access to fresh, locally grown fruits and vegetables. As our community grows and changes, we need to be sure to address the needs of those who are food insecure. I asked that one of the questions on the survey mentioned above ask if a program such as this is necessary in our community. If we find it is, I hope to begin this in 2020.
- In 2018, I arranged for one of our produce vendors to set up twice month at one of our local nursing facilities. We had several shoppers from this facility, and it was not easy for them to get to our market. This arrangement helped meet their needs. This practice continued in 2019.
- As stated previously, I will continue to work to grow our market. Our downtown merchants report the farmers' market increases their foot traffic.

Art on the Canal Art Stroll

The Art Guild no longer wished to host this event, but our downtown merchants confirmed it provides one of their busiest shopping days and brings people in from all over the Columbus area. We felt it was far too important event to allow to disappear, and in 2019 D:CW became the host of this event.

- We had over 30 artists from all over Central Ohio participate in our first year. All artists had a successful event and have said they will return for our 2020 event. Plans are underway for the 2020 Art on the Canal Art Stroll.
- Costs associated with our first year included the printing of the 33-billboard sign, two banners, the printing of flyers and cards, Facebook Ad boosts, as well as ads in several small artist publications. We also paid for a chalk artist, the Canal Winchester Steel Band, and a dulcimer player. We were able to get a group of dancers to perform throughout the afternoon at no cost to us.
- In 2020 we will be having an Art on the Canal poster competition with the Canal Winchester High School students. The design chosen will be the poster printed and used to advertise our event. The winner will be awarded a \$500 college scholarship. It is our desire to have this be an annual award.
- Beginning in 2020, our Art on the Canal Art Stroll Committee will be encouraging downtown businesses and home owners to decorate the door with floral wreaths/arrangements or in any way they choose for the day of the art stroll.

Canal Winchester Blues and Ribfest – This was the festivals 10th year.

- Once we established a stronger cash flow, beginning in 2017, we began to work to make each year of our Blues and Ribfest better than the last. Our first change was to move the main stage from the corner of Waterloo and High to N. High providing more seating in front of the main stage and we increased the budget for our entertainment.
- In 2019 we were able to rent a 'professional stage' and we were able to increase our entertainment budget once again.
- In 2016 we moved the beer garden to the parking area behind Dr. McClurg's office. In 2017 we increased the size of the beer garden to accommodate the increase in visitors to our festival. We made an additional increase in the size of the beer garden in 2018 once again to further accommodate the increase in the number of visitors.
- We now attract approximately 37,000 visitors, on average, to our festival each year. We are bringing in people from not only all over Ohio, but from all over the country. This year we had visitors from West Virginia, Kentucky, Tennessee, New York, Mississippi, Alabama, Georgia, Florida, Texas and several visitors from Europe. Certainly, there may be visitors from other states, but I was introduced to visitors from these locations. Rib vendors report we are now not only considered a wonderful Blues festival, but one of their "preferred" festivals on their annual agenda.
- The Blues and Ribfest not only serves as one of our largest tourism event, but also benefits many of our local organizations financially- Boy Scouts, Athletic Boosters, Cheer Boosters, Lion's Club, Boys and Girls Cross Country Teams, CW Area Historical Society, Rotary, Canal Winchester Human Services, Eastland Career Center Cadets program, and Fairfield Career Center Cadets program.

Reindeer Run – New to 2019 - As stated previously, this is an event we had hoped to hold last year but for several reasons we had to wait until this year. This is a fun event that will bring people in to Canal Winchester to either participate or watch. Certainly, while they're here, our hope is they will shop and dine.

Destination: Canal Winchester

09/30/19

Profit & Loss

Accrual Basis

January through December 2019

	Jan - Dec 19
Ordinary Income/Expense	
Income	
Event Income	
Art Stroll	907.65
Blues & Ribfest	112,361.46
FM Registration	40.00
FM Spaces	4,261.60
Total Event Income	117,570.71
Farmers Market sponsor	3,000.00
Grants	20,000.00
Membership Dues	922.20
Miscellaneous Income	
Misc	490.00
Miscellaneous Income - Other	12,000.00
Total Miscellaneous Income	12,490.00
Reimbursed Expenses	5,000.00
Reimbursment	42.00
Total Income	159,024.91
Expense	
Automobile Expense	399.63
Blues & Ribfest	104,124.29
CITY	40.00
Committee	
Events	
Farmers Market	1,540.80
Total Events	1,540.80
Promotions	1,161.56
Total Committee	2,702.36
Insurance	2,132.00
Internet	
Annual Hosting	750.00
Forms and Fixing of Web Site	5,422.00
Web Site Domain Name	318.04
Total Internet	6,490.04
Office Supplies	30.07
Payroll Expenses	768.95
PM Payroll	
Net Pay	24,002.86
Taxes	7,860.59
Total PM Payroll	31,863.45
Postage and Delivery	133.00
Professional Fees	
Tax Preparation	109.85
Professional Fees - Other	50.00
Total Professional Fees	159.85
Program Expense	2,386.57
Telephone	580.59
Total Expense	151,810.80
Net Ordinary Income	7,214.11

I started as Executive Director in 2016 - year!

1:30 PM

Destination: Canal Winchester

09/30/19

Profit & Loss

Accrual Basis

January through December 2015

	Jan - Dec 15
Ordinary Income/Expense	
Income	
Event Income	
Blues & Ribfest	74,365.66
CIV Spaces	740.00
FM Registration	20.00
FM Spaces	7,245.00
Total Event Income	<u>82,370.66</u>
Grants	
CVB Grant	17,000.00
CVB Grant Application Fees	150.00
SCP Community Grant	5,000.00
Village Grant	22,000.00
Total Grants	<u>44,150.00</u>
Membership Dues	2,495.28
Miscellaneous Income	
Misc	1,000.00
Total Miscellaneous Income	<u>1,000.00</u>
Reimbursed Expenses	380.36
Reimbursement	750.00
Sponsor Income	1,600.00
Total Income	<u>132,746.30</u>
Expense	
Automobile Expense	204.40
Blues & Ribfest	67,651.21
Business Lunch	2,460.39
Committee	
Events	
Farmers Market	1,340.11
Other Event	375.68
Total Events	<u>1,715.79</u>
Promotions	<u>3,397.80</u>
Total Committee	5,113.59
Dues and Subscriptions	560.00
Executive Director	
Business Lunches	445.06
Total Executive Director	<u>445.06</u>
Insurance	
Liability Insurance	2,754.00
Total Insurance	<u>2,754.00</u>
Internet	
Annual Hosting	300.00
Forms and Fixing of Web Site	240.00
Web Site Domain Name	120.72
Total Internet	<u>660.72</u>
Interurban Pass Through	5,365.58
Miscellaneous	40.00
Office Supplies	409.00
Payroll Expenses	1,485.45

Canal Winchester

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



Meeting Minutes - Draft

September 30, 2019

6:00 PM

City Council – Public Meeting

*Bruce Jarvis – President
Mike Walker – Vice President
Jill Amos
Will Bennett
Bob Clark
Mike Coolman
Patrick Lynch*

there could be another violation at the same time; Ebert said they can write multiple violations. Bennett stated he doesn't think many people in Bexley challenged their violations. Jarvis stated signage to notify people would be at every entrance to the city. Scott Conner came forward to speak (cannot hear parts of the discussion due to microphone issue); questions by Lynch, Bennett, Amos. Randy Stemen came forward to speak (cannot hear parts of the discussion due to microphone issue); comments by Bennett that Sgt. Cassell has said people would not immediately be stopped if he sees you on your phone, it depends if you are also driving erratically; comments about if phone is in a cradle; Amos stated the sheriff said he is not targeting a responsible driver, but if person is clearly driving erratically and seems dangerous to others; Walker commented about phone in cradle and sees a text come across and it is a tease to answer it and may pay more attention to it. Jarvis thanked Mr. Stemen for his thoughts. Jarvis stated that you can't legislate common sense comes and common sense comes in on the law enforcement side; we have to have something law can use as a tool; question of Bexley representative coming to speak on this issue; Ebert stated he has spoken to Bexley mayor and he said it has been a very controversial issue. Jarvis said this is not the only opportunity for public input, there will be more readings and time for input. Question of making city vehicles liable under the law; Coolman said he had raised this issue before and he would like for them to be exempt, city employees on the road crew who are mowing, plowing snow, etc. and it is important they are able to communicate efficiently and safely, they should not be using the hand-held devices for personal use. Bennett stated Bexley ordinance says it will not apply to persons using emergency vehicles, etc. or for public safety; that snow plow actions are exempt; possibly subject to discipline if in accident while on their phones depending on the severity; opportunity to exempt employees who are responding to an emergency. Jarvis asked to defer to the Mayor and Mr. Peoples on this point. Coolman stated he sees police officers on their phones all the time without their lights on; same opportunity for city employees. (unable to hear discussion due to microphone issue) Coolman said we need to allow city workers to work efficiently and word it so they can be safe and operate in a public emergency and find out where their co-workers are at and be safe. Jarvis asked for anybody else present to speak; nobody else came forward.

Jarvis asked the council members to discuss further. Bennett stated issues of how language differs from Bexley ordinance; in emergency situation you need a tool for employees and they should be covered, otherwise discourage use a hand-held device in vehicle unless emergency. Walker stated it would be nice to hear from Mayor of Bexley to give his thoughts. Amos stated that it would be nice to have Sgt. Cassell here to share his thoughts. Jarvis stated tonight was about hearing public input and opportunity to be heard because it will affect everybody driving. Bennett said he likes how the Bexley ordinance was written and it was plainly written and very understandable. Walker commented that

we are missing Mr. Hollins tonight and hearing his input, and Sgt. Cassell and the Bexley Mayor.

Jarvis stated if no further discussion we will have more opportunity at next meeting in October.

E. *Motion to adjourn made by Bennett; seconded by Clark
Motion carried by the following vote:*

Adjournment

*Yes 7 – Amos, Bennett, Clark, Coolman, Jarvis, Lynch, Walker
Meeting adjourned at 6:36 pm*



Madison Township Fire Department

Franklin County, Ohio

4567 Firehouse Lane

Groveport, Ohio 43125

Sta. 181	Business Tel: (614) 837-7883	Fax: (614) 836-0716
Sta. 182	Business Tel: (614) 837-5149	Fax: (614) 837-5147
Sta. 183	Business Tel: (614) 828-8545	Fax: (614) 829-7424

CANAL WINCHESTER

SEPTEMBER 2019

Mayor Ebert, Members of Council and Staff,

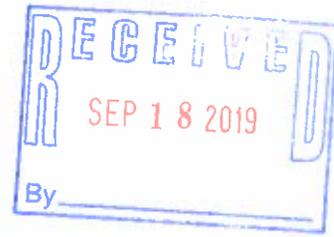
- My pleasure to introduce Madison Township Fire Chief Derek Robinson.
- Open House at Station 182 October 6, 2019. 1:00 pm – 3:00 pm
Fire Safety Demonstrations, Kids Fire Combat Challenge, Bounce House, MedFlight landing, Station & Vehicle on display and refreshments and Sparky.

Madison Fire	(All)	EMS	ALS 497 (+93) <small>Advanced Life Support</small>	BLS 147 (+15) <small>Basic Life Support</small>	FIRE	134 (+41)
Canal Winchester (Only)		EMS	ALS 84 (+8) <small>Advanced Life Support</small>	BLS 27 (+15) <small>Basic Life Support</small>	FIRE	17 (-7)

FIRE RUNS - Total 17	Foreign Odor Medical Alarm Structure Fire Auto Fire Personal Assist Gas Leak Fire Alarm	Porter Covenant 33/Gender Prentiss School Covenant Covenant Covenant Groveport Elm Ashlar Gender Gender Gender Sarwil Washington Winchester Blvd	Nothing Found Accidental Activation Bonfire behind this address. Engine Compartment Engine Compartment – Battery Short Assist Resident off floor Assist Resident off floor Assist Resident off floor Assist Resident off floor Nothing Found / Advise Columbia Gas Burnt Bread Pull Station / Accidental Customer Nothing Found / Faulty Alarm School Fire Drill Changing Batteries Gym Beam Detector Pull Station – Memory Care Unit
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Respectfully submitted,
Interim Fire Chief Jeff Fasone

Our Mission: To deliver The Best Possible Service To Our Customers



Work Force Development
1856 Cedar Hill Rd, Lancaster, Ohio 43130
740-277-6308

Our Purpose

To make a better world by helping people and their families lead productive lives.

Our Mission

To provide work opportunities, skills development, and employment services for people with barriers to employment.

Our Values

To operate with open and honest communications, where both plans and results are shared, where commitment to continuous improvements encourages teamwork, innovation and shared excellence.

Services

Life Skills – Life skills refers to the skills necessary to live independently, including money management, house-keeping, educational planning, transportation, work –readiness and knowledge of community resources, etc. Individuals in the Life Skills training Program will be trained in essential skills that are needed to live independently.

Community Based Assessment – is a short term job try-out with the goal of discovering an individual’s vocational strengths, along with what kind of job is best suited for that individual.

Work Adjustment – Utilizes an actual work environment to assist individuals in learning or reestablishing skills, attitudes and personal characteristic and work behaviors needed to maintain employment.

Skills Training – Customized, self-directed career training to meet your individual needs; to prepare individuals for Computer training, Retail, Janitorial, Industrial, hospitality, food service, office/receptionist, and other customized employment options.

Summer Youth Skills Training – This program focuses on the transitional youth population in group setting; utilizing actual work settings to assist individuals in learning skills, attitudes, personal characteristics and work behaviors needed to succeed once they are ready for the work force.

Job Placement – Assistance in job searches and finding employment including interviewing, filling out applications and putting together a resume. Once a position is secured, Goodwill will assist the individual in the hiring process and follow up with the individual for a minimum of 90 days to assure employment success.

Job Coaching – Work one-on-one with a Goodwill trainer who will provide job –related and interpersonal skills training to successfully complete job tasks.

Career Exploration – Assistance in selecting an employment goal. Provide the opportunity to interact with and observe people performing job tasks, and conduct informational interviews. Learn what education and /or training would be required for each specific employment goal.

CHANGING LIVES THROUGH THE POWER OF WORK!!!

How can local community employers help?

By connecting with Goodwill the employers within the community can help guide and shape the future employees that will soon be ready to come out into the workforce. Pairing up with Goodwill will be a benefit to everyone. In connecting with Goodwill in any of the services that Goodwill offers, employers can help set the needed foundation, work skills and work ethic that they themselves look for while interviewing and hope that they get on a daily basis by their own employee's. Goodwill is always looking for areas in the community to do Work Adjustments and Community Based Assessments with trainees, as well as Career Exploration and Summer Youth Program sites. Goodwill is always looking for employer that will let a Job Coach come in with a trainee and work with them doing the exact same job duties that your current employees do. LIABILITY?? This is all on Goodwill. Goodwill is always looking for Retail, Restaurant, Manufacturing, Healthcare, Education and Construction, etc. sites. Lets' work together to make our community a better and stronger place, so that the individuals seeking the help to make themselves better for the employers, sees the employers making it better for them.

Employer Solutions Available from Goodwill

For employers, finding the best people to fit their workplace culture and contribute to their organizational success is both a challenge and an opportunity. Goodwill can help by connecting employers with qualified candidates, but unlike for-profit agencies, our services are mission-based. Our goal is to match our training and support programs to the real-world needs of employers.

Community Employment Service Program

Provides job placement services to individuals with barriers to employment while fulfilling local employer hiring needs.

Why hire a trainee from Goodwill?

Trainees have completed an intensive program focused on the critical skills needed to find and maintain employment such as reliability, professional attitude and appearance, job experience and education, interpersonal and communication skills, job function skills, and work ethic.

Trainees will receive if needed, individualized services from Goodwill such as supported training by a Job Coach and follow-up services until no longer needed.

Assistance with sensitivity training, Post job openings for free, and follow up on employee and employer relationships after hire. Tax break Incentives.

Businesses that work with Goodwill, WFD

Gypsy Joe's	OUL Lancaster Campus	Fairfield County Humane Society
Lancaster Campgrounds	Pet Supplies Plus	Goodwill Retail, Pickerington & Lancaster
Sutherlands, Circleville	Baltimore IGA	Ma Maw's Diner, Baltimore
Frisch's		

RESOLUTION NO. 19-023

A RESOLUTION ENDORSING THE PASSAGE OF THE 2019 FRANKLIN COUNTY CHILDREN SERVICES 3.1 MILL RENEWAL LEVY-ISSUE 10

WHEREAS, Franklin County Children Services (FCCS) helps more than 30,000 abused and neglected children each year by investigating allegations of child abuse and neglect, providing voluntary or court-ordered protective services to families whose children can remain safely in their own homes, helping parents resolve their family problems and placing children in temporary foster care homes or in permanent adoptive homes when necessary; and

WHEREAS, the Opiate Crisis has dramatically increased the placement costs of the agency and more children are in care and their needs, both physically and emotionally, are more intense; and

WHEREAS, Children Services works hard at keeping children with their birth families but when that is not possible, placement with relatives is the preferred choice. And Kinship care has grown significantly in the last few years with the agency placing 1,941 children in 2018 with kinship caregivers, an increase of 74% since 2014; and

WHEREAS, when a permanent solution is needed, FCCS has been very successful in securing caring and committed adoptive families. Since 2014, more than 800 children have been adopted into loving families; and

WHEREAS, Franklin County Children Services is funded primarily through two 10-year levies--- spread five years apart---a 1.9 mill levy that was renewed in 2014 and a 3.1 mill levy, passed in 2009 that expires at the end of 2019.

WHEREAS, the 3.1 mill levy, expiring at the end of this year, accounts for more than 42% of the agency's income and without renewal of this levy, vitally needed services to abused and neglected children will be impacted; and

WHEREAS, the 3.1 mill renewal levy will not increase taxes for home owners but will allow Children Services to continue to serve the county's vulnerable children and their families.

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

That we support and endorse, Issue 10, the Franklin County Children Services Levy.

DATE PASSED: _____

ATTEST: _____

CLERK OF COUNCIL

PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

LAW DIRECTOR

MAYOR

DATE APPROVED: _____

I hereby certify that the resolution as set forth above was published for a period of not less than fifteen (15) 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.

CLERK OF COUNCIL

RESOLUTION NO. 19-024

A RESOLUTION TO ESTABLISH THE ROUTE 33 NORTH COMMUNITY REINVESTMENT AREA AND TO AUTHORIZE REAL PROPERTY TAX EXEMPTIONS ESTABLISHED BY SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE

WHEREAS, this Council desires to pursue all reasonable and legitimate incentive measure to assist and encourage development in specific areas of the City of Canal Winchester that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, a survey of housing on file with the Clerk of Council as required by Section 3736.66 of the Ohio Revised Code has been prepared for the area to be included in the proposed Community Reinvestment Area; and

WHEREAS, the maintenance of existing structures and construction of new structures in that area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures and the construction of new structures in the CRA constitutes a public purpose for which real property exemptions may be granted;

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

Section 1. The area designated as the Route 33 North Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

Section 2. Pursuant to Section 3735.66 of the Ohio Revised Code, the Route 33 North Community Reinvestment Area is hereby established in the following area:

This area is generally described with a western boundary of the Rager Road; an eastern boundary of the Field of Honor, Union Grove Cemetery, and Cemetery Road; a northern boundary of Bixby Road and the Canal Winchester corporate limits; and a southern boundary of US 33 from Rager Road to Winchester Pike.

The Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached hereto as Exhibit A and incorporated by reference herein. Only commercial and/or industrial properties consistent with the applicable zoning regulations within the Community Reinvestment Area will be eligible for exemptions under this program. For purposes of the Resolution and Sections 3735.65 through 3735.70 inclusive of the Revised Code, mixed use developments are hereby deemed to be “commercial” developments. The term “mixed use development” shall mean a development incorporating both commercial and multi-family residential uses.

Section 3. All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for the incentive specified in this Resolution. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the City of Canal Winchester has undertaken supporting public improvements in the designated area.

Section 4. Within the Route 33 North Community Reinvestment Area, pursuant to Section 3735.67 of the Ohio Revised Code, for each commercial or industrial structure that is constructed and for which a certificate of occupancy is used, the percentage of the tax exemption on the increase in the assessed valuation resulting from such improvements and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in Section 3735.67 of the Revised Code. The particulars of the exemption will be set forth in writing in a Community Reinvestment Area Agreement as outlined in Section 3735.671 of the Ohio Revised Code. The percentage of the tax exemption and the term of the exemption shall not exceed the following:

- a. Up to ten (10) years and up to fifty percent (50%) for the remodeling of existing commercial or industrial facilities for which the cost of remodeling is at least \$100,000, as described in Section 3735.67 of the Revised Code, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.
- b. Up to fifteen (15) years and up to one-hundred percent (100%) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

Section 5. All commercial and industrial projects are required to comply with the (i) State application fee requirements of Section 3735.672(C) of the Ohio Revised Code and (ii) local annual monitoring fee of one percent (1%) of the amount of taxes exempted under the agreement, subject to a minimum of Five Hundred Dollars (\$500.00) up to a maximum of Twenty-Five Hundred Dollars (\$2,500.00) annually, unless waived.

Section 6. The Housing Officer as defined in Section 3735.65 of the Ohio Revised Code is hereby authorized and directed, on behalf of the City, to petition the State Director of Development, in accordance with Section 3735.66 of the Ohio Revised Code, for certification of the Route 33 North Community Reinvestment Area.

Section 7. The Community Reinvestment Area Housing Council established by the Council of the City of Canal Winchester shall make an annual inspection of the properties within the district for which exemption has been granted under Section 3735.67 of the Ohio Revised Code and shall also hear appeals under Section 3735.70 of the Ohio Revised Code.

Section 8. The Tax Incentive Review Council established by the Council of the City of Canal Winchester to review the compliance of all other agreements involving Community Reinvestment Area shall annually review the compliance of agreements involving the granting of exemptions for commercial or industrial real property improvements under the Resolution and make written recommendations to this Council as to continuing, modifying to terminating those agreements based upon the performance of the agreement.

Section 9. This Council reserved the right to re-evaluated the designation of the Route 33 North Community Reinvestment Area after December 31, 2028, at which time this Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the Ohio Revised Code.

Section 10. A copy of this Resolution shall be forwarded to the Franklin County Auditor, and a copy of this Resolution shall be published in a newspaper of general circulation in the City once a week for two (2) consecutive weeks immediately following its passage.

Section 11. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LAW DIRECTOR

I hereby certify that the resolution 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

EXHIBIT A

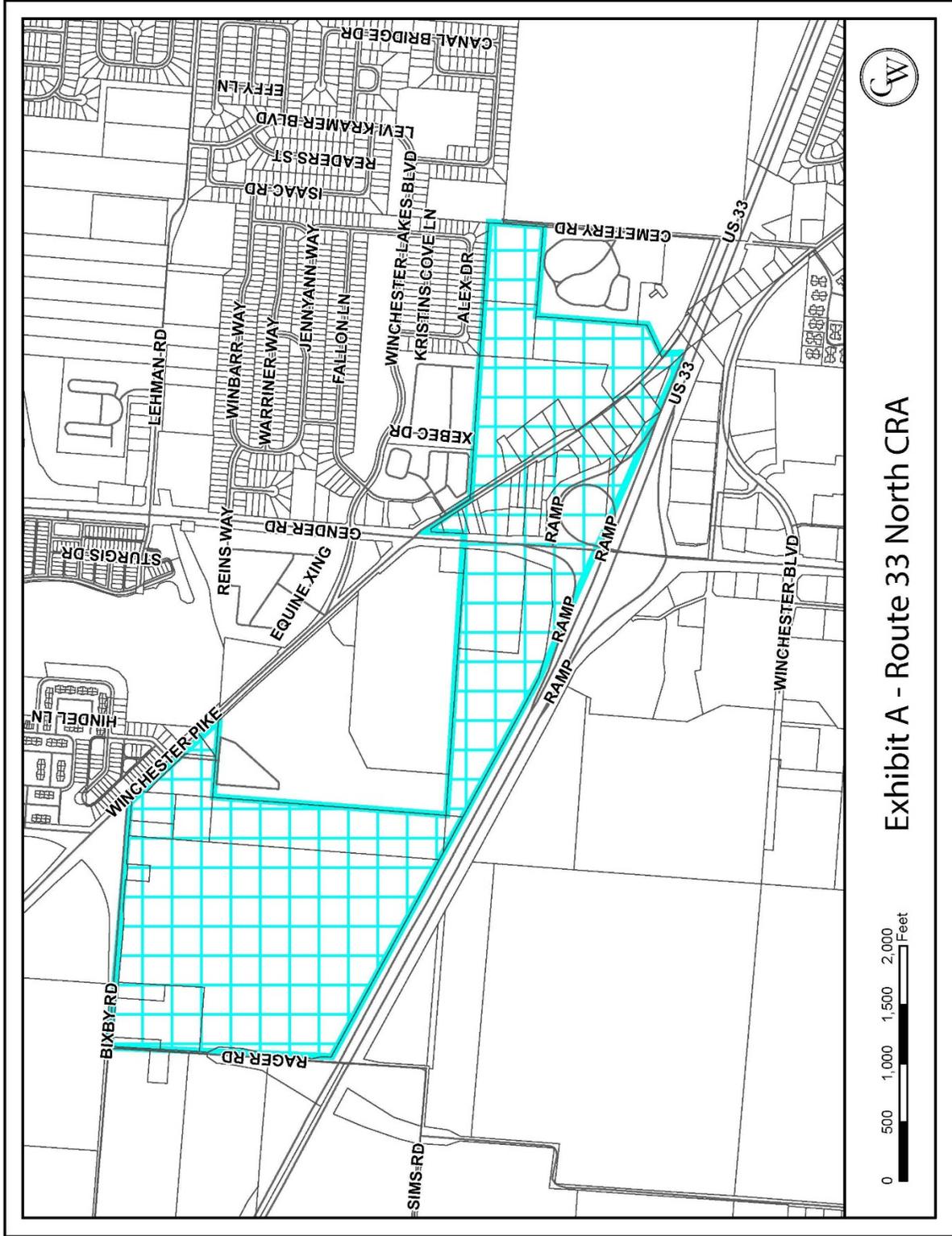


Exhibit A - Route 33 North CRA

**CITY OF
CANAL WINCHESTER, OHIO**



**ROUTE 33 NORTH COMMUNITY
REINVESTMENT AREA HOUSING
SURVEY**

PREPARED BY:
Lucas Haire, Housing Officer

SEPTEMBER 2019

COMMUNITY REINVESTMENT AREA Housing Survey

PURPOSE AND SCOPE

The purpose of this report is to determine whether the area shown in Appendix A should be designated as a Community Reinvestment Area (CRA) as defined by the Ohio Revised Code (ORC) Sections 3735.65-3735.70. The survey area is made up of approximately 227 acres generally located along the north side of the US 33 corridor. The proposed Route 33 North CRA location represents a small portion of the city which has 17 total housing units located within its boundaries. In order to meet the CRA criteria for eligibility, the area must consist of “housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.” By establishing Route 33 North CRA the City of Canal Winchester would be better able to encourage development and improvement within this portion of the community which has not benefited from growth within the surrounding areas.

GENERAL DESCRIPTION OF CANAL WINCHESTER, OHIO

The City of Canal Winchester is a suburban community which is located in both Franklin and Fairfield County. The City benefits from its suburban location with great access to the state capital and being within the fastest growing region in the Midwest. The City was named the fastest growing community in Ohio, by percentage, in 2017 based on US Census population estimates with a 4.4% growth rate. The total population of the community is estimated by the US Census Bureau at 8,604 in 2018 which is up from a 2010 population of 7,101. While the trend of residential growth is strong in Canal Winchester not all areas of the community are benefiting from the growth. There are still pockets of the community that have struggled due to access restrictions, blighting influences of neglected properties, and surrounding land uses.

GENERAL DESCRIPTION OF Route 33 CRA

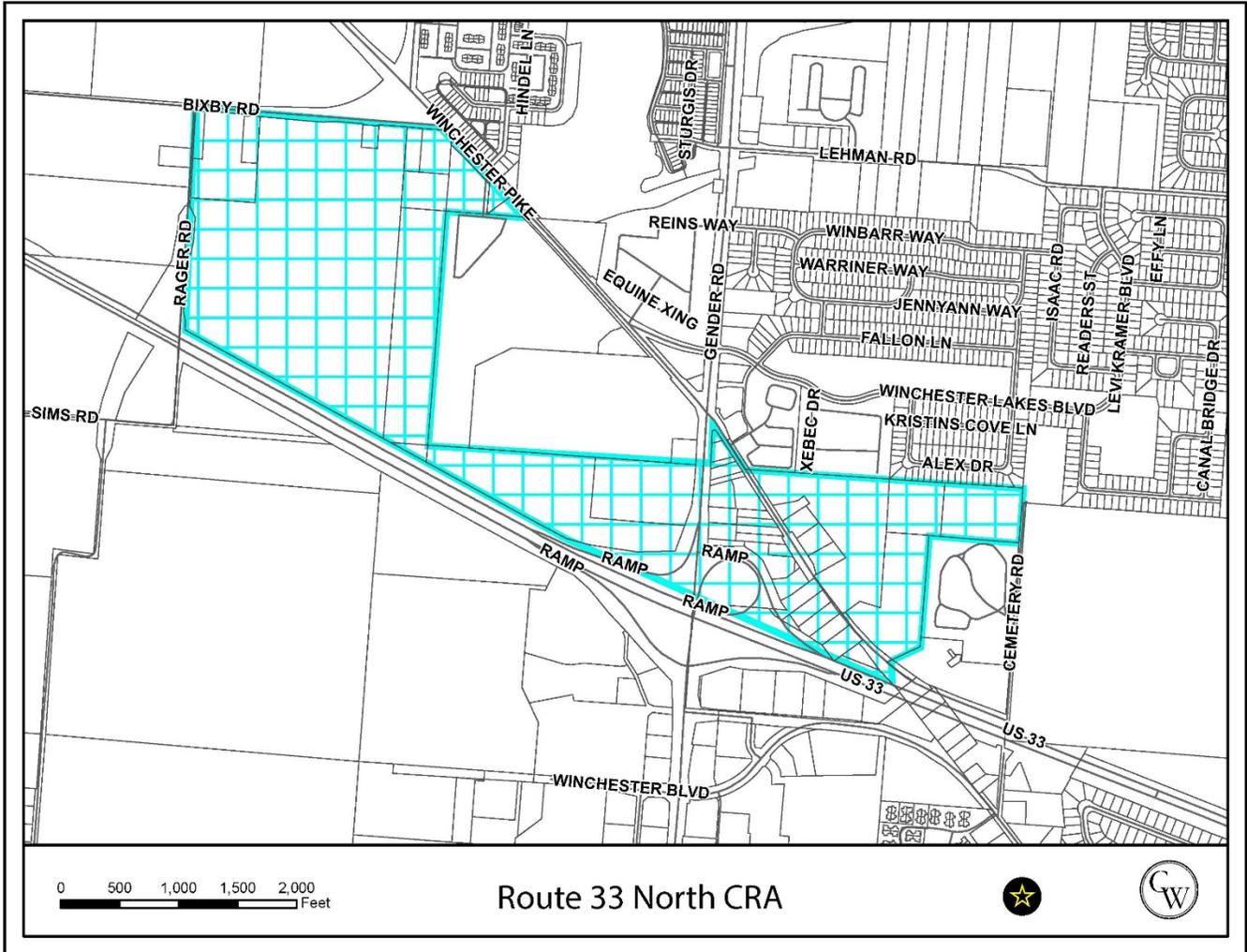
The area of the proposed Route 33 North CRA consists of approximately 227 acres located along the north side of US 33. This area is generally described with a western boundary of the Rager Road; an eastern boundary of the Field of Honor, Union Grove Cemetery, and Cemetery Road; a northern boundary of Bixby Road and the Canal Winchester corporate limits; and a southern boundary of US 33 from Rager Road to Winchester Pike. This area is also shown on the attached map Appendix A.

While the majority of the residential and commercial properties within Canal Winchester are in good condition, the area within the proposed CRA contains residential and commercial properties which are undeveloped or underdeveloped. This area of Canal Winchester has suffered from its proximity to US 33 while many other parcels in the community have benefitted from the access that US 33 has provided. The growing amount of traffic including truck traffic along US 33 has limited the desirability of the area for residential construction. Road noise is a contributing factor to this area not being developed for residential purposes and limits the pool of buyers for existing residential units and rehabilitation of those properties. Access to this area of Canal Winchester can also be challenging. In August 2004 the access point at Cemetery Road and US 33 was eliminated. This change essentially cut off access to the portion of Canal Winchester north of US 33 from the remainder of the community. This left this area of the City isolated and continues to discourage development and redevelopment within this area.

As described in greater detail herein, creation and implementation of the Proposed CRA will encourage development and redevelopment of parcels that would benefit this specific area but also the surrounding neighborhoods and the entire community. This will be accomplished by using the CRA as a tool to incent housing construction and economic development in a way that optimizes land use for the benefit of existing and future residents, visitors and business operators within and proximate to the Proposed CRA.

COMMUNITY REINVESTMENT AREA Housing Survey

MAP OF PROPOSED ROUTE 33 North CRA



PROPERTY DESCRIPTIONS IN THE ROUTE 33 NORTH CRA

A windshield survey was conducted of the residential and commercial buildings located within the proposed CRA. Each building was rated as “Good,” “Fair,” or “Poor” based upon the apparent condition of the property. “Good” condition properties appear to have no damage or defects and are not in need of repair. “Fair” condition properties appear to have minor damage or defects and appear to be in need of minor repair. “Poor” condition properties appear to have damage or defects in need of moderate or greater repair.

Below are descriptions and images of each property rated in poor condition to show that new housing construction and repair of existing facilities or structures are discouraged.

COMMUNITY REINVESTMENT AREA Housing Survey

Property Address: 611 Winchester Pike, Canal Winchester, OH 43110

Parcel Number: 184-001337

Property Built In: 1947

Property Assessed Value: \$78,200 (Building), \$34,500 (Land)

Structure Condition: Poor – broken and boarded windows, missing door, peeling paint, crumbling driveway.



COMMUNITY REINVESTMENT AREA Housing Survey

Property Address: 627 Winchester Pike, Canal Winchester, OH 43110

Parcel Number: 184-000930

Property Built In: 1962

Property Assessed Value: \$77,400 (Building), \$16,100 (Land)

Structure Condition: Poor – cracked siding, driveway in disrepair, accumulation of rubbish and debris, inoperable vehicles.



COMMUNITY REINVESTMENT AREA Housing Survey

General Housing Stock Information

The proposed CRA contains housing stock that is in need of considerable repair. In some instances, demolition and redevelopment may be the most appropriate. There are 17 housing units within the proposed CRA #3.

Age of Housing Stock

The age of housing stock is useful measure of potential historic significance as well as whether new construction has been “discouraged.” The majority of housing units in the proposed CRA were built prior to 1979, see table below. As such these homes are more than 40 years old and thus are potentially historic. On average the homes located within the proposed Route 33 North CRA are older than other homes in the community and little to no new construction has taken place in the area since the 1990’s while the majority homes in Canal Winchester have been constructed since 1990.

Year Built	All of Canal Winchester		Proposed CRA	
	Units	Percentage	Units	Percentage
2014-2016	42	1.39%	0	0.00%
2010-2013	180	5.97%	0	0.00%
2000-2009	1175	38.97%	1	5.88%
1990-1999	803	26.63%	2	11.76%
1980-1989	113	3.75%	1	5.88%
1970-1979	261	8.66%	2	11.76%
1960-1969	88	2.92%	4	23.53%
1950-1959	169	5.61%	2	11.76%
1940-1949	41	1.36%	3	17.65%
1939 or earlier	143	4.74%	2	11.76%
Total Units	3015		17	

Data source: US Census, 2012-2016 American Community Survey 5 year estimate
and Franklin County Auditor Data

COMMUNITY REINVESTMENT AREA Housing Survey

Housing Stock Values

The median value of an owner-occupied housing unit in the City of Canal Winchester is \$194,000. In contrast the median value of an owner-occupied housing unit in Route 33 CRA is \$150,000. While these statistics appear comparable the homes in the proposed Route 33 North CRA are much more likely to be on large lots with a much greater proportion of the value in land rather than improvements compared to the remainder of the community. In order to improve housing values within Route 33 North CRA there needs to be new construction and renovation of properties which is currently discouraged.

The following table lists the number of permits issued by the City's Development Department in 2015-2017.

Permits Issued			
All of Canal Winchester	2016	2017	2018
Residential	139	109	146
Commercial/Industrial	79	68	41
Proposed Route 33 CRA			
Residential	0	1	0
Commercial/Industrial	1	0	1

Source: Canal Winchester Development Department

The total estimated value of all projects in the City related to the residential building permits issued were \$11,964,917 (2016), \$10,548,468 (2017), and \$13,447,239 (2018). Regarding all building permits associated with commercial or industrial projects in the City, the total estimated value of those projects were \$15,988,166 (2016) \$11,526,855 (2017), and \$18,078,959 (2018).

The total estimated value related to the residential building permits issued within Route 33 North CRA were \$0 (2016) and \$25,000 (2017), and \$0 (2018). Regarding commercial or industrial projects within Route 33 CRA, the total estimated value of those projects were \$1,297 (2016), \$0 (2017) and \$2,650,486 (2018). These statistics indicate that very little investment is taking place within the proposed Route 33 North CRA with the exception of a new car dealership in 2018. The only residential permit issued in the 3-year period was to install solar panels. This lack of investment shows that residents within the area are discouraged from investing in their homes while the surrounding community has a significant residential investment.

COMMUNITY REINVESTMENT AREA Housing Survey

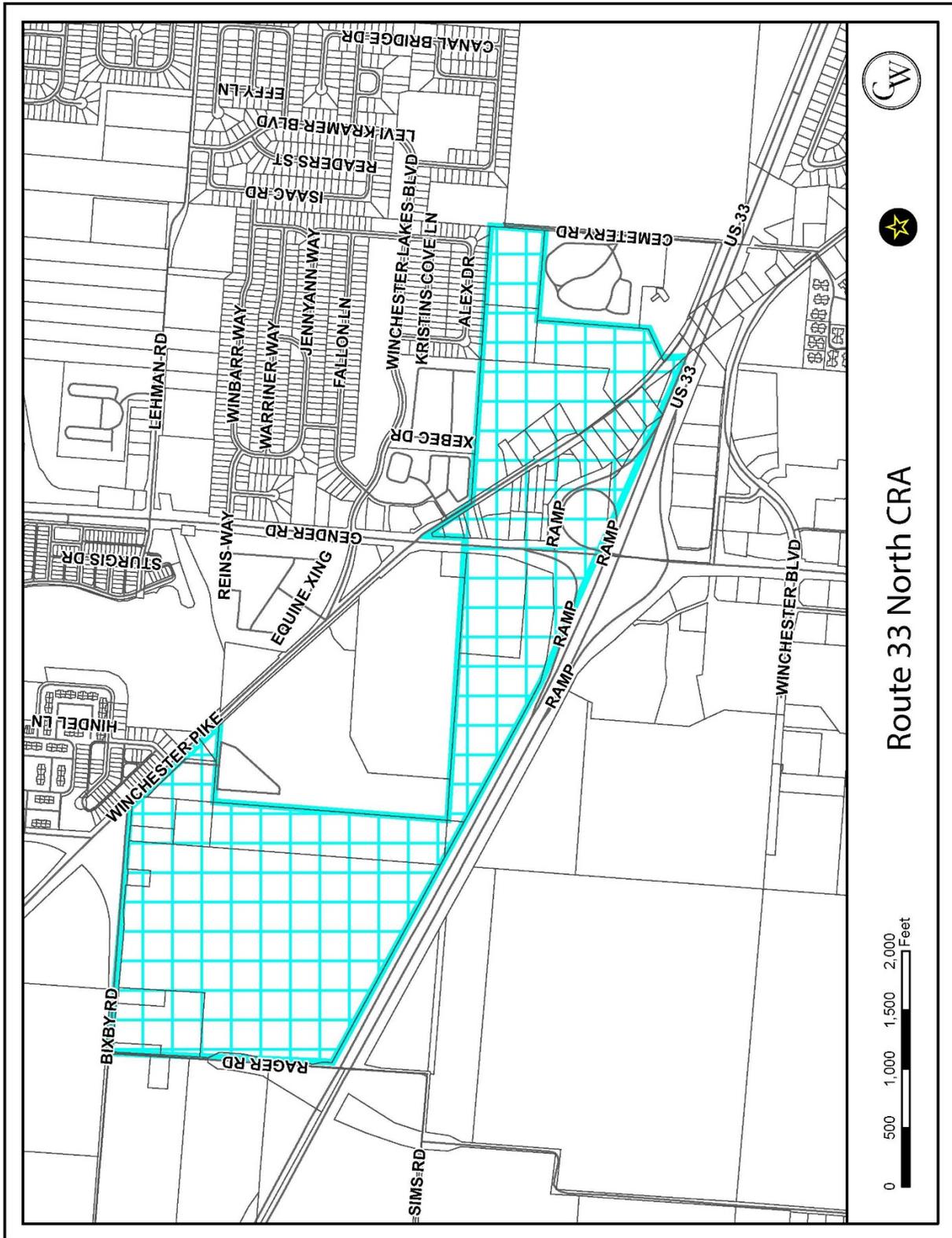
CONCLUSIONS

The proposed Route 33 North CRA contains housing units that are declining in value or holding their value while the surrounding properties have experienced significant value gains. Transportation and access changes that have taken place in the area have negatively impacted the desirability of construction of new homes or making significant investments into existing housing. The age of homes within the proposed CRA area is older than that of the surrounding community and no new housing construction has taken place in nearly twenty years. The declining desirability of this area is also evident from the lack of building permits that have been issued within the area while the remainder of the community has seen a significant boom in construction. Certain properties within the proposed CRA have a blighting influence on the surrounding community and discourage additional investment.

Therefore, the proposed Route 33 North CRA meets the criteria for a Community Reinvestment Area as defined by Ohio Revised Code as “one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.”

COMMUNITY REINVESTMENT AREA Housing Survey

APPENDIX A



RESOLUTION NO. 19-025

A RESOLUTION IN SUPPORT OF STORMWATER AWARENESS WEEK

WHEREAS, urban stormwater runoff is the threat to water quality in Canal Winchester; and,

WHEREAS, population growth, residential and commercial development, and the resulting changes to the landscape will only increase stormwater quality and quantity concerns throughout Franklin County; and,

WHEREAS, these impacts cannot be entirely avoided or eliminated but can be minimized; and,

WHEREAS, the need arises not only from the regulatory requirements of EPA General Construction and Municipal Stormwater rules, but also from the recognition that citizens and local decision makers will benefit from a greater awareness of how the cumulative impacts of decisions at home, at work and through local policies impact our water quality, stream corridors and flooding; and,

WHEREAS, the development and implementation of effective, outcomes-based stormwater education and outreach programs will meet the related federal stormwater pollution control requirements and those of the communities they serve so that Franklin County and the Greater Columbus region continues to be a great place to live, work and play.

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 fully supports the recognition of the week of October 20-26, 2019 as Stormwater Awareness Week.

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.

Clerk of Council

ORDINANCE NO. 19-053

AN ORDINANCE TO AMEND SECTION 331.44 OF THE CODIFIED ORDINANCES OF THE CITY OF CANAL WINCHESTER

WHEREAS, the City of Canal Winchester recognizes the dangerous and increasing trend of distracted driving; and

WHEREAS, the City wishes to protect its residents, visitors, and children from injury caused by distracted driving; and

WHEREAS, texting while driving is currently only punishable in Canal Winchester as a secondary offense in addition to other charges;

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

Section 1. That Section 331.44 of the Codified Ordinances of the City of Canal Winchester be amended to reflect the changes in the attached Exhibit A.

Section 2.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

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.

CLERK OF COUNCIL

331.44 SENDING, READING, OR WRITING A TEXT MESSAGE OR ACCESSING THE INTERNET WHILE DRIVING.

(a) As used in this section:

(1) "Text message" means any message sent, stored or received via mobile communication device. For the purpose of this section, an email message shall be considered a text message.

(2) ~~"Mobile communication device"~~ Electronic wireless communications device means (a) a wireless telephone; (b) a text-messaging device; (c) a personal digital assistant; (d) a computer, including a laptop computer and a computer tablet; or (e) any other substantially similar wireless device that is designed or used to communicate text. ~~any portable electronic device capable of transmitting or receiving data in the form of a text message or capable of accessing the internet including but not limited to a wireless telephone, a text-messaging device, a personal digital assistant, or a personal computer, but specifically excluding portable internet based vehicle navigation systems being used for that purpose.~~

(3) "Emergency vehicles" and "public safety vehicles" shall have the same meaning as set forth in Ohio R.C. 4511.01(D) and (E).

(b) No person shall operate a motor vehicle on any street, highway, or property used by the public for purposes of vehicular traffic or parking while using in any manner an electronic wireless communications device. ~~mobile communication device to:~~

~~— (1) Manually enter letters, numbers, or text messages or read any received emails or text messages transmitted to or stored within such device; or~~

~~— (2) Send, read, create, or interact with internet-based content, play games or otherwise interact with the internet.~~

(c) Division (b) This provision of this section shall not apply to any of the following:

(1) A person using an electronic wireless communications device for emergency purposes, including an emergency contact with a law enforcement agency, hospital or health care provider, fire department, or other similar emergency agency or entity; Operators of emergency or public safety vehicles where the operator of a public safety device uses such device in the course of the operator's official duties;

(2) A person driving a public safety vehicle who uses a handheld electronic wireless communications device in that manner in the course of the person's duties;

(3) Any person using an electronic wireless communications device whose motor vehicle is in a stationary position and the motor vehicle is outside a lane of travel; ~~reporting a health or safety emergency;~~

(4) A person receiving wireless messages on a device regarding the operation or navigation of a motor vehicle; safety-related information, including emergency, traffic, or weather alerts; or data used primarily by the motor vehicle;

~~(53) A person using a navigation device in a voice-operated or hands-free manner who does not manipulate the device while driving; Drivers parked, standing or stopped or removed from the flow of traffic, or stopped due to an inoperable vehicle;~~

(6) A person conducting wireless interpersonal communication with a device that does not require manually entering letters, numbers, or symbols or reading text messages, except to activate, deactivate, or initiate the device or a feature or function of the device;

(7) A person operating a commercial truck while using a mobile data terminal that transmits and receives data;

(8) A person using a handheld electronic wireless communications device in conjunction with a voice-operated or hands-free device feature or function of the vehicle. “Voice-operated or hands-free device” means a device that allows the user to vocally compose or send, or to listen to a text-based communication without the use of either hand except to activate or deactivate a feature or function.

~~(d) Notwithstanding any provision of law to the contrary, no law enforcement officer shall cause an operator of an automobile being operated on any street or highway to stop the automobile for the sole purpose of determining whether a violation of subsection (d) hereof has been or is being committed or for the sole purpose of issuing a ticket, citation, or summons for a violation of that nature or causing the arrest of or commencing a prosecution of a person for a violation of that nature, and no law enforcement officer shall view the interior or visually inspect any automobile being operated on any street or highway for the sole purpose of determining whether a violation of that nature has been or is being committed.~~

~~(e) Whoever violates this section shall be guilty of a minor misdemeanor.~~

~~(Ord. 30-10. Passed 8-16-10.)~~

ORDINANCE NO. 19-054

**AN ORDINANCE TO AUTHORIZE THE MAYOR AND FINANCE
DIRECTOR TO ENTER INTO CONTRACTS WITH THE DIRECTOR OF
TRANSPORTATION FOR THE IMPROVEMENTS OF STATE ROUTE 674**

WHEREAS, the State of Ohio has identified the need to improve SR-674 (Gender Rd.) within the corporation limits of the City of Canal Winchester; 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 107784
FRA-674-2.07**

NOW, THEREFORE, BE IT 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 City hereby agrees to cooperate with the Director of Transportation of the State of Ohio in the planning, design and construction of the identified highway improvement project and grants consent to the Ohio Department of Transportation for its development and construction of the project in accordance with plans, specifications and estimates as approved by the Director;

The Ohio Department of Transportation shall assume and bear one hundred percent (100%) of the necessary costs of the State's highway improvement project; the City's share of the cost for the pavement surface treatment is estimated to be \$140,445.

The City agrees to assume and bear one hundred percent (100%) of the total cost of those features requested by the City which are not necessary for the improvement as determined by the State and Federal Highway Administration.

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. The City agrees that all utility accommodation, relocation, and reimbursement shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

Section 4. Upon completion of the project, and unless otherwise agreed, the City shall: (1) provide adequate maintenance for the project in accordance with all applicable state and federal law, including, but not limited to Title 23, U.S.C., Section 116; (2) provide ample resources, as necessary, for the maintenance of the project; (3) maintain the right-of-way, keeping it free of obstructions, and (4) hold said right-of-way inviolate for public highway purposes.

Section 5. The Mayor and Finance Director are 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 6. 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 ODOT's project 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.

Clerk of Council

ORDINANCE NO. 19-055

AN ORDINANCE TO ACCEPT THE APPLICATION OF TERESA L. MCCORMICK FOR THE ANNEXATION TO THE CITY OF CANAL WINCHESTER OF CERTAIN TERRITORY IN MADISON TOWNSHIP CONTAINING 0.75+/- ACRES AND BEING LOCATED AT 6055 BIXBY ROAD, TO AMEND THE ZONING MAP TO ZONE 0.75+/- ACRES TO LIMITED MANUFACTURING (LM), AND DECLARING AN EMERGENCY

WHEREAS, an Expedited Type II Petition for annexation of certain territory in Madison Township was duly filed by Teresa L. McCormick; and

WHEREAS, the petition was duly considered by the Board of County Commissioners of Franklin County, Ohio, on July 9, 2019, wherein said Commissioners approved the annexation; and

WHEREAS, the Board of County Commissioners certified a transcript of proceedings in connection with said annexation with the map and petition to the Clerk of the City of Canal Winchester who received the same on July 19, 2019; and

WHEREAS, more than sixty days have elapsed from the date of filing of the transcript of such approval by the Board of Franklin County Commissions with the City Clerk; and

WHEREAS, this Council has determined a Zoning Map Amendment to LM – Limited Manufacturing for approximately 0.75 +/- acres of land, including the aforementioned McCormick parcel, is appropriate to match adjacent zoning and to facilitate economic development; and

WHEREAS, Council has determined that acceptance of the annexation and implementation and approval of the Limited Manufacturing zoning is in the best interest of the residents of the City of Canal Winchester;

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

SECTION 1. That the proposed annexation, as applied for in the petition of Teresa L. McCormick, which petition was filed with the Board of County Commissioners of Franklin County, Ohio on June 4, 2019 and which petition prayed for the annexation to the City of Canal Winchester of certain territory adjacent thereto and hereinafter described, which petition was approved for annexation to the City of Canal Winchester by the Board of County Commissioners on July 9, 2019, be and hereby is accepted. The territory annexed hereby is described in the legal description attached hereto as Exhibit A and made a part hereof as though fully rewritten herein. The certified transcript of the proceedings for annexation with an accurate map of the territory, together with the petition for annexation and other papers relating to the proceedings thereto of the

County Commissioners are all on file with the Clerk of the City of Canal Winchester and have been for more than 60 days.

SECTION 2. That the Clerk be, and hereby is, authorized and directed to make three copies of this Ordinance, to each of which shall be attached a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State, and shall file notice of this annexation with the Board of Elections within thirty days after it becomes effective.

SECTION 3. That the Zoning Map is hereby amended to reflect that the zoning for approximately 0.75 +/- acres of land located at 6055 Bixby Road, which real property is described in the legal description attached hereto as Exhibit A and incorporated herein by reference, be LM, Limited Manufacturing District.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health and safety of the City of Canal Winchester, such emergency arising from the exigencies of commercial and industrial development of land within the City which provides for the economic and community welfare by providing the creation of jobs in the City; 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

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 (15) 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.

Clerk of Council

Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNEI I. R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By *[Signature]*

Date 5/29/19

May 20, 2019

DESCRIPTION OF AN APPROXIMATE 0.75 ACRE SOUTH OF BIXBY ROAD, EAST OF RAGER ROAD, MADISON TOWNSHIP, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, Township of Madison, in the northeast quarter of Section 23, Township 11 North, Range 21 West, Congress Lands and being a portion of a 1 acre tract of land conveyed to Teresa L. McCormick, by deed of record in Instrument No. 200909140133203, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at the intersection of the south right-of-way line of Bixby Road (variable width) with the east right-of-way line of Rager Road (variable width);

thence easterly along the south right-of-way line of Bixby Road and crossing a portion of said 1 acre tract a distance of approximately 80 feet to a point in the east line of said 1 acre tract, in a west line of a 7.65 acre tract of land conveyed, as Parcel IV, to Willis M. Alspach, Trustee (25% Interest) and Joan A. Alspach, Trustee (25% Interest), by deed of record in Instrument No. 201208090115353 and David Benjamin Alspach (50% Interest), by deeds of record in Official Record 3195, Page C 17 and at a northwest corner of The City of Canal Winchester Corporation Limits, as approved by Ordinance No. _____ and recorded in Instrument No. _____,

thence southerly along a portion of the east line of said 1 acre tract, along a portion of a west line of said 7.65 acre tract and along a west line of said corporation line a distance of approximately 405 feet to a point at the southeast corner of said 1 acre tract, at a corner of said 7.65 acre tract and at a corner of said corporation line;

thence westerly along a portion of the south line of said 1 acre tract, along a portion of a north line of said 7.65 acre tract and along a north line of said corporation line a distance of approximately 80 feet to a point in the east right-of-way line of Rager Road and at a corner of said corporation line;

thence northerly along the east right-of-way line of Rager Road and crossing a portion of said 1 acre tract a distance of approximately 405 feet to the place of beginning;

containing approximately 0.75 acre of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from best available Court House records, in November, 2018. The above description was prepared for annexation purposes only and not intended for transfer of real property.

Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor #7697



Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNEI I. R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By 

Date 5/29/19

May 20, 2019

DESCRIPTION OF AN APPROXIMATE 0.75 ACRE SOUTH OF BIXBY ROAD, EAST OF RAGER ROAD, MADISON TOWNSHIP, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, Township of Madison, in the northeast quarter of Section 23, Township 11 North, Range 21 West, Congress Lands and being a portion of a 1 acre tract of land conveyed to Teresa L. McCormick, by deed of record in Instrument No. 200909140133203, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at the intersection of the south right-of-way line of Bixby Road (variable width) with the east right-of-way line of Rager Road (variable width);

thence easterly along the south right-of-way line of Bixby Road and crossing a portion of said 1 acre tract a distance of approximately 80 feet to a point in the east line of said 1 acre tract, in a west line of a 7.65 acre tract of land conveyed, as Parcel IV, to Willis M. Alspach, Trustee (25% Interest) and Joan A. Alspach, Trustee (25% Interest), by deed of record in Instrument No. 201208090115353 and David Benjamin Alspach (50% Interest), by deeds of record in Official Record 3195, Page C 17 and at a northwest corner of The City of Canal Winchester Corporation Limits, as approved by Ordinance No. _____ and recorded in Instrument No. _____,

thence southerly along a portion of the east line of said 1 acre tract, along a portion of a west line of said 7.65 acre tract and along a west line of said corporation line a distance of approximately 405 feet to a point at the southeast corner of said 1 acre tract, at a corner of said 7.65 acre tract and at a corner of said corporation line;

thence westerly along a portion of the south line of said 1 acre tract, along a portion of a north line of said 7.65 acre tract and along a north line of said corporation line a distance of approximately 80 feet to a point in the east right-of-way line of Rager Road and at a corner of said corporation line;

thence northerly along the east right-of-way line of Rager Road and crossing a portion of said 1 acre tract a distance of approximately 405 feet to the place of beginning;

containing approximately 0.75 acre of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from best available Court House records, in November, 2018. The above description was prepared for annexation purposes only and not intended for transfer of real property.



Kevin L. Baxter ~ Ohio Surveyor #7697



ORDINANCE NO. 19-056

AN ORDINANCE TO ACCEPT THE APPLICATION OF MICHAEL L. AND CASSANDRA J. SULLIVAN FOR THE ANNEXATION TO THE CITY OF CANAL WINCHESTER OF CERTAIN TERRITORY IN MADISON TOWNSHIP CONTAINING 0.62+/- ACRES AND BEING LOCATED AT 6229 BIXBY ROAD, TO AMEND THE ZONING MAP TO ZONE 0.62+/- ACRES TO LIMITED MANUFACTURING (LM), AND DECLARING AN EMERGENCY

WHEREAS, an Expedited Type II Petition for annexation of certain territory in Madison Township was duly filed by Michael L. and Cassandra J. Sullivan; and

WHEREAS, the petition was duly considered by the Board of County Commissioners of Franklin County, Ohio, on July 9, 2019, wherein said Commissioners approved the annexation; and

WHEREAS, the Board of County Commissioners certified a transcript of proceedings in connection with said annexation with the map and petition to the Clerk of the City of Canal Winchester who received the same on July 19, 2019; and

WHEREAS, more than sixty days have elapsed from the date of filing of the transcript of such approval by the Board of Franklin County Commissions with the City Clerk; and

WHEREAS, this Council has determined a Zoning Map Amendment to LM – Limited Manufacturing for approximately 0.62 +/- acres of land, including the aforementioned Sullivan parcel, is appropriate to match adjacent zoning and to facilitate economic development; and

WHEREAS, Council has determined that acceptance of the annexation and implementation and approval of the Limited Manufacturing zoning is in the best interest of the residents of the City of Canal Winchester;

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

SECTION 1. That the proposed annexation, as applied for in the petition of Michael L. and Cassandra J. Sullivan, which petition was filed with the Board of County Commissioners of Franklin County, Ohio on June 4, 2019, and which petition prayed for the annexation to the City of Canal Winchester of certain territory adjacent thereto and hereinafter described, which petition was approved for annexation to the City of Canal Winchester by the Board of County Commissioners on July 9, 2019, be and hereby is accepted. The territory annexed hereby is described in the legal description attached hereto as Exhibit A and made a part hereof as though fully rewritten herein. The certified transcript of the proceedings for annexation with an accurate map of the territory, together with the petition for annexation and other papers relating to the

proceedings thereto of the County Commissioners are all on file with the Clerk of the City of Canal Winchester and have been for more than 60 days.

SECTION 2. That the Clerk be, and hereby is, authorized and directed to make three copies of this Ordinance, to each of which shall be attached a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State, and shall file notice of this annexation with the Board of Elections within thirty days after it becomes effective.

SECTION 3. That the Zoning Map is hereby amended to reflect that the zoning for approximately 0.62 +/- acres of land located at 6229 Bixby Road, which real property is described in the legal descriptions attached hereto as Exhibit A and incorporated herein by reference, be LM, Limited Manufacturing District.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health and safety of the City of Canal Winchester, such emergency arising from the exigencies of commercial and industrial development of land within the City which provides for the economic and community welfare by providing the creation of jobs in the City; 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

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 (15) 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.

Clerk of Council

Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By 

Date 5/29/19

May 20, 2019

**DESCRIPTION OF AN APPROXIMATE 0.62 ACRE
SOUTH OF BIXBY ROAD, EAST OF RAGER ROAD,
MADISON TOWNSHIP, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, Township of Madison, in the northeast quarter of Section 23, Township 11 North, Range 21 West, Congress Lands and being a portion of a 0.713 acre tract of land conveyed to Michael L. & Cassandra J. Sullivan, by deed of record in Instrument No. 201310180177122, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the south right-of-way line Bixby Road (variable width) with the east line of said 0.713 acre tract, said point also being at a northwest corner of The City of Canal Winchester Corporation Limits, as approved by Ordinance No. _____ and recorded in Instrument No. _____

thence southerly along a westerly line of said corporation line, along a portion of the east line of said 0.713 acre tract and crossing a portion of an original 32 acre tract of land conveyed, as Parcel III, to Willis M. Alspach, Trustee (25% Interest) and Joan A. Alspach, Trustee (25% Interest), by deed of record in Instrument No. 201208090115353 and David Benjamin Alspach (50% Interest), by deeds of record in Official Record 3195, Page C 17 an approximate distance of 199 feet to a point at the southeast corner of said 0.713 acre tract and at a corner of said corporation line;

thence westerly along a northerly line of said corporation line, along the south line of said 0.713 acre tract and crossing a portion of said original 32 acre tract a distance of approximately 135 feet to a point at the southwest corner of said 0.713 acre tract and at a corner of said corporation line;

thence northerly along an easterly line of said corporation, along a portion of the west line of said 0.713 acre tract and crossing a portion of said original 32 acre tract a distance of approximately 199 feet to a point at the intersection of the south right-of-way line of Bixby Road with the west line of said 0.713 acre tract and at a northeast corner of said corporation line;

thence easterly crossing said 0.713 acre tract and along the south right-of-way line of Bixby Road a distance of approximately 135 feet to the place of beginning;

containing approximately 0.62 acre of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from best available Court House records, in November, 2018. The above description was prepared for annexation purposes only and not intended for transfer of real property.


Kevin L. Baxter - Ohio Surveyor #7697



ORDINANCE NO. 19-05

AN ORDINANCE TO ACCEPT THE APPLICATION OF DEAN JENKINS FOR THE ANNEXATION TO THE CITY OF CANAL WINCHESTER OF CERTAIN TERRITORY IN MADISON TOWNSHIP CONTAINING 1.26+/- ACRES AND BEING LOCATED AT 6091 BIXBY ROAD, TO AMEND THE ZONING MAP TO ZONE 1.26+/- ACRES TO LIMITED MANUFACTURING (LM), AND DECLARING AN EMERGENCY

WHEREAS, an Expedited Type II Petition for annexation of certain territory in Madison Township was duly filed by Dean Jenkins; and

WHEREAS, the petition was duly considered by the Board of County Commissioners of Franklin County, Ohio, on July 9, 2019, wherein said Commissioners approved the annexation; and

WHEREAS, the Board of County Commissioners certified a transcript of proceedings in connection with said annexation with the map and petition to the Clerk of the City of Canal Winchester who received the same on July 19, 2019; and

WHEREAS, more than sixty days have elapsed from the date of filing of the transcript of such approval by the Board of Franklin County Commissions with the City Clerk; and

WHEREAS, this Council has determined a Zoning Map Amendment to LM – Limited Manufacturing for approximately 1.26 +/- acres of land, including the aforementioned Jenkins parcel, is appropriate to match adjacent zoning and to facilitate economic development; and

WHEREAS, Council has determined that acceptance of the annexation and implementation and approval of the Limited Manufacturing zoning is in the best interest of the residents of the City of Canal Winchester;

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

SECTION 1. That the proposed annexation, as applied for in the petition of Dean Jenkins, which petition was filed with the Board of County Commissioners of Franklin County, Ohio on June 4, 2019, and which petition prayed for the annexation to the City of Canal Winchester of certain territory adjacent thereto and hereinafter described, which petition was approved for annexation to the City of Canal Winchester by the Board of County Commissioners on July 9, 2019, be and hereby is accepted. The territory annexed hereby is described in the legal description attached hereto as Exhibit A and made a part hereof as though fully rewritten herein. The certified transcript of the proceedings for annexation with an accurate map of the territory, together with the petition for annexation and other papers relating to the proceedings thereto of the County

Commissioners are all on file with the Clerk of the City of Canal Winchester and have been for more than 60 days.

SECTION 2. That the Clerk be, and hereby is, authorized and directed to make three copies of this Ordinance, to each of which shall be attached a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State, and shall file notice of this annexation with the Board of Elections within thirty days after it becomes effective.

SECTION 3. That the Zoning Map is hereby amended to reflect that the zoning for approximately 1.26 +/- acres of land located at 6091 Bixby Road, which real property is described in the legal descriptions attached hereto as Exhibit A and incorporated herein by reference, be LM, Limited Manufacturing District.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health and safety of the City of Canal Winchester, such emergency arising from the exigencies of commercial and industrial development of land within the City which provides for the economic and community welfare by providing the creation of jobs in the City; 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

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 (15) 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.

Clerk of Council

Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER



Date 5/29/19

May 20, 2019

DESCRIPTION OF AN APPROXIMATE 1.26 ACRES SOUTH OF BIXBY ROAD, EAST OF RAGER ROAD, MADISON TOWNSHIP, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, Township of Madison, in the northeast quarter of Section 23, Township 11 North, Range 21 West, Congress Lands and being a portion of a 1.35 acre tract of land conveyed to L. Dean Jenkins, by deed of record in Instrument No. 201210250161756, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the south right-of-way line Bixby Road (variable width) with the west line of said 1.35 acre tract, said point also being at a northeast corner of The City of Canal Winchester Corporation Limits, as approved by Ordinance No. _____ and recorded in Instrument No. _____

thence easterly crossing said 1.35 acre tract and along the south right-of-way line of Bixby Road a distance of approximately 135 feet to a point in the east line of said 1.35 acre tract, in the west line of a 0.780 acre tract of land conveyed, as Parcel 3-WD for Bixby Road roadway purposes, to Franklin County Commissioners, by deed of record in Instrument No. 201507090092985 and at a northwest corner of said corporation line;

thence southerly along a portion of the east line of said 1.35 acre tract, along a portion of the west line of said 0.780 acre tract, crossing a portion of an original 32 acre tract of land conveyed, as Parcel III, to Willis M. Alspach, Trustee (25% Interest) and Joan A. Alspach, Trustee (25% Interest), by deed of record in Instrument No. 201208090115353 and David Benjamin Alspach (50% Interest), by deeds of record in Official Record 3195, Page C 17 and along a westerly line of said corporation line a distance of approximately 406 feet to a point at the southeast corner of said 1.35 acre tract, at a northeast corner of a 7.65 acre tract of land conveyed, as Parcel IV, to Willis M. Alspach, Trustee (25% Interest) and Joan A. Alspach, Trustee (25% Interest), by deed of record in Instrument No. 201208090115353 and David Benjamin Alspach (50% Interest), by deeds of record in Official Record 3195, Page C 17 and at a corner of said corporation line;

thence westerly along the south line of said 1.35 acre tract, crossing a portion of said original 32 acre tract, along a north line of said 7.65 acre tract and along a north line of said corporation line a distance of approximately 135 feet to a point at the southwest corner of said 1.35 acre tract, at a corner of said 7.65 acre tract and at a corner of said corporation line;

thence northerly along a portion of the west line of said 1.35 acre tract, along a portion of an east line of said 7.65 acre tract and along an easterly line of said corporation line a distance of approximately 406 feet to the place of beginning;

containing approximately 1.26 acres of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from best available Court House records, in November, 2018. The above description was prepared for annexation purposes only and not intended for transfer of real property.



Kevin L. Baxter ~ Ohio Surveyor #7697

5/20/19



ORDINANCE NO. 19-058

AN ORDINANCE TO APPROPRIATE A FEE SIMPLE ABSOLUTE INTEREST IN 2.391 ACRES, MORE OR LESS, LOCATED AT WEST WATERLOO STREET, FOR THE PUBLIC PURPOSE OF CONSTRUCTING ROADWAY IMPROVEMENTS, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Canal Winchester (the "City") has determined it is necessary to construct a roadway improvement upon the 2.391-acre area ("the Property") depicted on Exhibit A; and

WHEREAS, Council adopted a resolution of intent to appropriate a fee simple absolute interest in the Property on September 16, 2019, and the City has caused notice of such resolution to be published in accordance with law; and

WHEREAS, the ambiguous state of title underlying the Property makes acquisition of the Property through negotiation impossible;

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

Section 1. Council considers it necessary and declares its authorization to appropriate, for the appraised value of \$300, for the public purpose of constructing roadway improvements to be open to the public without charge, a fee simple absolute interest in the Property described and depicted in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. The Law Director is hereby authorized to file a petition for appropriation in the county Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

Section 3. This Council further hereby authorizes and directs the Mayor, the Law Director, the Director of Finance, the Clerk of Council, and other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner(s) to acquire the property interests in an amount greater than the appraised value. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 4. This Ordinance is hereby declared to be an emergency measure, necessary for the immediate preservation of the public peace, health, safety, or welfare, such emergency being the necessity of obtaining fee simple absolute interest in the Property to advance the project; therefore, this Ordinance shall take effect and be in force immediately upon its passage.

DATE PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED: _____

APPROVED AS TO FORM:

LAW DIRECTOR

October 26, 2017

**DESCRIPTION OF A 2.391 ACRE TRACT
BEING A PORTION OF W. WATERLOO STREET, EAST OF GENDER ROAD
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 24, Township 11 North, Range 21 West, Congress Lands, and being a portion of an original 35.35 acre tract of land conveyed, as Parcel IV, to Robert S. Wood, by deed of record in Official Record 30958, Page D 16, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe set within the current right-of-way of W. Waterloo Street ~ Relocated S.R. 674 (variable width) per Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus – Lancaster Road, in the north line of said original 35.35 acre tract and in the south line of an original 36.8 acre tract of land conveyed to Frank R. Schirm, by deeds of record in Deed Book 1314, Page 264 and Deed Book 2325, Page 330 and at the northwest corner of 0.914 acre tract of land conveyed, for Gender Road and W. Waterloo Street ~ Relocated S.R. 674 roadway purposes as Parcel 19 WD (FRA-33-29.53), to State of Ohio, by deed of record in Deed Book 3097, Page 307, said iron pipe being N 85° 25' 21" W a distance of 284.80 feet from a point in the centerline of Gender Road at centerline station 33+15.30 as shown upon sheet 28 of 36 of Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus – Lancaster Road, said iron pipe also being N 77° 53' 48" W a distance of 286.47 feet from a 1/2" solid iron pin found at the centerline intersection of W. Waterloo Street ~ Relocated S.R. 674 with Gender Road;

thence S 85° 25' 21" E along a portion of the north line of said original 35.35 acre tract and along a portion of the south line of said original 36.8 acre tract a distance of 1,209.41 feet to a 3/4" I.D. iron pipe set at the southeast corner of said original 36.8 acre tract;

thence S 52° 32' 01" W passing through the residual of said original 35.35 acre tract and along the southeasterly line of said original 36.8 acre tract, extended southwesterly, a distance of 140.21 feet to a 3/4" I.D. iron pipe set in the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and in a north line of an original 6.137 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984;

thence N 83° 00' 54" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a portion of a north line of said original 6.137 acre tract a distance of 89.53 feet to a 3/4" I.D. iron pipe set;

thence N 85° 36' 35" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a portion of a north line of said original 6.137 acre tract, along a northerly right-of-way line of Waterloo Street (this section being 100 feet in width), as shown upon the plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements, of record in Plat Book 102, Pages 38-40 and along a north line of a 0.676 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984 a distance of 500.00 feet to a 3/4" I.D. iron pipe set;

thence N 84° 39' 18" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a north line of said 0.676 acre tract, along a north of Waterloo Street (this section being 70 feet in width), as shown upon said plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements and along the north line of a 1.789 acre tract of land conveyed to Mildred Gollop Family Partnership, by deed of record in Instrument No. 201608230111312 a distance of 515.53 feet to a 3/4" I.D. iron pipe found at the northwest corner of said 1.789 acre tract, at the northeast corner of a 0.908 acre tract of land conveyed to AT Canal Winchester OH, LLC, by deed of record in Instrument No. 201611150157038 and at a southeast corner of said 0.914 acre tract;

thence N 04° 20' 11" E crossing a portion of the right-of way of W. Waterloo Street ~ Relocated S.R. 674, and along an east line of said 0.918 acre tract a distance of 84.86 feet to the place of beginning;

October 26, 2017

containing 2.391 acres of land, more or less, and being subject to all highways, easements and restrictions of record. Of said 2.391 acres, all are within W. Waterloo Street ~ Relocated S.R. 674 Right-of-Way.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in October, 2017. 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the centerline of W. Waterloo Street ~ Relocated S.R. 674, being S 85° 36; 35" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

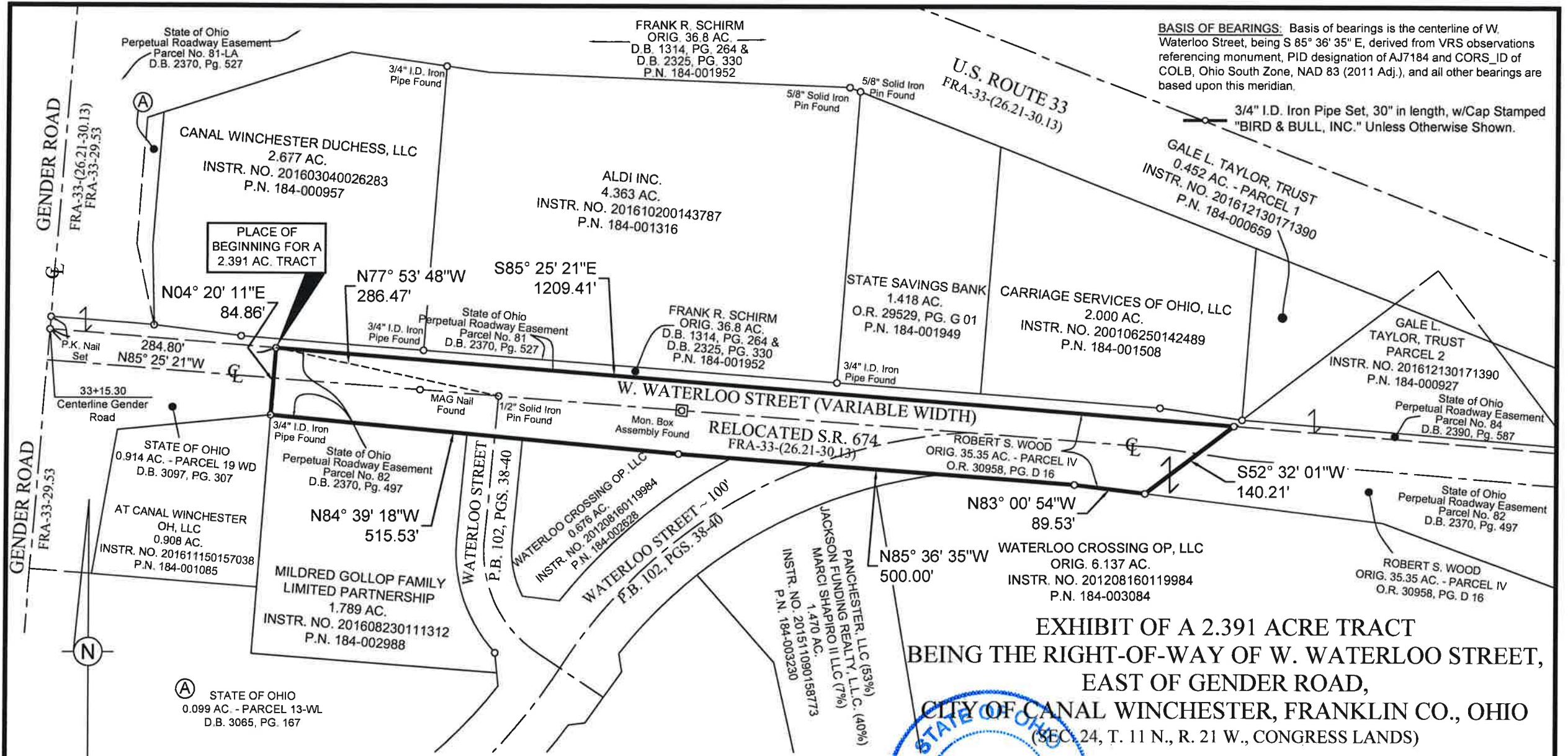
Kevin L. Baxter 10/26/17

Kevin L. Baxter ~ Ohio Surveyor #7697

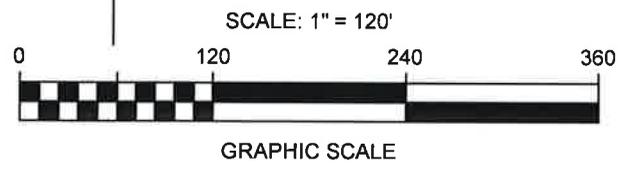


BASIS OF BEARINGS: Basis of bearings is the centerline of W. Waterloo Street, being S 85° 36' 35" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.



**EXHIBIT OF A 2.391 ACRE TRACT
BEING THE RIGHT-OF-WAY OF W. WATERLOO STREET,
EAST OF GENDER ROAD,
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO
(SEC. 24, T. 11 N., R. 21 W., CONGRESS LANDS)**



SCALE: 1" = 50'
 3500 Snouffer Road, Ste. 225
 Columbus, Ohio, 43235
 Ph: (614) 761-1661
KEVIN L. BAXTER
 REGISTERED SURVEYOR

OCTOBER 18, 2017
Kevin L. Baxter
 Kevin L. Baxter ~ Ohio Surveyor No. 7697

**Appraisal Report
of the Property Located at:**

:
t
Vacated Right Of Way Sites
Waterloo Street
Canal Winchester,
Franklin County, Ohio 443110

As of:

July 1st, 2019

Appraisal Prepared for:

Mr. Lucas Hair
Canal Winchester
Development Director
City of Canal Winchester
36 S. High Street
Canal Winchester, Ohio 43110

By:

Affiliated Appraisers of America LLC
4051 West Dublin Granville Road
Dublin, Ohio 43017



**Appraisal Report
of the Property Located at:**

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By:

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Dublin, Ohio 43017





**Affiliated Appraisers of American LLC
Real Estate Appraisers & Consultants
4051 West Dublin-Granville Road
Dublin, Ohio 43017**

Phone: (614) 792-8330 Fax: (614) 889-5588

**Deno J. Duros, Appraiser
State Certified General 39739
N.A.R.A., C.A.A., G.R.I
National Association of Realtors**

July 10th, 2019

Mr. Lucas Hair
Canal Winchester
Development Director
City of Canal Winchester
36 S. High Street
Canal Winchester, Ohio 43110

Re: Summary Appraisal Report
of the Property Located at:
Vacated Right Of Way Sites
Waterloo Street
Canal Winchester,
Franklin County, Ohio 443110

Mr. Lucas Hair:

Pursuant to your request and in accordance with your directives, I have inspected the subject site on July 1st, 2019 and have gathered and analyzed applicable market and economic data for the purpose of estimating the market value of the subject site along with all improvements, fee simple estate, of the subject property as **of July 1st, 2019.**

The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester within the a commercial/ retail area Canal Winchester, Franklin, County, Ohio..

Page-3-
Mr. Hair:

The subject sites consists of two parcel each of right of way easements crested within the interchange and needed to be vacated.. The one parcel has been transferred to the City of Canal as of 2019. Both sis are rectangular in shape as shown on the attached survey and legal descriptions within the addendum of this report.

Please review Flood Maps as well as County Property records within the addendum of this report.

Both sites are residual land that was created within the state right of way taking and have no value shown by the Highest and Best Use and shod be vacated and conveyed to the City of Canal Winchester.

The reader is directed to the addendum of this report were there is a copy of FEMA Flood Zone and zoning maps...

My value is based both along wqith the menute State of Ohio Right -of way value as well as supported by land sales shown right-or ways taking .

As a result of my appraisal and analysis, it is my opinion that the market value, fee simple estate, of the subject property, in terms of financial arrangements equivalent to cash, as of **July 1st, 2019.**

THREE HUNDRED DOLLARS

(\$ 300,00)

Page-4-
Mr. Hair:

Re: Summary Appraisal Report
of the Property Located at:
Vacated Right Of Way Sites
Waterloo Street
Canal Winchester,
Franklin County, Ohio 443110

I hereby certify that I have no present or future contemplated interest in the subject property and that my fee for this complete appraisal summary report is in no way contingent upon the value estimates reported herein. I hereby certify that this appraisal summary report has been made in accordance with FIRREA, the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP), The Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and The Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers.

I hereby Certify that I have inspected the subject property being appraised and the comparable properties: that the statements contained in this appraisal and upon which the opinions expressed herein are based, are true and correct to the best of my knowledge and belief, subject to limited conditions herein set forth: and that to the best of my knowledge and belief no pertinent information has been overlooked in the appraisal of the property.

The undersigned certifies that ,except as otherwise noted in this appraisal report:

1. I have no past or contemplated future interest in the real estate that is the subject on his report. Furthermore, it is stated that no other party has infused the appraiser' final value conclusion.
2. I have no personal interest or bias with respect to the subject matter of this appraisal report or, the parties involved.
3. I do hereby certify that I have inspected the subject property; that to the best of my knowledge and belief, the statements of fact in this report, upon which the analysis, opinions and conclusions expressed herein are based, are correct and true.

Page-5-
Mr. Hair:

4. This appraisal report sets forth all these assumptions and limiting conditions affecting the analysis, opinions and conclusions contained in the report.
5. This appraisal report has been made in conformity with and is subject to the Uniform Standards of Professional Appraisal Practices (USPA) as promulgated by the Appraisal Standards Board of the Appraisal Foundation.
6. No one other than the undersigned prepared the analysis, conclusions and opinions concerning the real estate that are set forth in this appraisal report.
7. Disclosure of the content of this appraisal report is governed by the guidelines and regulations of USPA.
8. Neither the employment to appraise, nor the compensation agreed upon, is in any manner contingent upon the valuation given.

The appraiser has not been furnished with any information concerning the subjects subsurface or load bearing capabilities nor has the appraiser been provided with any information pertaining to the presence of hazardous conditions, which may have an adverse effect on the value of the subject property. This complete appraisal summary report has been made assuming that no such conditions exist. If additional information is required, the client is advised to obtain the services of a qualified engineer.

Thank you for this opportunity to be of service.

Respectfully submitted,

AFFILIATED APPRAISERS OF AMERICA



Deno J. Duros, Appraiser, CCA.,GRI.
Certified General Appraiser
State of Ohio
G-397439

Page-6-
Mr. Hair:

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THE REPORT

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Definition of Market Value
Methods of Valuation
 Land Value
 Cost Approach
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 Income Approach
Conclusion and Reconciliation
Appraiser Disclosure Statement

THE ADDENDUM

County Auditor Property Information
Legal Description
Copy of the Purchase Contract
Photographs of the Subject
Copy of Sales Comparables
Area Description

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY: Vacant Right of way land

LOCATION: The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester, Canal Winchester, Franklin County Ohio.

SITE FEATURES:

The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester within the a commercial/ retail area Canal Winchester, Franklin, County, Ohio..

The subject sites consists of two parcel each of right of way easements crested within the interchange and needed to be vacated.. The one parcel has been transferred to the City of Canal as of 2019. Both sis are rectangular in shape as shown on the attached survey and legal descriptions within the addendum of this report.

Please review Flood Maps as well as County Property records within the addendum of this report.

Both sites are residual land that was created within the state right of way taking and have no value shown by the Highest and Best Use and shod be vacated and conveyed to the City of Canal Winchester.

**HIGHEST AND
BEST USE:**

The subject's site Highest and Best Use would be for its to be vacated and attached within the Canal Winchester properties. present use.

**REASONABLE
MARKETING
PERIOD:**

Due to the nature of the subject sites there is no market value to an investor developer.

**INDICATION
OF VALUE:**

The value is based on the subject sites with present use and zoning.

**FINAL VALUE
ESTIMATE:**

\$ 300.00

(Based upon State of Ohio Right of way minim value.)

**DATE OF VALUE
ESTIMATE:**

July 1st, 2019

**DATE OF
APPRAISAL:**

July 1st, 2019

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Mr. Hair.:

QUALIFICATIONS OF THE APPRAISER

Deno J. Duros

PRESENT STATUS

President of Affiliated Appraisers of America, an independent real estate appraisal and consulting firm, handling residential, commercial, and investment properties.

FORMAL EDUCATION

B.S., Industrial Management, The Ohio State University, 1961.

PROFESSIONAL MEMBERSHIPS

Columbus Board of Realtors
Ohio Association of Realtors
National Association of Realtors
Broker, State of Ohio
State of Ohio Certification # G397439

FORMAL REAL ESTATE EDUCATION

Society of Real Estate Appraisers Courses
Course 101: An Introduction to Appraising Real Property
Course 102: Applied Residential Property Valuation
Course 201: Principles of Income Property Appraising
Course 202: Applied Income Property Valuation
Certified Course: Appraisal Residential, Property Valuation
Certified Course: Appraisal Small Residential Income Property
Certified Course: Real Estate Appraisal
Certified Course: Uniform Standard of Appraisal Practice

Attendance at numerous seminars and lectures dealing with new areas of real estate, real estate appraisal, finance, etc., to stay current with changes in the marketplace.

BACKGROUND

Affiliated Appraisers of America is a full service appraisal company, which has been in business for over ten years. It was established to handle residential, commercial, and investment appraisals. The purpose of the appraisal reports have been for condemnation, mortgage and for individual buying and selling. Deno J. Duros has 50 years of real estate experience and 47 years of appraisal experience. The company has on-line computer access with Ameristate to all recorded sales in 40 counties of Ohio. In addition the MLS database and numerous contacts with Realtors and banks are used to obtain the most accurate comparable. Both the Means Cost Data Index and Marshal and Swift are used for new cost estimates. This enables Affiliated to quickly and accurately process appraisals while being confident that the most accurate comparable are being used.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is made under the following assumptions and limiting conditions.

- 1) The legal description/survey furnished the appraiser is assumed to be correct.
- 2) This appraiser does not assume any responsibility for the matters legal in character, and title to the subject is considered good, free and clear of existing liens and encumbrances (except where noted) and under proper management and ownership.
- 3) Sketches are furnished as an aid in visualizing the property; no surveys have been made, and as a result, appraiser assumes responsibility for such surveys.
- 4) This appraiser believes reliable certain information identified in this report as being furnished by others, but we assume no responsibility for its accuracy.
- 5) Separate values for land and building may not be used in connection with any other appraisal and are invalid if soused. Land and building values are allocated separately for accounting purposes under the present land utilization.
- 6) No responsibility is assumed for failure to disclose damages to the property not readily visible through normal visual inspection.
- 7) Possession of this appraisal does not carry with it the do not right of publication, nor may it be used for any other purpose by anyone but the specific client without the written permission of this appraiser. This report, as an instrument of service, is and shall remain the property of the appraiser.
- 8) This appraiser shall not be required to give testimony or appear in court by reason of this appraisal unless previous arrangements have been made thereof.
- 9) Where construction of contemplated improvement is considered, this appraisal is predicated on construction as per plans and specifications. Further, it assumes building will be done expeditiously and in a workman like fashion.
- 10) In this appraisal assignment, the existence of potentially hazardous materials used in the construction or maintenance of the building, such as the presence of asbestos, urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by us; nor do I have any knowledge of the existence of such materials on or in the property.

The appraisers, however, are not to detect such substances. The existence of urea-formaldehyde insulation or other potentially hazardous waste material may have an effect on the value of the property. We urge the client to retain an expert in this field, if desired.

ASSIGNMENT AND OBJECTIVE OF THE APPRAISAL

The objective of the appraisal is to estimate the market value of the unencumbered fee simple title to the subject property, in terms of financial arrangements equivalent to cash. The date of this appraisal and effective date of the value estimate is **July 1st, 2019** .

For the purpose of this appraisal, market value is defined as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus".

Implicit in this definition are the consummation of a sale as of a specific date and the passing of title from seller to buyer, under conditions whereby:

- 1) Buyer and seller are typically motivated.
- 2) Both parties are well informed or well advised and acting in what he considers his own best interest.
- 3) A reasonable time is allowed for exposure in the open market.
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Federal Home Loan Bank Memorandum R 41 (c),
September 11, 1986, Office of Examinations and Supervision)

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Mr. Hair:

PURPOSE OF THE APPRAISAL

The purpose of this appraisal report is to estimate the market value, fee simple estate, of the subject property, in terms of financial arrangements equivalent to cash, as of **July 1st, 2019** .

SCOPE OF THE APPRAISAL

The appraisal will cover an investigation of all matters considered pertinent by the appraiser to the valuation. The investigation will include a study analysis of current sales of properties, of a comparable nature, a construction cost study (if applicable), an analysis of the income and expenses interpreted into a capitalized value (if applicable), and finally a correlation of the various value indicators into a final property value, estimates as of the date of this appraisal.

FUNCTION OF THE APPRAISAL

This report is to be used in conjunction with a Franklin County Probate Court Hearing. .

OWNERSHIP

See legal description and deed's attached.

LEGAL DESCRIPTION

See legal description and deed's attached.

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Mr. Hair:

LAGAL DATA

FLOOD MAP & ZONING: See Flood Information with the
addendum of this report

ZONING: According to the zoning officials of Canal Winchester,
Franklin County, Ohio, the subject is zoned (Commercial
District). The subject's present use is a permitted zoning
classification.

TOPOGRAPHY: The subject site is primarily level..

PRESENT USE: Grass area and abounded right of way...

MARKET PERIOD

A reasonable marketing period of the subject property has been considered. My estimation of a reasonable market period is contingent upon an asking price near the estimate of market value provided in the appraisal report. The typical sites have no value to an investor/developer due to there size, location and use. Assuming a marketable title and available

EXPOSURE PERIOD

A reasonable exposure period for the subject property has also been considered. A reasonable exposure period may be defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal a retrospective estimate based upon an analysis of the past events assuming a competitive and open market.

ANALYSIS AND DEFINITION OF HIGHEST AND BEST USE

Present Use of the Subject Property

Present vacant right-of way residual land.

The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester within the a commercial/ retail area Canal Winchester, Franklin, County, Ohio.. The subject sites consists of two parcel each of right of way easements crested within the interchange and needed to be vacated.. The one parcel has been transferred to the City of Canal as of 2019. Both sis are rectangular in shape as shown on the attached survey and legal descriptions within the addendum of this report. Please review Flood Maps as well as County Property records within the addendum of this report.

Highest and best use may be defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and results in the highest value.⁽¹⁾

⁽¹⁾The Appraisal of Real Estate, Ninth Edition, 1987 American Institute of Real Estate Appraisers.

HIGHEST AND BEST USE OF THE SUBJECT

Legally permissible uses of the subject site, if vacant, include a wide range of uses falling under a business user.

The subject is conducive to development based upon all of its physical characteristics.

All legal permissible uses are also considered to be physically possible on the subject site.

All of the physical possible uses for the subject site are also considered to be financially feasible.

In conclusion, it is the appraiser's opinion that the highest and best use of the subject sit s to be vacated and connected to the adjacent parcels...

DEFINITION OF MARKET VALUE

Market Value is defined as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus".

Implicit in this definition is the consummation of a sale as of a specific date and the passing of title from seller to buyer, under conditions whereby:

- 1) Buyer and seller are typically motivated.
- 2) Both parties are well informed or well advised and acting in what he considers his own best interest.
- 3) A reasonable time is allowed for exposure in the open market.
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Federal Home Loan Bank Memorandum R 41 (c),
September 11, 1986, Office of Examinations and Supervision)

METHODS OF VALUATION

The value of real estate is estimated through the three methods of valuation being 1) the Cost Approach, 2) the Market Data Approach, and 3) the Income Approach. The basic concept of each method is discussed below:

Cost Approach

The Cost Approach to Value is the method of valuation in which the estimated replacement costs new of the subject's improvements as well as all indirect costs are determined and from this all forms of physical, functional, and external obsolescence are deducted. To the depreciated value of the building improvements is added to the depreciated value of the site improvements and the total land value to arrive at the total value for the subject by the Cost Approach.

Market Data Approach

The Market Approach to Value is an appraisal procedure in which the market value is predicated upon the price, actual market transactions and current listings. This process analyzes sales of similar, recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon:

- a) The availability of comparable sales data.
- b) The verification of sales data.
- c) The degree of comparability or extent of adjustment necessary for time differences.
- d) The absence of non-typical conditions affecting the sales price.

Income Approach

This technique is based upon the estimates of economic rent and net operating income attributable to the property. The estimated net operating income is converted into a final property value by direct capitalization.

Each of these approaches is valid only if sufficient information is available in order to substantiate their development.

MARKET DATA APPROACH

As stated earlier, the Market Data Approach, also known as the sales comparison approach, is the appraisal procedure in which the market value estimate is predicated upon prices paid, actual market transactions, and current listings. This process analyzes sales of similar, recently sold properties in order to derive an indication of the most probable sale price of the property being appraised.

As a basis for estimating the value of the subject as a vacant land basis, the appraiser made a search of the subject's immediate market area, Columbus, Franklin County, in general in an effort to locate vacant land sales considered comparable to the subject.

The appraiser was not able to locate vacated right of way closed sales within the area as well as Franklin County. I was able to locate four (4) vacant land sales within the subject's immediate market area ~~range from~~ a low of 0.15 per sq. ft. to a high of 1.27 per sq. ft. with an un adjusted mean of \$ 0.58 per sq. ft..

Due to the nature of the sales comparables I have relied upon them to show there low square foot value before any adjustments were made. The subject property is a unique t situation and irregular shape.

Due to not having good market sales the market approach was not given most weight..

Information pertaining to the land sales comparables is located in the addendum of this report.

**The minim value applied by The State of Ohio right-of way authorized
Is \$ 300.00 which was applied to the subject.**

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Mr. Hair:

CONCLUSION AND RECONCILIATION

Cost Approach to Value:	N/A
Market Data Approach to Value: (Based upon State of Ohio Department of Transportation)	\$ 300.00
Income Approach to Value:	N/A

The market data approach indicates the activities of typical buyers and sellers in the marketplace. The subject sites due to their nature /size/location, easements have no real market value to an investor buyer and given no weight. I have indicated a value of \$ 300.00 based upon The State of Ohio Department of Right of ways minimum value to the subjects.

The cost approach was not developed due to not being applicable.

The income approach is not applicable and not given weight.

As a result of my appraisal and analysis, it is my opinion that the market value, fee simple estate, of the subject property, in terms of financial in terms of financial arrangements equivalent to cash, as of July 1st, 2019 is:

**THREE HUNDRED
DOLLARS**

(\$ 300.00)

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code
section 4763.12 (C)

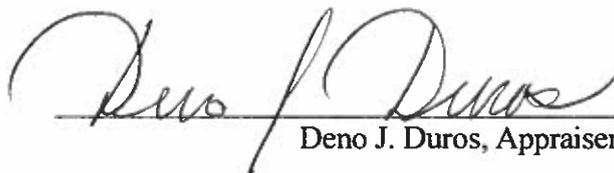
1. Name of Appraiser: Deno J. Duros

2. Class of Certification/Licensure: Certified General
Certification/Licensure Number: 397439

3. Scope: This report is within the scope of my certification of License.

4. Service provided by: Disinterested & Unbiased Third Party.

5. Signature of person preparing and reporting the appraisal:



Deno J. Duros, Appraiser

State of Ohio
Department of Commerce
Division of Real Estate
Appraisal Section

ADDENDUM

OHIO DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE & PROFESSIONAL LICENSING

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: Deno John Duros
LIC/CERT NUMBER: 000397439
LIC LEVEL: Certified General Real Estate Appraiser
CURRENT ISSUE DATE: 10/31/2018
EXPIRATION DATE: 10/04/2019
USPAP DUE DATE: 10/04/2020

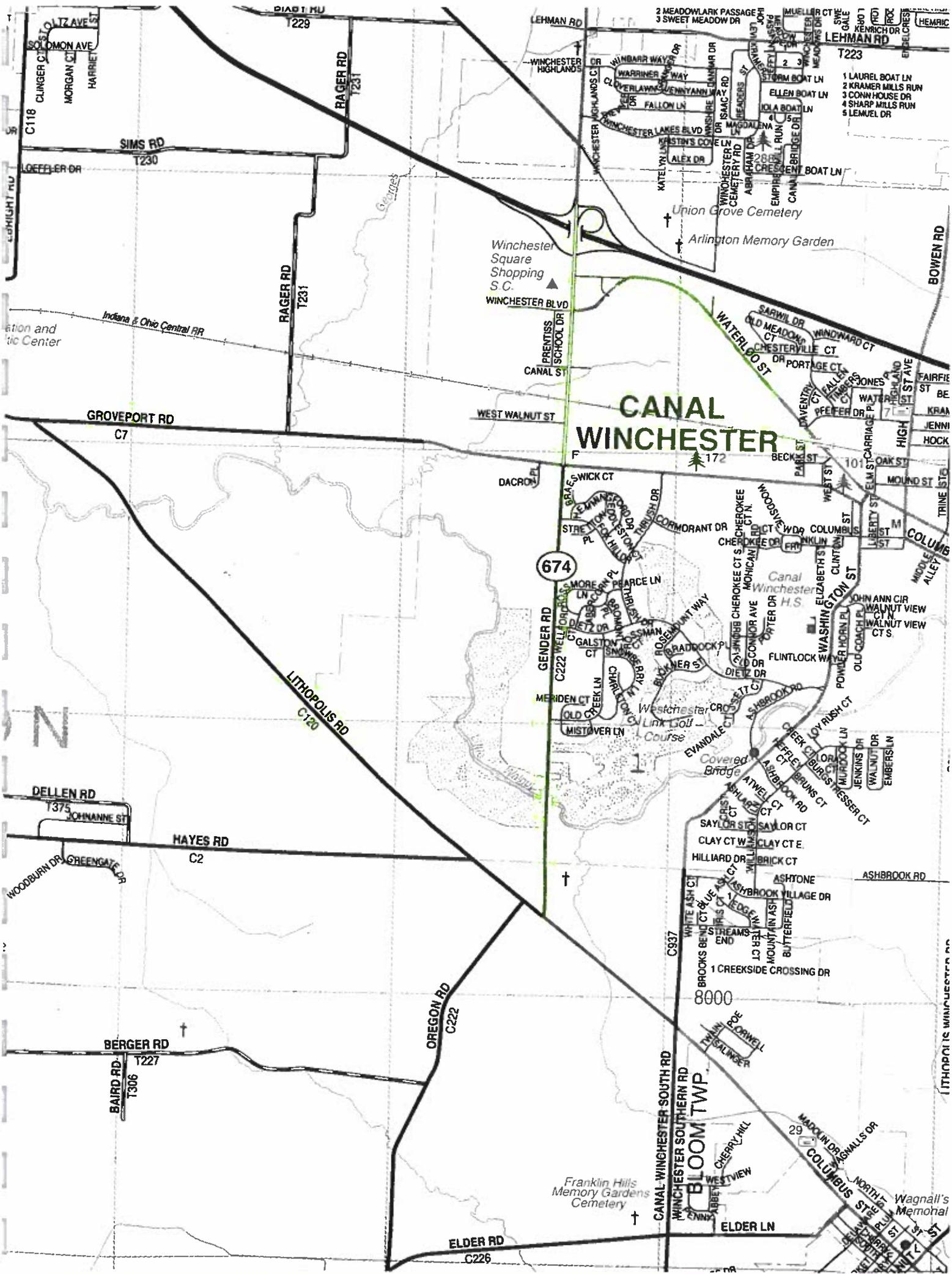
A B C D E F G H I J K L M N O P

OHIO COUNTIES, COUNTY SEATS AND THE INTERSTATE HIGHWAY SYSTEM



LEGEND

- Interstate Highways
- Under Construction
- Proposed



CANAL WINCHESTER

674

8000

BLOOM TWP

Winchester Square Shopping S.C.

Union Grove Cemetery
Arlington Memory Garden

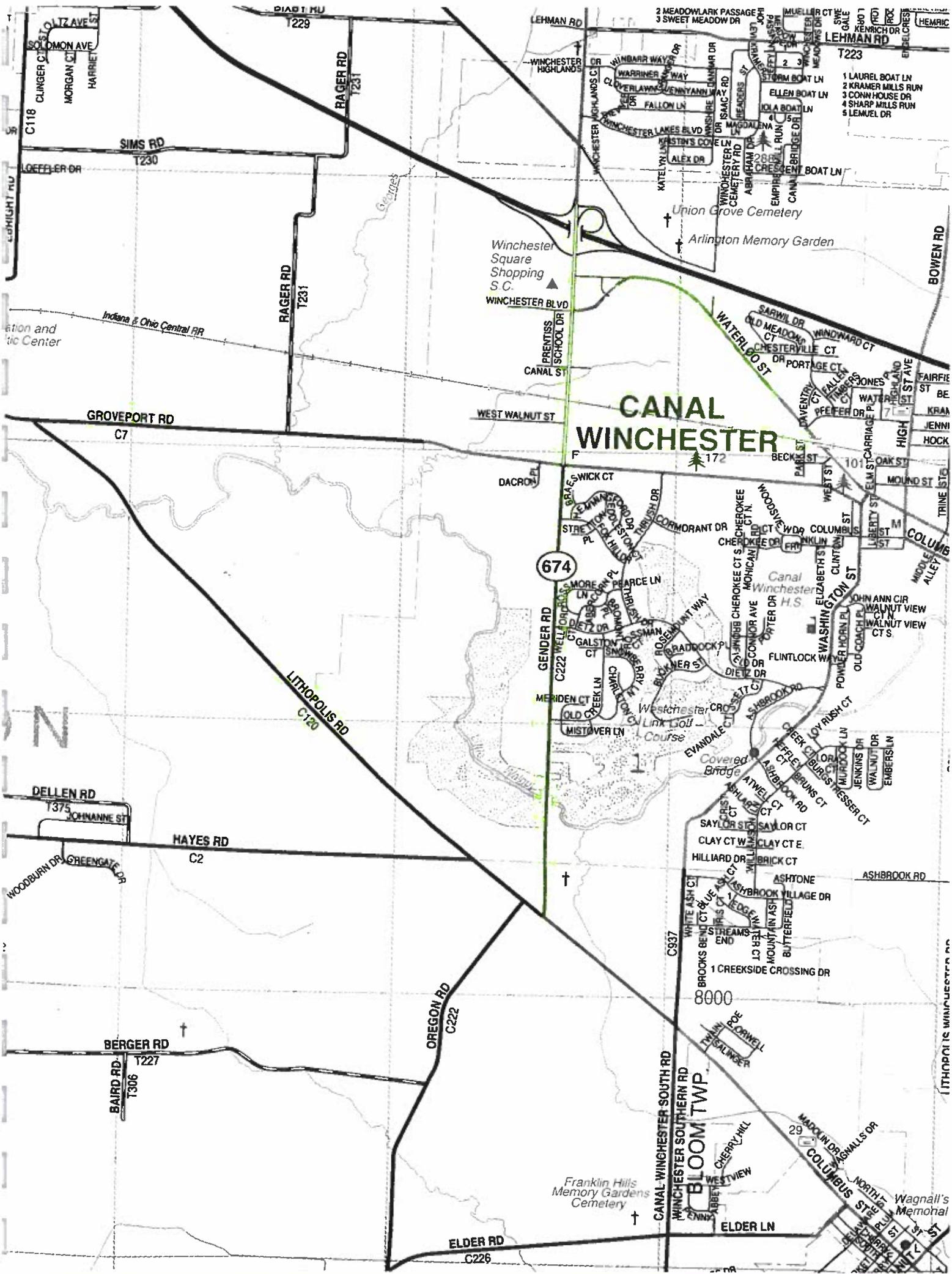
Franklin Hills Memory Gardens Cemetery

Wagnall's Memorial

Indiana & Ohio Central RR
Station and Ticket Center

Winchester Link Golf Course

Canal Winchester H.S.





RAMP

RAMP

800

800

800

720

680

W WATERLOO ST

SITE

6130

6150

6154

6160

755

6224

6574

GC

695

685

00 600 800 Feet



The Columbus Dispatch

Ohio's Greatest Online Newspaper

Ohio's Counties	2000 Population	1990 Population	Percentage Change	Area (sq. mi.)
Adams County	27330	25371	7.7	583.909191
Allen County	108473	109755	-1.2	404.425956
Ashland County	52523	47507	10.6	424.373480
Ashtabula County	102728	99821	2.9	702.439519
Athens County	52223	59549	4.5	506.757509
Auglaize County	46611	44585	4.5	401.252958
Belmont County	79226	71074	-1.2	537.350236
Brown County	42285	34966	20.9	491.758790
Butler County	332807	291479	14.2	467.269657
Carroll County	28836	26521	8.7	394.673096
Champaign County	38890	36019	8.0	428.559933
Clark County	144742	147548	-1.9	399.857802
Clemont County	177977	150187	18.5	451.990469
Clinton County	40543	35415	14.5	410.879426
Columbiana County	112075	108276	3.5	532.456563
Coshocton County	36655	35427	3.5	564.069546
Crawford County	45966	47870	-1.9	402.113820
Cuyahoga County	1393978	1412140	-1.3	458.489183
Darke County	53305	53619	-0.6	599.798031
Defiance County	39500	39350	0.4	411.158299
Delaware County	109989	65929	64.3	442.410063
Erie County	79551	76779	3.6	254.876880
Fairfield County	122759	103461	18.7	505.110654
Fayette County	28433	27466	3.5	406.581646
Franklin County	1068978	961437	11.2	539.868665
Fulton County	42084	38493	9.3	406.783281
Gallia County	31066	30954	0.4	458.777081
Geauga County	90855	81129	12.0	403.655442
Greene County	147886	136731	8.2	414.878502
Greensery County	40792	39024	4.5	521.904233
Hamilton County	845303	866228	-2.4	407.364755

Ohio's Counties	2000 Population	1990 Population	Percentage Change	Area (sq. mi.)
Pickaway County	52727	48255	9.3	501.910711
Pike County	27695	24249	14.2	441.486452
Portage County	152061	142585	6.6	492.389684
Preble County	42337	40113	5.5	424.804830
Putnam County	34726	33819	2.7	483.865157
Richland County	128852	126137	2.2	496.876450
Ross County	73345	69330	5.8	688.414519
Sandusky County	61792	61963	-0.3	409.175381
Scioto County	79195	80327	-1.4	612.266864
Seneca County	58683	59733	-1.8	550.587565
Shelby County	47910	44915	6.7	409.272369
Stark County	378098	367585	2.9	576.136229
Summit County	542899	514990	5.4	412.723297
Trumbull County	225116	227813	-1.2	616.478127
Tuscarawas County	90914	84090	8.1	567.575457
Union County	40909	31969	28.0	436.651495
Van Wert County	29659	30464	-2.6	410.087245
Vinton County	12806	11098	15.4	414.080283
Warren County	158383	113909	39.0	395.626742
Washington County	63251	62254	1.6	635.145038
Wayne County	111564	101451	10.0	555.355377
Williams County	39188	35956	6.0	421.739879
Wood County	121065	113269	6.9	617.319820
Wyandot County	22908	22254	2.9	405.612851

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OF
FRANKLIN COUNTY
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SCHIRM FRANK R

Map-Rt: 184-00195200--

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Owner

Owner

SCHIRM FRANK R

Owner Address

Legal Description

ROUTE 33
R21 T11 1/4S24
13.82 ACS (HWY EASE)

Calculated Acres

16.88

Legal Acres

0

Tax Bill Mailing

View or Change on the Treasurer's Website
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

[View Google Map](#)

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Most Recent Transfer

Transfer Date JAN-01-0001
Transfer Price \$0
Instrument Type

2018 Current Market Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0
CAUV	0		

2018 Taxable Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0

2018 Taxes

Net Annual Tax	Total Paid	CDQ
0.00	0.00	

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Tax Status

Property Class -
Land Use 899 - ZERO VALUE-PARCELS IN RIGHT OF WAY/ROW
Tax District 184 - MADISON TWP-CANAL WINCHESTER CORP
Net Annual Tax 0.00
Taxes Paid 0.00
CDQ Year

Current Year Tax Rates

Full Rate 129.36
Reduction Factor 0
Effective Rate 129.36
Non Business Rate .094181
Owner Occ. Rate .023545

2018 Taxable Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0

Tax Year Detail

	Annual	Adjustment	Payment	Total
Original Tax	0.00	0.00		
Reduction	0.00	0.00		
Adjusted Tax	0.00	0.00		
Non-Business Credit	0.00	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Current Tax	0.00	0.00	0.00	0.00
Prior	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
SA	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00
1st Half	0.00	0.00	0.00	0.00
2nd Half	0.00	0.00	0.00	0.00
Future	0.00	0.00	0.00	0.00

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Sales Summary

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JAN-01-0001	SCHIRM FRANK R			0	\$0

Transfer History

[Historical Parcel Sheets \(PDF\)](#)

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Value History

Year	Market Value	Taxable Value
2018	0	0
2017	0	0
2016	0	0
2015	0	0

Value History Details

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TAX YEAR 2018

Market Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0
CAUV	0		

Taxable Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0

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High St & Mound St. Columbu

184-000922

184-001952

184-000957

184-001316

184-003304

184-001940

184-001508

184-001085

184-002988

184-002628

184-003230

184-003084

184-002663

184-003081

184-003227

W WATERLOO ST

VNP-KNOWN

No parcel record found or access is denied.

Franklin County Auditor | Franklin County, OH, West Virginia GIS, Es...

Record Naviga

1c

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SCHIRM FRANK R

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October 26, 2017

**DESCRIPTION OF A 0.463 ACRE TRACT
BEING A PORTION OF W. WATERLOO STREET, EAST OF GENDER ROAD
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 24, Township 11 North, Range 21 West, Congress Lands, and being a portion of an original 36.8 acre tract of land conveyed to Frank R. Schirm, by deeds of record in Deed Book 1314, Page 264 and Deed Book 2325, Page 330, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a P.K. nail set in the centerline of Gender Road at centerline station 33+15.30 as shown upon sheet 28 of 36 of Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus – Lancaster Road, at the northwest corner of 0.914 acre tract of land conveyed, for Gender Road and W. Waterloo Street ~ Relocated S.R. 674 roadway purposes as Parcel 19 WD (FRA-33-29.53), to State of Ohio, by deed of record in Deed Book 3097, Page 307 and at the southwest corner of said original 36.8 acre tract, said P.K. nail being N 04° 23' 25" E a distance of 39.38 feet from a P.K. nail set at the centerline intersection of also being N 81° 38' 54" W a distance of 570.04 feet from a 1/2" solid iron pin found at the centerline intersection of W. Waterloo Street ~ Relocated S.R. 674 with Gender Road;

thence N 04° 23' 25" E along the centerline of Gender Road a distance of 15.62 feet to a P.K. nail set;

thence S 85° 36' 35" E passing through the residue of said 36.8 acre tract, crossing a portion of Gender Road and with the Limited Access Right-of-Way line of Parcel 81-LA as conveyed, as a perpetual easement for roadway purposes, to the State of Ohio, by deed of record in Deed Book 2370, Page 527 a distance of 130.00 feet to a 3/4" I.D. iron pipe set at the intersection of the easterly right-of-way line of Gender Road with the northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, at the south corner of a 0.099 acre tract of land conveyed, as Parcel 13-WL for Gender Road roadway purposes, to the State of Ohio, by deed of record in Deed Book 3065, Page 167 and at the southeast corner of a 2.677 acre tract of land conveyed to Canal Winchester Duchess, LLC, by deed of record in Instrument No. 201603040026283;

thence S 83° 00' 26" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a south line of said 2.677 acre tract a distance of 110.11 feet to a 3/4" I.D. iron pipe set;

thence S 85° 36' 35" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a south line of said 2.677 acre tract, along the southerly line of a 4.363 acre tract of land conveyed to ALDI Inc., by deed of record in Instrument No. 201610200143787, along the southerly line of a 1.418 acre tract of land conveyed to State Savings Bank, by deed of record in Official Record 29529, Page G 01 and along a southerly line of a 2.00 acre tract of land conveyed to Carriage Services of Ohio, LLC, by deed of record in Instrument No. 200106250142489 a distance of 1,160.00 feet to a 3/4" I.D. iron pipe set (passing a 3/4" I.D. iron pipe found at the southeast corner of said 2.677 acre tract at 229.88 feet and passing a 3/4" I.D. iron pipe found at the southeast corner of said 4.363 acre tract at 751.58 feet);

thence S 81° 48' 04" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a southerly line of said 2.000 acre tract a distance of 104.03 feet to a 3/4" I.D. iron pipe set at the southeast corner of said 2.000 acre tract, at the south corner of a 0.452 acre tract of land conveyed, as Parcel 1, to Gale L. Taylor, Trust, by deed of record in Instrument No. 201612130171390, at the northwesterly line of a tract of land conveyed, as Parcel 2, to Gale Taylor, Trust, by deed of record in Instrument No. 201612130171390 and in the southeasterly line of said original 36.8 acre tract;

thence S 52° 32' 01" W crossing a portion of said right-of-way of W. Waterloo Street ~ Relocated S.R. 674, along a portion of the northwesterly line of said Parcel 2 and along a portion of the southeasterly line of said original 36.8 acre tract a distance of 12.88 feet to a 3/4" I.D. iron pipe set at the southeast corner of said original 36.8 acre tract and in the north line of an original 35.35 acre tract of land conveyed, as Parcel IV, to Robert S. Wood, by deed of record in Official Record 30958, Page D 16;

thence N 85° 25' 21" W along a portion of the south line of said original 36.8 acre tract and along a portion of the north line of said original 35.35 acre tract a distance of 1,494.21 feet to the place of beginning;

October 26, 2017

**DESCRIPTION OF A 2.391 ACRE TRACT
BEING A PORTION OF W. WATERLOO STREET, EAST OF GENDER ROAD
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 24, Township 11 North, Range 21 West, Congress Lands, and being a portion of an original 35.35 acre tract of land conveyed, as Parcel IV, to Robert S. Wood, by deed of record in Official Record 30958, Page D 16, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe set within the current right-of-way of W. Waterloo Street ~ Relocated S.R. 674 (variable width) per Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus - Lancaster Road, in the north line of said original 35.35 acre tract and in the south line of an original 36.8 acre tract of land conveyed to Frank R. Schirm, by deeds of record in Deed Book 1314, Page 264 and Deed Book 2325, Page 330 and at the northwest corner of 0.914 acre tract of land conveyed, for Gender Road and W. Waterloo Street ~ Relocated S.R. 674 roadway purposes as Parcel 19 WD (FRA-33-29.53), to State of Ohio, by deed of record in Deed Book 3097, Page 307, said iron pipe being N 85° 25' 21" W a distance of 284.80 feet from a point in the centerline of Gender Road at centerline station 33+15.30 as shown upon sheet 28 of 36 of Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus - Lancaster Road, said iron pipe also being N 77° 53' 48" W a distance of 286.47 feet from a 1/2" solid iron pin found at the centerline intersection of W. Waterloo Street ~ Relocated S.R. 674 with Gender Road;

thence S 85° 25' 21" E along a portion of the north line of said original 35.35 acre tract and along a portion of the south line of said original 36.8 acre tract a distance of 1,209.41 feet to a 3/4" I.D. iron pipe set at the southeast corner of said original 36.8 acre tract;

thence S 52° 32' 01" W passing through the residual of said original 35.35 acre tract and along the southeasterly line of said original 36.8 acre tract, extended southwesterly, a distance of 140.21 feet to a 3/4" I.D. iron pipe set in the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and in a north line of an original 6.137 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984;

thence N 83° 00' 54" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a portion of a north line of said original 6.137 acre tract a distance of 89.53 feet to a 3/4" I.D. iron pipe set;

thence N 85° 36' 35" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a portion of a north line of said original 6.137 acre tract, along a northerly right-of-way line of Waterloo Street (this section being 100 feet in width), as shown upon the plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements, of record in Plat Book 102, Pages 38-40 and along a north line of a 0.676 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984 a distance of 500.00 feet to a 3/4" I.D. iron pipe set;

thence N 84° 39' 18" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a north line of said 0.676 acre tract, along a north of Waterloo Street (this section being 70 feet in width), as shown upon said plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements and along the north line of a 1.789 acre tract of land conveyed to Mildred Gollop Family Partnership, by deed of record in Instrument No. 201608230111312 a distance of 515.53 feet to a 3/4" I.D. iron pipe found at the northwest corner of said 1.789 acre tract, at the northeast corner of a 0.908 acre tract of land conveyed to AT Canal Winchester OH, LLC, by deed of record in Instrument No. 201611150157038 and at a southeast corner of said 0.914 acre tract;

thence N 04° 20' 11" E crossing a portion of the right-of way of W. Waterloo Street ~ Relocated S.R. 674, and along an east line of said 0.918 acre tract a distance of 84.86 feet to the place of beginning;

October 26, 2017

containing 2.391 acres of land, more or less, and being subject to all highways, easements and restrictions of record. Of said 2.391 acres, all are within W. Waterloo Street ~ Relocated S.R. 674 Right-of-Way.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in October, 2017. 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the centerline of W. Waterloo Street ~ Relocated S.R. 674, being S 85° 36; 35" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

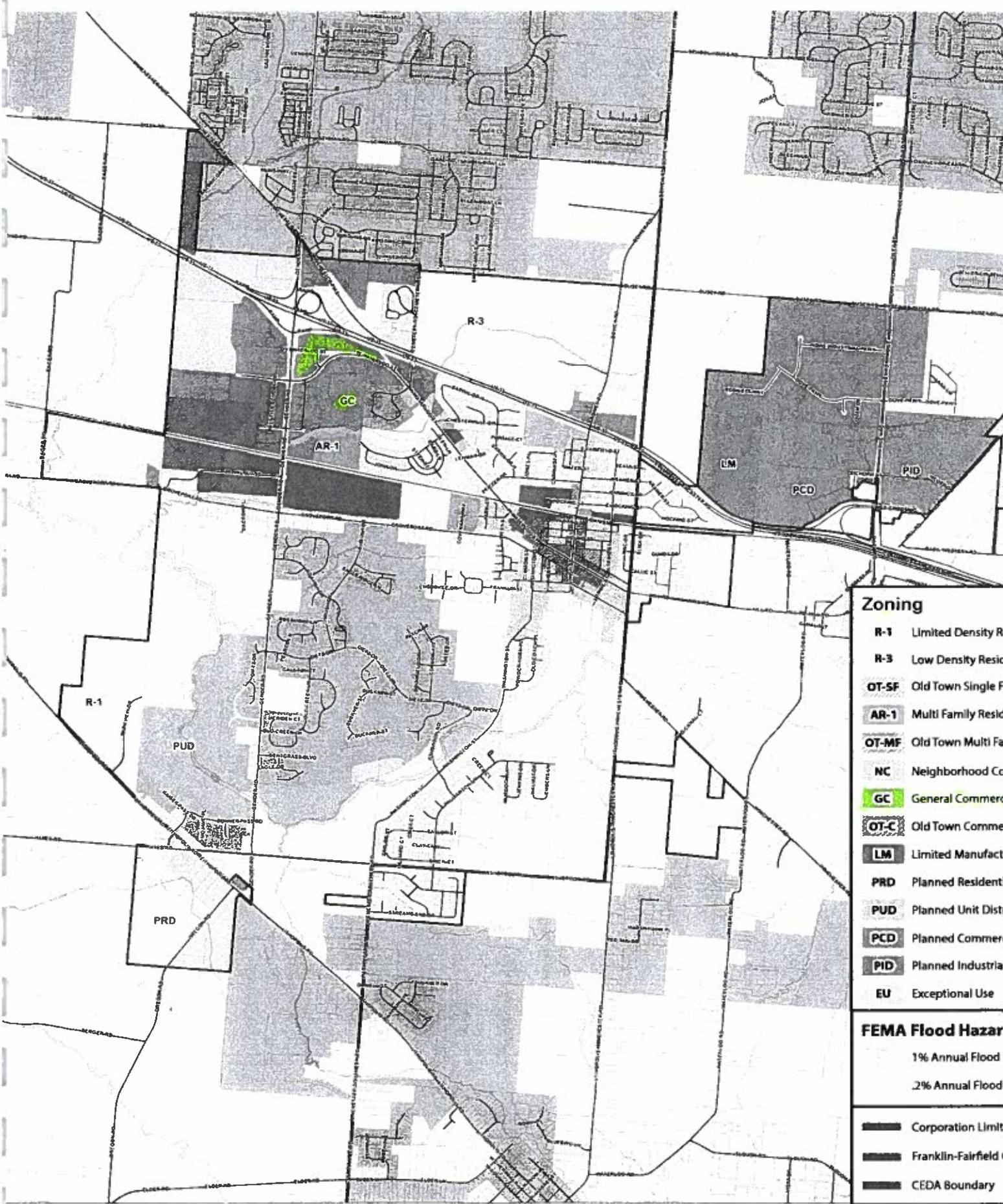
Kevin L. Baxter

10/26/17

Kevin L. Baxter ~ Ohio Surveyor #7697



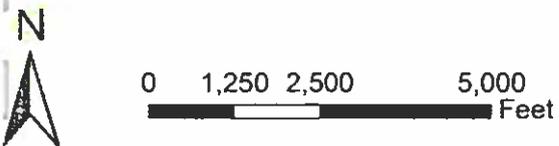
COPY OF ZONING MAP



Zoning	
R-1	Limited Density Residential
R-3	Low Density Residential
OT-SF	Old Town Single Family
AR-1	Multi Family Residential
OT-MF	Old Town Multi Family
NC	Neighborhood Commercial
GC	General Commercial
OT-C	Old Town Commercial
LM	Limited Manufacturing
PRD	Planned Residential
PUD	Planned Unit District
PCD	Planned Commercial
PID	Planned Industrial
EU	Exceptional Use

FEMA Flood Hazard	
(Light Gray)	1% Annual Flood
(Dark Gray)	.2% Annual Flood

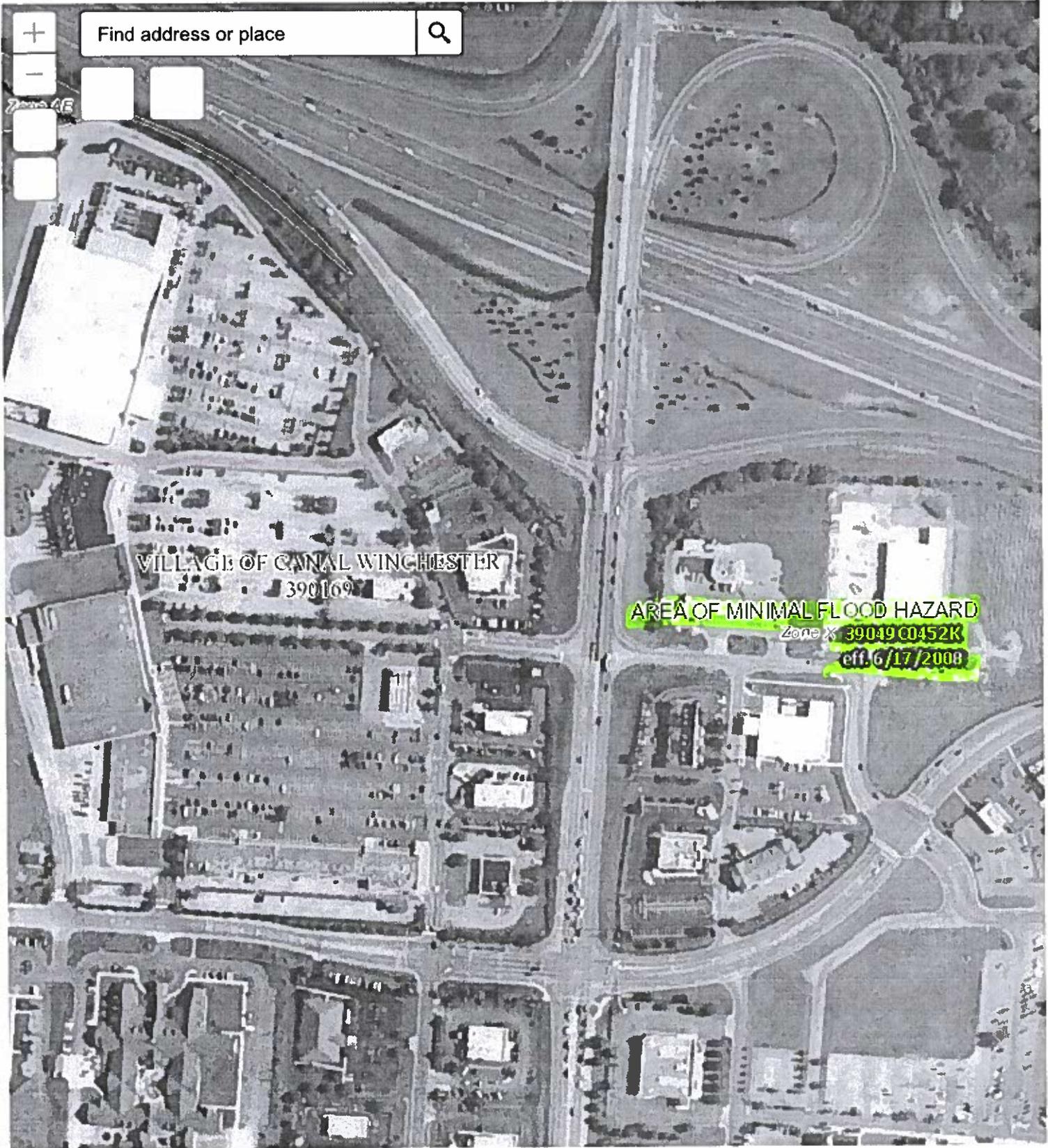
(Thick Black Line)	Corporation Limit
(Thin Black Line)	Franklin-Fairfield County Boundary
(Dashed Black Line)	CEDA Boundary



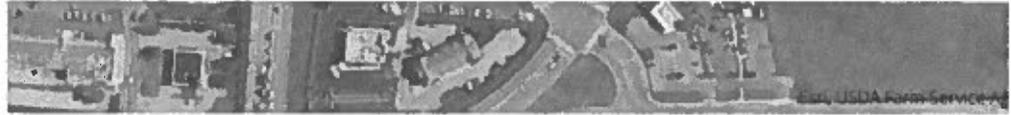
OFFICIAL ZONING MAP

CITY OF CANAL WINCHESTER

COPY OF FLOOD MAP



300ft
-82.824 39 858 Degrees



PIN Approximate location based on user input and does not represent an authoritative property location

MAP PANELS

- Selected Floodmap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS

- Area of Minimal Flood Hazard Zone 1
- Effective LOARs
- Area of Undetermined Flood Hazard Zone 0
- Charleston Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone 1, 1A, 1B
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, X, Z

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 2
- Future Conditions 1% Annual Chance Flood Hazard Zone 3
- Area with Reduced Flood Risk due to Levees. See Notes. Zone 4
- Area with Flood Risk due to Levees Zone 0

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Features

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

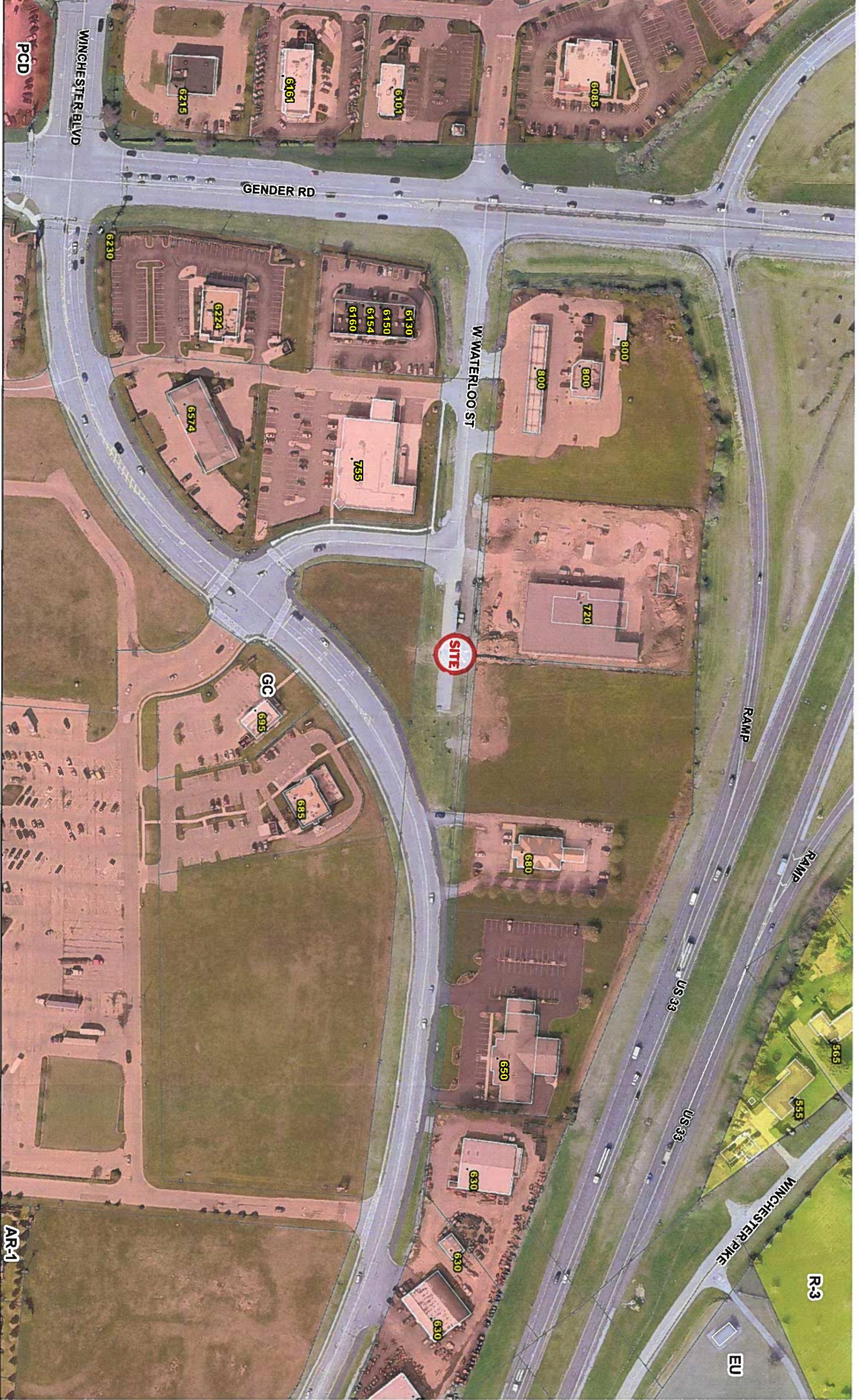
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OIG HOTLINE
 Report Fraud, Waste & Abuse (<https://www.oig.dhs.gov/hotline>)

Official website of the Department of Homeland Security

PICTURES OF THE SUBJECT



AR-1

COPY
OF
LAND SALE

Land Sales from Franklin County, Ohio.:

I have gathered and reviewed land sales from the Franklin County, market area to establish a Fair Market Value for the two subject sites.

The subject sites are being valued as commercial sites and have not taken into consideration the right of way easements and not having the ability to change the present use as the sites are controlled by the easements right of ways, not being able to be improved. My conversations with both the development agent as well as the engineering department the sites could not be developed..

I analyzed four (4) land sales. The sales ranged from a low of \$ 0.15 per sq. ft. to high of 1.27 per square foot un-adjusted The un-adjusted mean for the four sales is \$ 058.

I have reviewed the sales due to not having good right of way sales or transferor and are not given any weight other the support to my given value.

Sale # 1. Sale 1001 , Gender Rd. & Refugee Rd., Canal Winchester, Franklin County, Ohio 43110, 7.704 acres, Sold 1/10/2019 \$ 426,933.00, Zone "LC-4. \$ 1.27 per sq. ft., \$55,417.00 per acre.

Sale # 2. Sale # 1247, Davis Rd., Hilliard, Franklin County, Ohio 43026. 71.334 acres, Sold 4/1/2019 \$ 1,266,202.00, Zoned "PUD", \$ 0.41 per sq. foot, \$ 17,750.00 per acre.

Sale # 3. Sale 1254, Lehman Rd./ Gender Rd., Canal Winchester Franklin County, Ohio. 43110. 6.087 acres, Sold 4/18/2019 \$ 125,000.00, Zoned" PUD6" \$ 0.47 per sq. ft., \$ 20,536.00 acres.

Sale # 4. Sale # 1098, Parkwick Dr., Columbus, Franklin County, Ohio 43228 1.529 acres, Sold \$ 10,000.00, Zoned "R-2, \$ 0.15 per sq. ft., \$6,540.00 per acre.

The Haines Report

COMMERCIAL LAND

Franklin County Land Sales

SALE NO 1001

QUAD: 3
TAXING DISTRICT: 530
PARCEL NUMBER: 125631, 248754
LOCATION: Gender Rd, NWC Refugee
Canal Winchstr OH 43110
GRANTOR: HPI Kensington Land LLC
Matthew Sharp
GRANTEE: SS Panhandle Group LLC

232 Rolling Fork Rd, Irving, TX
no listing

SALE PRICE: \$426,933
SALE DATE: 1/10/2019
SITE 7.704
LC4

DEED REFERENCE: 201901100003629
FINANCING: Cash to seller
\$0

COMMENTS:

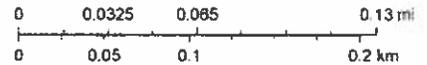
PRICE/SF \$1.27
PRICE/ACRE \$55,417

Franklin County Auditors Office



February 27, 2019

1:2,822



Franklin County Auditor
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swastopo, © OpenStreetMap contributors, and the GIS User

The Haines Report

DEVELOPMENT LAND

Franklin County Land Sales

SALE NO 1247

QUAD: 1
TAXING DISTRICT: 053
PARCEL NUMBER: 000021-2, 000025, 000103
LOCATION: Davis Rd, W of Alton Darby
Hilliard OH 43026
GRANTOR: Fischer Residential Columbus
Greg Fischer
GRANTEE: Grand Communities LLC

3940 Olympic Blvd, Erlanger, KY
859-441-1989

SALE PRICE: \$1,266,202
SALE DATE: 4/1/2019
SITE 71.334
PUD

DEED REFERENCE: 201904020036977
FINANCING: Cash to seller
\$0

COMMENTS:

PRICE/SF \$0.41
PRICE/ACRE \$17,750

CLOSING STATEMENT

PURCHASER: Grand Communities, LLC
a Kentucky limited liability company

SELLER: Fischer Residential Columbus, LLC
an Ohio limited liability company

PROPERTY: 71.334 Acres of Vacant Land
Beween Township, Franklin County, Ohio

CLOSING DATE: March 22, 2019

PURCHASER'S STATEMENT

PURCHASE PRICE:		\$1,266,202 00
PLUS EXPENSES:		
Deed Recording Fee	\$ 112 00	
TOTAL PURCHASER'S EXPENSES		\$ 112 00
LESS CREDITS:		
	\$ 00 00	
AMOUNT DUE FROM PURCHASER AT CLOSING		<u>\$ 1,266,314 00</u>

SELLER'S STATEMENT

SALE PRICE:		\$ 1,266,202 00
AMOUNT DUE TO SELLER AT CLOSING		<u>\$ 1,266,202 00</u>
LESS EXPENSES/DEBITS:		
Conveyance Fee/Parcel Fee fee per thousand	\$ 2,534 10	
Mortgage Release Recording Fee	\$ 108 00	
TOTAL SELLER'S EXPENSES		<u>\$ 2,642 10</u>
AMOUNT DUE FROM SELLER AT CLOSING		<u>\$ 1,268,956 10</u>

RECAPITULATION OF FUNDS

FROM: Grand Communities, LLC Funds Received for Closing		\$ 1,266,314 00
FROM: Fischer Residential Columbus, LLC Conveyance Fee, Transfer Tax & Recording Fees		\$ 2,642 10
TOTAL DEPOSITS:		<u>\$ 1,268,956 10</u>

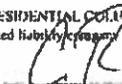
RECAPITULATION OF DISBURSEMENTS

TO: Franklin County Auditor's Office Conveyance Fee & Transfer Tax (paid by Seller)		\$ 2,534 10
TO: Franklin County Recorder's Office Deed Recording Fee (paid by Purchaser)		\$ 112 00
TO: Franklin County Recorder's Office Mortgage Release Recording Fee (paid by Seller)		\$ 108 00
TO: Fischer Residential Columbus, LLC Sales Proceeds		<u>\$ 1,266,202 00</u>
TOTAL DISBURSEMENTS:		<u>\$ 1,268,956 10</u>

PURCHASER:
GRAND COMMUNITIES, LLC
a Kentucky limited liability company

By: 
Name: M. Ian W. Sarrague
Title: General Counsel Acquisition & Development

SELLER:
FISCHER RESIDENTIAL COLUMBUS, LLC
an Ohio limited liability company

By: 
Name: Greg Fischer
Title: Chairman

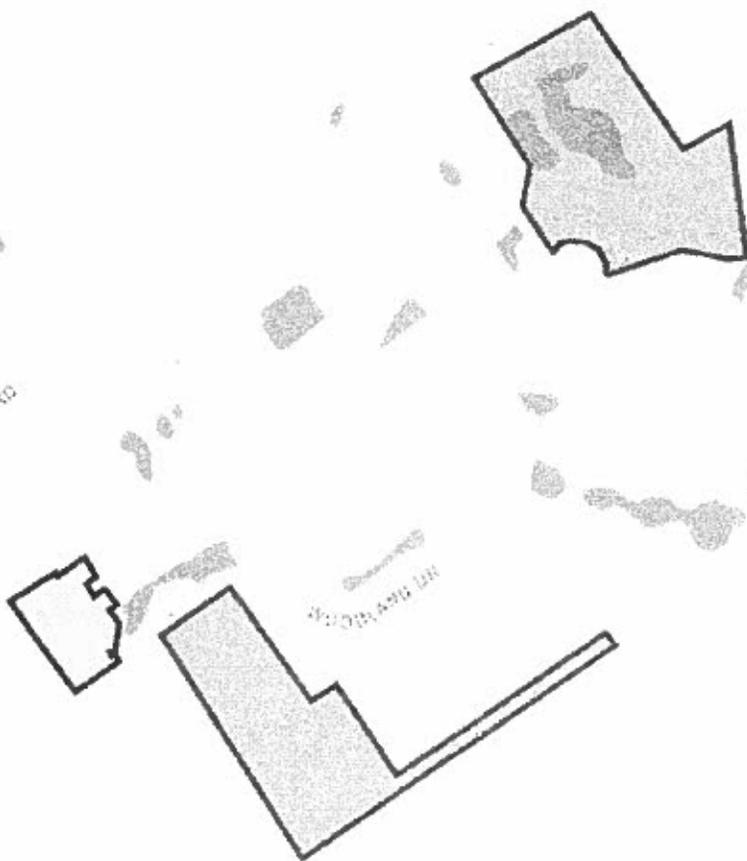
DAVIS RD

DAVIS RD

AUSTON'S TARRY CREEK RD

MAIN HWY

WOODLAND DR



The Haines Report

DEVELOPMENT LAND

Franklin County Land Sales

SALE NO 1254

QUAD: 3
TAXING DISTRICT: 010
PARCEL NUMBER: 220082
LOCATION: Lehman Rd, E of Gender Rd
Canal Winchst OH 43110
GRANTOR: Paloma Partners
Steven Jefferis
GRANTEE: Mao Yu
2708 S Grand Ave, Santa Ana, CA
unlisted
SALE PRICE: \$125,000
SALE DATE: 4/18/2019
SITE 6.087
PUD6

DEED REFERENCE: 201904190045177
FINANCING: Cash to seller
\$0

COMMENTS:

PRICE/SF \$0.47
PRICE/ACRE \$20,536

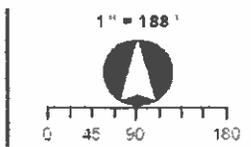


FRANKLIN COUNTY AUDITOR MICHAEL STINZIANO

PRINTED: MAY 17, 2019



Disclaimer:
This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County GIS Department of any discrepancies.



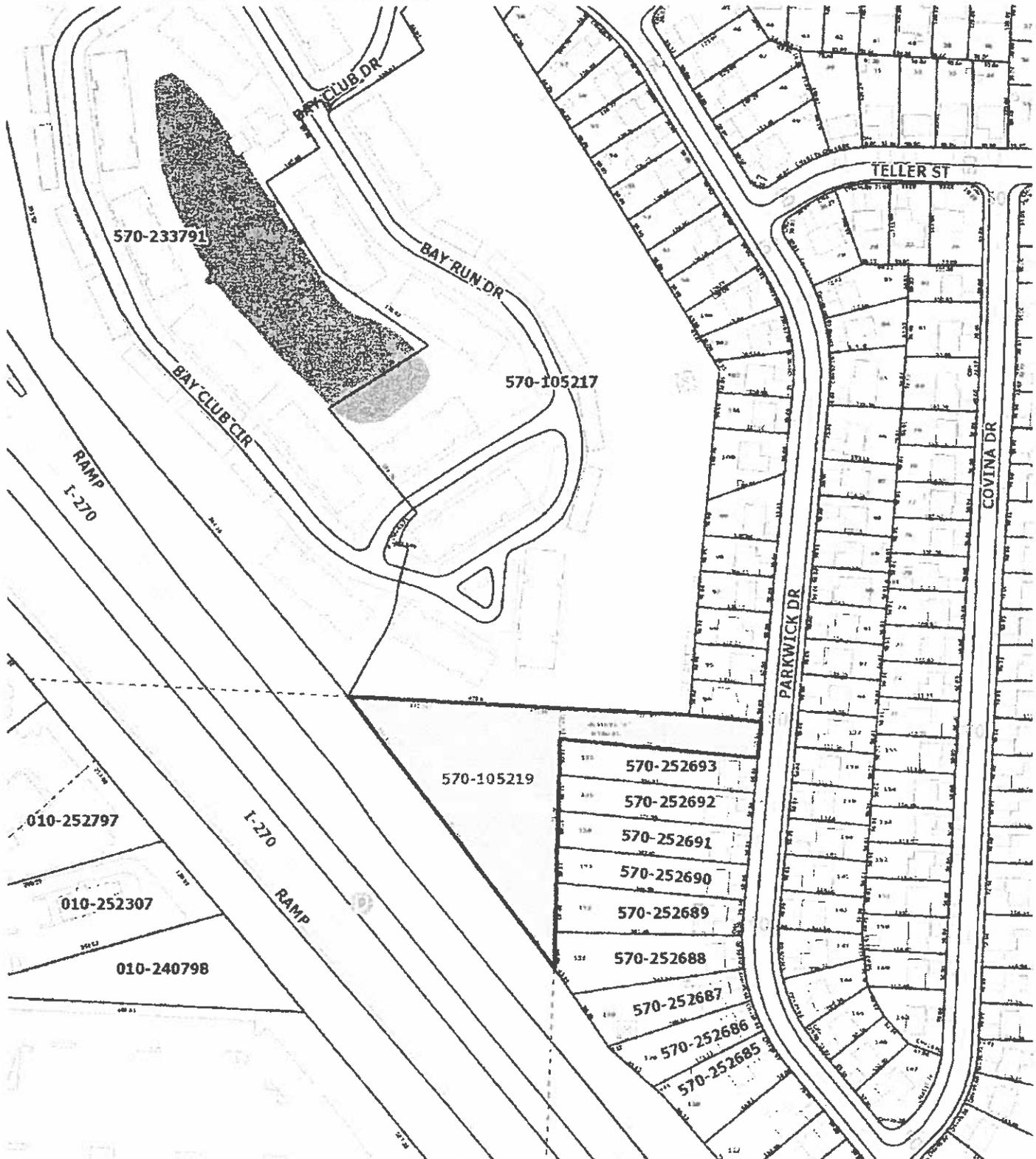
The Haines Report

DEVELOPMENT LAND

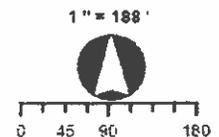
Franklin County Land Sales

SALE NO 1098

QUAD: 4
 TAXING DISTRICT: 570
 PARCEL NUMBER: 105219
 LOCATION: Parkwick Dr, ES I270
 Columbus OH 43228
 GRANTOR: Deanna Cowgill etal (3)
 GRANTEE: Brian J Hartman
 4571 Parkwick Dr, Columbus, OH
 614-351-0118
 SALE PRICE: \$10,000
 SALE DATE: 2/1/2019
 SITE 1.529
 R2
 DEED REFERENCE: 201902010012932
 FINANCING: Cash to seller
 \$0
 COMMENTS:
 PRICE/SF \$0.15
 PRICE/ACRE \$6,540



Disclaimer:
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COPY OF LEGAL DESCRIPTION

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That WINCHESTER INVESTMENT CO., an Ohio general partnership (the "Grantor"), in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to it paid by the VILLAGE OF CANAL WINCHESTER, OHIO, a municipal corporation (the "Grantee"), the receipt of which consideration is hereby acknowledged, does hereby grant and release to said Grantee, its successors and assigns, forever, an Easement under and through the following described strip of land:

SEE ATTACHED EXHIBIT "A"

This Easement is granted for the purpose of installing, using, maintaining, repairing and reconstructing underground municipal utilities, including without limitation sanitary sewer, storm sewer and water lines for public use (the "Municipal Utilities") in said strip, together with the right of reasonable access to said strip. Said strip is part of the Grantor's land owned by deed of record at Vol. 3476, Page 335 in the Recorder's Office, Franklin County, Ohio.

154844

TO HAVE AND TO HOLD said premises unto said Grantee, the Village of Canal Winchester, Ohio, its successors and assigns, for the uses and purposes herein mentioned, but reserving, however unto the Grantor the right to place landscaping, paving, other utilities, and other improvements other than permanent buildings in, over, or under said strip so long as the structural integrity and operability of said Municipal Utilities is not thereby unreasonably interfered with. This Easement shall automatically and without further action become void and all rights shall revert to Grantor in the event the use hereof by Grantee is ever abandoned. And the Grantee, in consideration of this grant and by its acceptance and the recordation hereof, covenants and agrees, subject to applicable warranties, if any, to perform all maintenance, repairs and reconstruction which may be reasonably necessary now or hereafter from time to time to keep the aforesaid Municipal Utilities in, or to restore them to, good condition. Grantee agrees by its acceptance and the recordation hereof that promptly following the performance of any repairs, maintenance or reconstruction, it shall diligently restore the Easement area and any other affected areas to their former condition as nearly as is reasonably possible. Grantor understands and agrees that such restoration obligation is limited to Grantee's diligently returning the subject areas to their former grade and compaction with appropriate clean fill or backfill materials and diligently restoring the surface to its former condition and appearance with like materials and landscaping as were in place prior to commencement of the repairs, maintenance or reconstruction. Grantee shall use its best efforts, in performing any such repairs, maintenance, reconstruction and restoration, to cause as little disruption to the business of Grantor and its tenants as is reasonably possible.

MAIL

Return by mail to:
Michael J. O'Reilly
8 E. Broad St., 12 Fl.,
Columbus, Ohio 43215

TRANSFER NOT NECESSARY
AUG 23 1964
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX EXEMPT
P DV
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

IT WITNESS WHEREOF, the said Grantor, Winchester Investment Co., an Ohio general partnership, has caused its name to be signed to these presents by its below named partners, who hereby certify that the said Partnership is a duly organized and existing partnership in good standing under the laws of the State of Ohio on the date hereof, and that this Easement is executed pursuant to authority lawfully and regularly bestowed upon the said Partners.

Dated this 16 day of August, 1994.

Signed and acknowledged in the presence of:

WINCHESTER INVESTMENT CO.,
an Ohio general partnership, Grantor

Elizabeth Martin
Witness
Printed Name: Elizabeth Martin

By: Donald C. Weiser
Donald C. Weiser, Partner

Paula J. Saunders
Witness
Printed Name: Paula J. Saunders

Elizabeth Martin
Witness
Printed Name: Elizabeth Martin

By: Neil E. Wyman
Neil E. Wyman, Partner

Paula J. Saunders
Witness
Printed Name: Paula J. Saunders

Elizabeth Martin
Witness
Printed Name: Elizabeth Martin

By: Robert S. Wood
Robert S. Wood, Partner

Paula J. Saunders
Witness
Printed Name: _____

Elizabeth Martin
Witness
Printed Name: Elizabeth Martin

By: Richard C. Weiser
Richard C. Weiser, Partner

Paula J. Saunders
Witness
Printed Name: Paula J. Saunders

TIME 3:31 PM
RECORDER FRANKLIN CO., OHIO
AUG 23 1994
RICHARD B. WEICALE RECORDER
RECORDER'S FEE 3400

[Signature]
Witness

And By: [Signature]
Edna Stebelton, Partner

Printed Name: Scott Hammel

[Signature]
Witness

Printed Name: FRED S. BALLARD

ACKNOWLEDGMENTS

STATE OF OHIO
COUNTY OF FRANKLIN SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Donald C. Weiser, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

[Signature]
Notary Public

STATE OF Ohio
COUNTY OF Franklin SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Neil E. Wyman, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

[Signature]
Notary Public

STATE OF OHIO
COUNTY OF FRANKLIN SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Robert S. Wood, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

[Signature]
Notary Public

STATE OF OHIO
COUNTY OF FRANKLIN SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Richard C. Weiser, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

Paula J. Saunders
Notary Public

STATE OF Ohio
COUNTY OF Franklin SS:

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Edna Stabelton, partner of said partnership, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 18 day of August, 1994.

Maggie J. Stabelton
Notary Public 1-29-98

PARTNERSHIP
FILING DATE: 7-9-75
RECORDED VOL. 8 PAGE 158
RECORDER
FRANKLIN COUNTY, OHIO

This instrument prepared by:

Michael J. O'Reilly
Attorney At Law
8 East Broad Street, 12th Floor
Columbus, Ohio 43215

UTILITY EASEMENT

Situated in the State of Ohio, County of Franklin, Village of Canal Winchester, being located in Section 25, Township 11, Range 21, Congress Lands and being part of those tracts of land conveyed to Winchester Investment Co., by deed of record in Deed Book 3476, Page 335, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a point in the northerly line of said Section 25, the northerly line of said Winchester Investment Co. tracts, the southerly line of the 83.393 acre tract (Parcel 1), of record in Official Record 11357F13 and Official Record 11357F16, said point also being located North 89° 35' 38" East, a distance of 300.00 feet from the northwesterly corner of said Section 25;

thence South 0° 24' 22" East, along the westerly terminus of a proposed street, a distance of 86.00 feet to a point;

thence North 89° 35' 38" East, along the proposed southerly right-of-way line of a street, a distance of 1651.05 feet to the arc of a curve to the right;

thence continuing along said proposed right-of-way line, being the arc of said curve (Delta = 9° 51' 11", Radius = 949.00 feet), a chord bearing and distance of South 85° 28' 46" East, 163.00 feet to a point of tangency;

thence South 80° 33' 11" East, continuing along said proposed right-of-way line, a distance of 194.37 feet to a point of curvature of a curve to the left;

thence continuing along said proposed right-of-way line, being the arc of said curve (Delta = 9° 51' 11", Radius = 457.07 feet), a chord bearing and distance of South 85° 28' 46" East, 78.50 feet to a point of tangency;

thence North 89° 35' 38" East, continuing along said proposed right-of-way line, a distance of 260.60 feet to a point of curvature of a curve to the right;

thence along the arc of said curve (Delta = 90° 00' 29", Radius = 20.00 feet), a chord bearing and distance of South 45° 24' 07" East, 28.29 feet to a point;

thence South 89° 35' 38" West, a distance of 238.13 feet to a point;

thence North 83° 29' 09" West, a distance of 280.17 feet to a point;

thence North 88° 01' 47" West, a distance of 319.40 feet to a point;

Continued.....

Exhibit "A"
Page 1 of 3

27272604

UTILITY EASEMENT

- Page Two -

thence South $89^{\circ} 35' 38''$ West, a distance of 1555.39 feet to a point;

thence North $0^{\circ} 24' 22''$ West, a distance of 93.00 feet to a point in the northerly line of Section 25;

thence North $89^{\circ} 35' 38''$ East, along said northerly line of Section 25, a distance of 27.00 feet to the point of beginning.

Bearings contained herein are based on the same meridian as the westerly right-of-way line of Gender Road (South $4^{\circ} 31' 32''$ East), of record in Official Record 11357F13.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

By Thomas D. Sibbalds
Thomas D. Sibbalds
Registered Surveyor No. 5908

TDS/kd

Exhibit "A"
Page 2 of 3

KNOW ALL MEN BY THESE PRESENTS, That FRANK R. SCHIRM (Widower and unmarried)

herein (whether one or more) called "Grantor" for Ten Dollars (\$10.00) and other valuable consideration received to Grantor's full satisfaction of THE STANDARD OIL COMPANY, an Ohio corporation, with its principal office and tax mailing address in the Midland Building, Cleveland 15, Ohio, herein called "Grantee", does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises, situated in the Village of Canal Winchester, County of Franklin and State of Ohio:

12234

Situate in the County of Franklin, State of Ohio, Village of Canal Winchester, being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being a part of the 36.8 acre tract conveyed to Frank R. Schirm by deed of record in Deed Book 2325, Page 330, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin which iron pin is located North $89^{\circ} 42' 30''$ East, 130.00 feet, and North $0^{\circ} 17' 30''$ West, 55.00 feet from the intersection of the centerline of relocated State Route 674, with the centerline of Gender Road, the centerline of Gender Road being the westerly line of the Southeast Quarter of Section 24;

thence along the easterly right-of-way line of Gender Road, North $16^{\circ} 55'$ West, 104.07 feet to an iron pin, which iron pin is located 100.21 feet easterly at right angles from the centerline of Gender Road and 640.00 feet right of Station 552+40 of the State of Ohio, Department of Highway Survey of the centerline of relocated U. S. Route 33;

thence along the easterly right-of-way line of Gender Road, North $0^{\circ} 21' 20''$ West. (Interior Angle = $163^{\circ} 26' 20''$), 150.52 feet to an iron pin which is 100.00 feet left of Station 30+40.00 of the State of Ohio, Department of Highway Survey of the centerline of Gender Road;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $67^{\circ} 13' 40''$ East, (Interior Angle = $112^{\circ} 25' 00''$), 269.26 feet to an iron pin which is located 315.00 feet right of Station 554+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $86^{\circ} 24' 20''$ East, (Interior Angle = $153^{\circ} 38' 00''$), 174.63 feet to an iron pin which is 275.00 feet right of Station 555+70 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $87^{\circ} 36' 05''$ East, (Interior Angle = $135^{\circ} 59' 35''$), 435.42 feet to an iron pin which is 125.00 feet right of Station 560+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $73^{\circ} 10'$ East, (Interior Angle = $160^{\circ} 46' 05''$ and being parallel to the centerline of relocated U. S. Route 33), 550.02 feet to an iron pin;

thence South $0^{\circ} 17' 30''$ East, (Interior Angle = $107^{\circ} 07' 30''$), 218.04 feet to an iron pin at the intersection of the northerly right-of-way line of relocated State Route 674 with the northwesterly line of the 0.239 acre tract conveyed to H. L. Taylor and Sons by deed of record in Deed Book 2193, Page 366, Recorder's Office, Franklin County, Ohio;

REVENUE STAMPS PURCHASED & CANCELLED
WILL BE ATTACHED TO DEED AFTER RECORDING.

thence along the northerly right-of-way line of relocated State Route 674, North $86^{\circ} 29' 00''$ West, (Interior Angle = $80^{\circ} 11' 30''$), 104.02 feet to an iron pin which is 50.00 feet left of Station 14+00 of the State of Ohio, Department of Highway Survey of the centerline of relocated State Route 674;

thence along the northerly right-of-way line of relocated State Route 674, South $89^{\circ} 42' 30''$ West, (Interior Angle = $183^{\circ} 48' 30''$), 1160.00 feet to an iron pin which is 50.00 feet left of Station 2+40 of the centerline of relocated State Route 674;

thence continuing along the northerly right-of-way line of relocated State Route 674, North $87^{\circ} 41' 20''$ West, (Interior Angle = $177^{\circ} 23' 30''$), 110.12 feet to the place of beginning, containing 10.557 acres, more or less.

TRANSFERRED

JUN 13 1964

ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

be the same more or less but subject to all legal highways. Grantor acquired title to said premises by deed recorded in Volume ¹³¹⁴ 2325, Page ²⁶⁴ 336, of the records of said County.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereto belonging, unto the said Grantee, its successors and assigns forever. And the said Grantor does for Grantor and the heirs, executors, administrators, successors and assigns of Grantor, as the case may be, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, Grantor is well seized of the above described premises, as a good and indefeasible estate in FREE SIMPLE, and has full right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever except restrictions, agreements and judgments of record, if any, zoning restrictions, if any, and taxes and assessments, both general and special for the LAST Half of the year 1963, and thereafter, and that Grantor will warrant and defend said premises, with the appurtenances thereto appertaining, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever except as above noted.

XX

XX
XX
XX

IN WITNESS WHEREOF, this instrument has been executed by the Grantor on this 12th

day of June, 1964.

Signed and acknowledged in the presence of:

[Signature]

Frank R. Schirm
Frank R. Schirm

Franklin

VOL. 2568 PAGE 131

Frank R. Schirm, a widower and unmarried,

he

his

Columbus, Ohio

12th

June

64



Theo. D. Stevenson,

State of Ohio

JUN 13 1964
JUN 14 1964
JAMES A. SCHAEFER, Recorder

KNOW ALL MEN BY THESE PRESENTS, That FRANK R. SCHIRM (Widower and unmarried)

herein (whether one or more) called "Grantor" for Ten Dollars (\$10.00) and other valuable consideration received to Grantor's full satisfaction of THE STANDARD OIL COMPANY, an Ohio corporation, with its principal office and tax mailing address in the Midland Building, Cleveland 15, Ohio, herein called "Grantee", does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises, situated in the Village of Canal Winchester, County of Franklin and State of Ohio:

12234

Situate in the County of Franklin, State of Ohio, Village of Canal Winchester, being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being a part of the 36.8 acre tract conveyed to Frank R. Schirm by deed of record in Deed Book 2325, Page 330, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin which iron pin is located North $89^{\circ} 42' 30''$ East, 130.00 feet, and North $0^{\circ} 17' 30''$ West, 55.00 feet from the intersection of the centerline of relocated State Route 674, with the centerline of Gender Road, the centerline of Gender Road being the westerly line of the Southeast Quarter of Section 24;

thence along the easterly right-of-way line of Gender Road, North $16^{\circ} 55'$ West, 104.07 feet to an iron pin, which iron pin is located 100.21 feet Easterly at right angles from the centerline of Gender Road and 640.00 feet right of Station 552+40 of the State of Ohio, Department of Highway Survey of the centerline of relocated U. S. Route 33;

thence along the easterly right-of-way line of Gender Road, North $0^{\circ} 21' 20''$ West. (Interior Angle = $163^{\circ} 26' 20''$), 150.52 feet to an iron pin which is 100.00 feet left of Station 30+40.00 of the State of Ohio, Department of Highway Survey of the centerline of Gender Road;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $67^{\circ} 13' 40''$ East, (Interior Angle = $112^{\circ} 25' 00''$), 269.26 feet to an iron pin which is located 315.00 feet right of Station 554+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $86^{\circ} 24' 20''$ East, (Interior Angle = $153^{\circ} 38' 00''$), 174.63 feet to an iron pin which is 275.00 feet right of Station 555+70 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $87^{\circ} 36' 05''$ East, (Interior Angle = $135^{\circ} 59' 35''$), 435.42 feet to an iron pin which is 125.00 feet right of Station 560+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $73^{\circ} 10'$ East, (Interior Angle = $160^{\circ} 46' 05''$ and being parallel to the centerline of relocated U. S. Route 33), 550.02 feet to an iron pin;

thence South $0^{\circ} 17' 30''$ East, (Interior Angle = $107^{\circ} 07' 30''$), 218.04 feet to an iron pin at the intersection of the northerly right-of-way line of relocated State Route 674 with the northwesterly line of the 0.839 acre tract conveyed to H. L. Taylor and Sons by deed of record in Deed Book 2192, Page 366, Recorder's Office, Franklin County, Ohio;

REVENUE STAMPS PURCHASED & CANCELLED
WILL BE ATTACHED TO DEED AFTER RECORDING.

thence along the northerly right-of-way line of relocated State Route 674, North $86^{\circ} 29' 00''$ West, (Interior Angle = $86^{\circ} 11' 30''$), 104.02 feet to an iron pin which is 50.00 feet left of Station 14+00 of the State of Ohio, Department of Highway Survey of the centerline of relocated State Route 674;

thence along the northerly right-of-way line of relocated State Route 674, South $89^{\circ} 42' 30''$ West, (Interior Angle = $183^{\circ} 48' 30''$), 1160.00 feet to an iron pin which is 50.00 feet left of Station 2+40 of the centerline of relocated State Route 674;

thence continuing along the northerly right-of-way line of relocated State Route 674, North $87^{\circ} 41' 20''$ West, (Interior Angle = $177^{\circ} 23' 30''$), 110.12 feet to the place of beginning, containing 10.557 acres, more or less.

TRANSFERRED

JUN 13 1964

ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

Franklin

VOL 2568 PAGE 131

Frank R. Schirm, a widower and unmarried,

he

his

Columbus, Ohio

12th

June

64



Theo. D. Stevenson,

State of Ohio

JUN 13 1964
JUN 10 1964
JAMES A. SCHAEFER, Recorder

COPY OF GENERAL WARRANTY DEED

HIGHWEAY EASEMENT

AGREEMENT CHANNEL CHANGE



Instrument Number: 201610200143787
Recorded Date: 10/20/2016 3:34:11 PM



Terry J. Brown
 Franklin County Recorder
 373 South High Street, 18th Floor
 Columbus, OH 43215
 (614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160067773
Document Type: DEED
Document Page Count: 5

Submitted By (Walk-In):
 AMERITITLE BOX

Walk-In

Return To (Box):
 AMERITITLE BOX

Box

First Grantor:
 FAITH ASSEMBLY OF GOD

First Grantee:
 ALDI INC

Fees:

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$24.00
Total Fees:	\$52.00
Amount Paid:	\$52.00
Amount Due:	\$0.00

Instrument Number: 201610200143787
Recorded Date: 10/20/2016 3:34:11 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

**NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.
 COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.**

TRANSFERRED

OCT 20 2016

22645

CLARENCE E. MINGO II AUDITOR FRANKLIN COUNTY, OHIO	
Conveyance	
Mandatory-	2800.00
Permissive-	2800.00 MWD
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

AmeriTitle Box
1601053-ORAM

GENERAL WARRANTY DEED
(By a Corporation)
(Ohio Revised Code 5302.05 and 5302.06)

Faith Assembly of God, a corporation organized and existing under the laws of the State of Ohio (Grantor), for valuable consideration paid, grants with General Warranty Covenants, to Aldi Inc. (Ohio) (Grantee), whose tax mailing address is 4400 S. Charleston pike, Springfield, OH 45502, the following REAL PROPERTY:

See Attached Exhibit A for legal descriptions

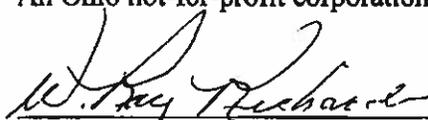
Tax Parcel Number: 184-001316
 Street Address: 720 West Waterloo Street Canal Winchester, OH 43110

Subject to taxes and assessments after date hereof, all legal highways, conditions, covenants, restrictions and easements of record, if any.

Prior Instrument of Reference: Official Record Volume 13260, Page D-06

Grantor has caused its corporate name to be subscribed hereto by W. Ray Richards, its Pastor, being duly authorized by resolution of its board of directors, signed this 03th day of October, 2016.

GRANTOR: Faith Assembly of God
An Ohio not-for-profit corporation



By: W. Ray Richards, Pastor

State of Ohio, County of Franklin :ss

Be it remembered that on this 3th day of October, 2016, before me, a Notary Public in and for said County and State, personally appeared W. Ray Richards, Pastor and duly authorized signatory for Faith Assembly of God, an Ohio not-for-profit corporation, the Grantor(s) in the foregoing deed whose identity was either known to me or proven to me by satisfactory evidence, and who has/have signed the foregoing instrument and acknowledged the same as his/her/their voluntary act and deed, and the voluntary act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year aforesaid.



JENNIFER M. LESCALETT
Notary Public, State of Ohio
My Commission Expires
March 21, 2017


NOTARY PUBLIC
My Commission Expires March 21, 2017

This Instrument was prepared by:
Lisa J. Berger, Attorney at Law

EXHIBIT A**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin and in the City of Canal Winchester:

Being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being part of the 10.557 acre tract conveyed to The Standard Oil Company by deed of record in Deed Book 2568, Page 128, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Commencing at an iron pin, which pin is located North 89° 42' 30" East a distance of 130.00 feet and North 0° 17' 30" West a distance of 55.00 feet from the intersection of the centerline of State Route 674 with the centerline of Gender Road, the centerline of Gender Road being the westerly line of the Southeast Quarter of Section 24; thence with the northerly right-of-way line of said State Route 674, South 87° 41' 20" East a distance of 110.12 feet to an iron pin; thence continuing with said northerly right-of-way line of State Route 674, North 89° 42' 30" East a distance of 229.88 feet to the point of beginning for this parcel.

Thence continuing North 89° 42' 30" East with said northern right-of-way line of State Route 674 a distance of 930.12 feet to an iron pin which is 50.00 feet left of Station 14+00 of the State of Ohio Department of Highway Survey of the centerline of State Route 674;

Thence continuing with the northerly right-of-way line of said State Route 674, South 86°29' East a distance of 104.02 feet to an iron pin at the southwesterly corner of the 0.452 acre tract conveyed to Gayle L. Taylor by deed of record in Deed Book 2630, Page 439, Recorder's Office, Franklin County, Ohio;

Thence North 0° 17' 30" West with the westerly line of said Gayle L. Taylor a distance of 218.04 feet to an iron pin on the southerly limited access right-of-way line of United States Route 33;

Thence North 73° 10' 0" West with said limited access right-of-way line of United States Route 33 a distance of 550.02 feet to an iron pin which is 125.00 feet right of Station 560+00 of the centerline of United States Route 33;

Thence continuing along the southerly limited access right-of-way line of United States Route 33, South 87° 36' 05" West a distance of 455.42 feet to an iron pin which is 275 feet right of Station 555+70 of the centerline of United States Route 33;

Thence continuing along the southerly limited access right-of-way line of the United States Route 33, North 86° 24' 20" West a distance of 53.29 feet;

Thence leaving said limited access right-of-way line, South 0° 17' 30" East to the point of beginning

on the northerly right-of-way line of State Route 674, a distance of 359.96' and CONTAINING 338,929.21 SQUARE FEET OF 7.781 ACRES, more or less, but subject to all legal highways and easements of record.

EXCEPTING THEREFROM:

Situated in the State of Ohio, County of Franklin and in the City of Canal Winchester:

Being located in the Southeast Quarter of Section 24, Township 11, Range 21, Congress Lands, and being part of the 7.781 acre tract conveyed to Faith Assembly of God by deed of record in Official Record Volume 13260, Page D-06, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a found iron pin at the southeast corner of said 7.781 acre tract, southwest corner of a 0.452 acre tract conveyed to Gayle L. Taylor by deed of record in Deed Book 2630, Page 439, Recorder's Office, Franklin County, Ohio, and in the northerly right-of-way line of State Route 674;

Thence, along the southerly line of said 7.781 acre tract, northerly right-of-way line of State Route 674, North 86° 29' 00" West, 104.02 feet to a found iron pin which is 50.00 feet left of Station 14+00 off the State of Ohio Department of Highway Survey of the centerline of State Route 674;

Thence, continuing along the southerly line of said 7.781 acre tract, northerly right-of-way line of State Route 674, South 89° 42' 30" West, 227.20 feet to a set iron pin;

Thence, across said 7.781 acre tract, along a line perpendicular to the southerly line of said 7.781 acre tract and the northerly right-of-way line of State Route 674, North 00° 17' 30" West, 313.12 feet to an iron pin set in the southerly limited access right-of-way line of United States Route 33 and the northerly line of said 7.781 acre tract;

Thence, along the northerly line of said 7.781 acre tract and the southerly limited access right-of-way line of United States Route 33, South 73° 10' 00" East, 346.35 feet to a found iron pin at the northeast corner of said 7.781 acre tract, also being the northwest corner of said Taylor 0.452 acre tract;

Thence, along the east line of said 7.781 acre tract, west line of said Taylor 0.452 acre tract, South 00° 17' 30" East, 218.04 feet to the point of beginning, CONTAINING 2.000 ACRES, subject however to all legal easements, restrictions, and rights-of-way of record.

Iron pins set are 30" x 1" O.D. with orange plastic plugs inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is a bearing of South 89° 42' 30" West on the south line of the Faith Assembly of God 7.781 acre tract recorded in Official Record Volume 13260, Page D-06.

EXCEPTING THEREFROM:

Situated in the State of Ohio, County of Franklin and in the City of Canal Winchester:

Being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being a part of the 7.781 acre tract conveyed to Faith Assembly of God by deed of record in Official Record Volume 13260, Page D-06, of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at an iron pin found at the southwesterly corner of the said 7.781 acre tract; thence North 89° 42' 30" East, along the southerly line of the said 7.781 acre tract, and the northerly right-of-way line of State Route 674, 521.70 feet to the true point of beginning;

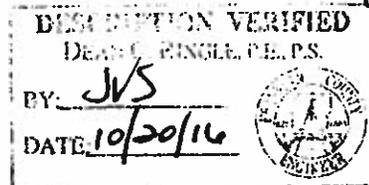
Thence, North 00° 17' 30" West, 368.95 feet, to a point on the southerly limited access line of United States Route 33 and the northerly line of the said 7.781 acre tract;

Thence, South 73° 10' 00" East, along the said northerly line and the said southerly limited access line, 189.63 feet to an iron pin found at the northwesterly corner of a 2.000 acre tract conveyed to Dwayne R. Spence and Patricia F. Spence in Official Record Volume 20836, Page G-09;

Thence, South 00° 17' 30" East along the westerly line of the said 2.000 acre tract, 313.12 feet to an iron pin found;

Thence, South 89° 42' 30" West, along the southerly line of the said 7.781 acre tract, and the northerly line of State Route 674. 181.22 feet, to the point of beginning, CONTAINING 1.418 ACRES, more or less.

This description was prepared by Burgess & Niple, Limited, by S. Patrick Mills, Professional Surveyor 7158 from an actual field survey and available public records on May 10, 1995. The bearings used herein are based on North 89° 42' 10" East as the northerly right-of-way line of State Route 674 as stated in Official Record Volume 13260, Page D-06.



*0-46-C
quaf
(184)
1316*

Parcel No: 184-001316

Property Address: 720 West Waterloo Street Canal Winchester, OH 43110

**EASEMENT
FOR
HIGHWAY PURPOSES
FROM**

Grantor: *C. Schiffo*
Cure 1
Caval Winchester, Ohio

TO THE
STATE OF OHIO

U. S. R. 33 County Franklin
Section (21-30, 13)
Parcel No. 5, 21 and 21A

TRANSFERRED

Received _____, 19____
Auditor _____

At *2:15* o'clock *P*, 19____

Recorded JAN 3 - 1962 Page _____
in FRANKLIN County

Record of Deeds, Vol. _____ Page _____
James A. Schiffo Recorder.
Recorder's Fee, \$ *6.00*

NOTE

To the County Recorder:
As soon as this easement has been recorded,
it should be returned to the Department of
Highways.

DEC 29 1961
FRIED C. DUNN
AUDITOR
FRANKLIN COUNTY, OHIO



Easement for Highway Purposes

KNOW ALL MEN BY THESE PRESENTS:

25231

That Frank G. Schira (widower, not remarried)

the Grantor

for and in consideration of the sum of Six Hundred Thirty-Seven and no/100 Dollars (\$637.00) and for other good and valuable considerations to...

State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described,

situated in Franklin County, Ohio, Indian Township, Section 21, Township 11N, Range 21W

and bounded and described as follows:

PARCEL No. 1

Being a parcel of land lying on the right side of the centerline of a survey, made by the Department of Highways, and recorded in Book, Page, of the records of Franklin County and being located within the following described points in the boundary thereof:

beginning at the proposed southerly limited access right of way line at a point 121.20 feet right of station 5+77.00 in the centerline of a survey made in 1925 for the Ohio Department of Highways of the relocation of U.S. Route 33, Section 21, Twp. 11N, R. 21W in Franklin County, said point also being 15 feet left of the centerline of the proposed relocation of State Route No. 578 at station 1+30; thence southerly to a point 15 feet left of the centerline of said proposed relocation of State Route 578 at station 2+10; thence easterly to a point 50 feet left of tangent station 1+70; thence westerly to the grantors southeasterly property line at a point 15 feet left of station 1+70; thence southeasterly along said southeasterly property line to a point 15 feet left of tangent station 1+71.27, said point being the grantors southeasterly property corner; thence westerly along the grantors southeasterly property line to a point in the centerline of Gender road at station 1+11; thence northerly along the centerline of Gender road the same being the grantors westerly property line to station 3+00; thence easterly along the proposed southerly limited access right of way line to the place of beginning.

Being a part of the same premises conveyed to the herein grantor by deed recorded in volume 2325 page 330 in the records of Franklin County, Ohio.

It is understood that the strip of land above described contains 0.01 of an acre, more or less, exclusive of the present road which occupies 0.01 of an acre, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

FORM 3

EASEMENT FOR HIGHWAY PURPOSES

VOL 2370 PAGE 529

25239

KNOW ALL MEN BY THESE PRESENTS:

That Frank R. Schirm (widower, not remarried)

the grantor

for and in consideration of the sum of Twenty-One Thousand Five Hundred Sixty-Three and 07/100

Dollars (\$ 21,563.00) and for other good and valuable considerations to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes in, upon and over the lands hereinafter described, including loss of direct access as hereinafter provided, situated in Franklin County, Ohio, Madison Township, Section 24, Township 14N Range 21W, and bounded and described as follows:

PARCEL NO. 811A

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book , Page , of the records of Franklin County and being located within the following described points in the boundary thereof: Beginning in the northwesterly property corner at a point 76.86 feet left of station 549+14.15 in the centerline of a survey made in 1960 for the Ohio Department of Highways of U.S. Route 33, Section (20.21-30.13) in Franklin County, said point also being in the centerline of Center Road; thence easterly along the grantors northerly property line to a point 270.57 feet left of station 535+36.70; thence southeasterly to a point 240 feet left of station 556+00; thence southeasterly to the southwest property line of C. H. and M. E. Mann at a point 143.85 feet left of station 500+52.00; thence southeasterly along said property line to a point 53.70 feet left of station 562+00.09; thence northeasterly along the southeasterly property line of C. H. and M. E. Mann to a point 125 feet left of station 564+3.30; thence southeasterly to the grantors northeasterly property corner at a point 133 feet left of station 566+43.01, being also in the existing southerly limited access right of way line of said highway; thence southeasterly along said property line to a point 15.04 feet left of station 566+23.02, said point being the grantors southeasterly property corner; thence southwesterly along said property line passing through station 568+14.15 to a point 125 feet right of station 567+40.10; thence northwesterly to a point 125.00 feet right of station 560+00; thence westerly to a point 275 feet right of station 555+70; thence westerly to a point 315 feet right of station 544+00; thence southwesterly to a point 480.58 feet right of station 531+92.63; thence southerly to a point 640 feet right of station 552+40; thence southeasterly to a point 720.20 feet right of station 552+7.02; thence westerly to a point in the centerline of Center Road at station 33+00 and also being 704.84 feet right of station 551+73.72; thence northerly along the centerline of Center Road passing through the proposed centerline of relocated Route 33 at station 549+36.04 to the place of beginning.

It is understood that the strip of land above described contains 11.75 acres, more or less, exclusive of the present road which occupies 0.75 of an acre, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

Being a part of the same premises conveyed to the herein grantors by deed dated and recorded in Volume Page in the records of Franklin County, Ohio.

in consideration of the sum of Twenty-One Thousand Five Hundred Sixty-Three and 07/100 Dollars (\$ 21,563.00), hereinbefore mentioned, he do hereby

specifically waive and release any and all right or rights of direct access, or claims thereof, to the present highway improvement to be constructed, or to the ultimate highway improvement to be constructed in the future, as called for by the plans herein referred to, and the execution of this conveyance shall act automatically as a waiver to the State of Ohio in the elimination of any direct access to said highway either for present or future construction.

It is further understood and agreed that the consideration for Parcel No. 811A, in addition to the limitation of access as provided above, includes compensation for land taken and all damages accruing from the taking of said Parcel No. 811A.

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

~~And for the reasons aforesaid, the said Grantor hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.~~

IN WITNESS WHEREOF, Frank R. Schira (widower, not remarried)

have hereunto set his hand, the 14th day of November, in the year of our Lord one thousand nine hundred and sixty-one (1961).

Signed and sealed in presence of:

THIS INSTRUMENT

BY: Wm. C. Strasser

STATE OF OHIO.

_____ COUNTY } ss.:

Before me, a _____ in and for said County and State, personally appeared the above named _____ who acknowledged that he did sign the foregoing instrument and that the same is free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at _____ this 14th day of _____ A. D. 1961

My Commission expires _____ 19_____



Channel Change
6-24-38.

AGREEMENT FOR CHANNEL CHANGE

U.S. Route
(SECTION) No. 33, Section (26.21-30.13), Franklin County

ARTICLES OF AGREEMENT

These articles of agreement entered into this 14th day of November, 1938, by Frank R. Schirm (widower, not remarried) and the Department of Highways, State of Ohio, Witnesseth:

That Frank R. Schirm (widower, not remarried), for and in consideration of the sum of Eight Hundred and no/100 Dollars (\$ 800.00) to him paid by the State of Ohio, do hereby grant permission to said State of Ohio to use the hereinafter described portion of his premises for the purpose of excavating and completing a channel change for a bridge over the same in connection with the above proposed improvement; the Grantor further agrees to permit the State of Ohio to perform such maintenance and repair operations on said channel change as may be necessary to protect the highway, and further, the Grantor for the consideration hereinbefore named, releases the State of Ohio from and waives all damages of every kind and nature whatsoever arising from or in any manner growing out of the aforesaid channel change or said maintenance and repair operations necessary to protect said highway. The said channel change is to be made on the following described premises: Situated in the State of Ohio, County of Franklin, Township, Section 23, Township 11, Range 21, and more fully described as follows:

Parcel No. 317

Beginning in the proposed southerly limited access right of way line at a point 273 feet right of station 555+70 in the centerline of a survey made in 1900 for the Ohio Department of Highways of the relocation of U.S. Route 33, Section (26.21-30.13) in Franklin County, thence easterly along said proposed right of way line to a point 123 feet right of station 550+00; thence southeasterly along said proposed right of way line to a point 123 feet right of station 567+00; thence westerly to a point 165 feet right of station 555+50; thence northwesterly to a point 165 feet right of station 50+00; thence westerly to a point 225 feet right of station 558+00; thence westerly to the place of beginning, containing 0.80 of an acre, more or less.

Being a part of the same premises conveyed to the herein grantors by deed dated 5-6-31 and recorded in Volume 2323 Page 330 in the records of Franklin County, Ohio.

IN WITNESS WHEREOF, said Frank R. Schirm (widower, not remarried)

has hereunto set his hand the 14th day of November in the year of our Lord One thousand nine hundred and 1938

Signed and sealed in the presence of:

[Signatures]

STATE OF OHIO

COUNTY OF Franklin } ss:

Before me, a Notary Public, in and for said County and State, personally appeared the above named Frank W. Johnson and

who acknowledged thathe.... did sign the foregoing instrument and that the name is his free act and deed.



IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal Edith Williams

Ohio, this 12th day of Nov, A. D. 1951

Edith Williams



04492110

FRANKLIN COUNTY, Ohio

Recorded: JUL 10 1984 Time: 1:35P

PALMER C. McNEAL, Notary Public

10.00

TO HAVE AND TO HOLD the above granted and bargained Premises with the appurtenances thereunto belonging to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, forever, subject, however, to all legal highways and to the condition and restriction herein contained.

This conveyance is made by the Grantor and accepted by the Grantee, upon the express condition and subject to the restriction that the Premises shall not be used in whole or in part, directly or indirectly for automobile service station purposes; or for the sale, offering for sale, storage or distribution of gasoline, motor vehicle fuel, motor vehicle lubricants or any other petroleum products (except for consumption on the Premises by occupant); or for the sale of tires, batteries or automotive parts and accessories during the period of twenty (20) years from and after the date hereof, and the Grantee, for Grantee and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, hereby covenants and agrees, with the Grantor, its successors and assigns (which covenant shall be deemed running with and binding the land herein conveyed), that neither the Grantee, nor anyone claiming by, through, or under Grantee shall use or permit to be used the Premises or any part thereof, directly or indirectly, for automobile service station purposes; or for the sale, offering for sale, storage or distribution of gasoline, motor vehicle fuel, motor vehicle lubricants, or any other petroleum products (except for consumption on the Premises by occupant); or for the sale of tires, batteries and automotive parts and accessories during the said twenty (20) years. The foregoing condition and restriction is intended for the benefit and protection of the Grantor, its successors and assigns, as the owner and/or lessee of other real property in the political subdivision (City, Village or Township, as the case may be) in which the Premises are located and in the surrounding area within a distance of five (5) miles from the boundaries of said political subdivision, now, or during said 20-year period, used and operated by the Grantor or its Lessees for automobile service station purposes and shall run with the land and shall bind the Premises herein conveyed in favor of such other real property owned or leased by Grantor.

And said Grantor does for itself, its successors and assigns, covenant with the Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, that it and until the encasing of these presents, Grantor is well seized of the Premises as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, but subject to all liens, encumbrances and claims of every kind and nature caused, created or suffered to exist or attached upon, against or to the Premises by anyone other than the Grantor, and subject to: (a) Taxes and assessments (both general and special), not then due and payable; (b) building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority applicable to and enforceable against the property; (c) any and all leases, easements and rights of way, and to all valid and existing encumbrances, conditions, covenants, restrictions, reservations and exceptions of record, if any; and (d) any state of facts that an accurate survey and personal inspection of the Premises would disclose.

And the Grantor, for itself, its successors and assigns will warrant and defend the Premises, with the appurtenances thereunto belonging, to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, against all lawful claims and demands of all persons claiming by, from, through or under the Grantor, except as above noted.

IN WITNESS WHEREOF, the said THE STANDARD OIL COMPANY has hereunto set its hand and corporate seal, by its duly authorized officers, this 1st day of June, 1983

Signed and acknowledged in the presence of:

THE STANDARD OIL COMPANY

E. M. Svatos
E. M. Svatos

By Hugh D. Hanna
Hugh D. Hanna, Vice President, Retail Marketing

J. L. Casey
J. L. Casey

And Jane E. Zislin
Jane E. Zislin, Assistant Secretary

STATE OF OHIO }
CUYAHOGA COUNTY } SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named THE STANDARD OIL COMPANY by Hugh D. Hanna its Vice President, Retail Marketing and Jane E. Zislin its Assistant Secretary, who are personally known to me and who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 1st day of June, 1983

Canal Winchester - Rt. 33 & Gender

This instrument was prepared by:

Lydia L. Marcis
Notary Public

THE STANDARD OIL COMPANY (OHIO)
Milland Building
Cleveland, Ohio 44115

LYDIA L. MARCIS, Notary Public
My Commission Expires June 17, 1984

CANAL WINCHESTER, OHMIO PROFILE

makeup of the village was 95.60% White, 2.19% African American, 0.38% Native American, 0.67% Asian, 0.04% from other races, and 1.12% from two or more races. Hispanic or Latino of any race were 0.51% of the population.

There were 1,664 households out of which 37.3% had children under the age of 18 living with them, 65.6% were married couples living together, 7.6% had a female householder with no husband present, and 24.0% were non-families. 20.9% of all households were made up of individuals and 9.8% had someone living alone who was 65 years of age or older. The average household size was 2.61 and the average family size was 3.04.

In the village the population was spread out with 27.0% under the age of 18, 5.1% from 18 to 24, 30.2% from 25 to 44, 23.2% from 45 to 64, and 14.5% who were 65 years of age or older. The median age was 38 years. For every 100 females, there were 87.1 males. For every 100 females age 18 and over, there were 84.4 males.

The median income for a household in the village was \$55,645, and the median income for a family was \$67,833. Males had a median income of \$39,123 versus \$37,399 for females. The per capita income for the village was \$24,394. About 1.2% of families and 2.2% of the population were below the poverty line, including 2.0% of those under age 18 and none of those age 65 or over.

Festivals

Canal Winchester host the Labor Day Festival which usually takes place the first weekend of September. The town also host Christmas In The Village, which is a small festival with food, choirs, and horse-drawn buggy rides. During the first week of August the town usually does a rib fest.

Landmarks

Highlights of the area include: Historic Downtown Canal Winchester, Mid-Ohio Doll and Toy Museum (<http://home.att.net/~dollmuseum>), The National Barber's Museum and National Barber Hall of Fame (<http://www.nationalbarbermuseum.org/>), Slate Run Vineyard and Winery (<http://www.slaterunwine.com>), and the many antique shops in the Village. Canal Winchester is also home to the Bergstresser bridge, which is the only standing wooden covered bridge in Franklin County.

Academics

Canal Winchester High School's mascot is the Indians, and their colors are maroon and white. The high school offers many college prep and AP courses. New elementary schools, a new wing of the high school, and a new junior high school have all been built since 2000. In athletics they are best known for their football, wrestling, basketball, cross country, cheerleading, and volleyball teams, all of which compete at the Division 2 level; and track, which competes at the Division 1 level. The baseball team has been back to back state runner-up from 2008-2009. In recent years the school has produced two Wendy's High School Heisman State Finalists in Greg Guiler and Andy Rhinehart, an award to the state's best high school student athletes. Also their soccer team have seen success with two district titles (2013, 2014) and one OCC Cardinal Division title in 2014. The school has also produced NBA player B. J. Mullens of the Oklahoma City Thunder. Also, the school has produced MLB player Drew Dosch, class of 2010, of the Baltimore Orioles.

Notable people

- Songwriter Oley Speaks was a native of Canal Winchester, and the Canal Winchester Area Historical Society has a collection of his works.^{[12][13][14]}
- NBA player Byron Mullens Graduated from Canal Winchester High School.

10. "Population and Housing Unit Estimates" (<https://www.census.gov/programs-surveys/popest/data/tables.2017.html>). Retrieved June 9, 2017.
11. Data in historical populations table from *US Census, 1890* (<https://books.google.com/books?id=40kUAAAAYAAJ&dq=census%20pataskala&pg=RA1-PA151#v=onepage&q&f=false>); *US Census, 1920* (<https://books.google.com/books?id=oei2AAAAIAAJ&dq=census%20pataskala&pg=PA565#v=onepage&q=census%20pataskala&f=false>); *US Census, 1950* (<https://books.google.com/books?id=32pQAAAAYAAJ&dq=census%20pataskala%201930&pg=SA35-PA18#v=onepage&q&f=false>); *US Census, 1970* (<https://books.google.com/books?id=4j0YAAAAYAAJ&dq=1970%20census%20ohio%20%22heath%22&pg=SA37-PA15#v=onepage&q&f=false>); *US Census, 2000* (<https://books.google.com/books?id=9A1ElkbD3YcC&pg=PP13&dq=1990%20census%20ohio&pg=PA21#v=onepage&q&f=false>)
12. [1] (<http://www.canalwinchesterohio.gov/>) Village of Canal Winchester Web Site
13. "Archived copy" (<https://web.archive.org/web/20081104162936/http://www.cwcvb.com/visiting.htm>). Archived from the original (<http://www.cwcvb.com/visiting.htm>) on 2008-11-04. Retrieved 2008-12-28. Canal Winchester Area Convention and Visitors Bureau, Ohio
14. [2] (<http://www.mainstreetcanalwinchester.org/CWAHS/#Tidbit>) Canal Winchester Historical Society
15. Kottek, M.; Grieser, J. R.; Beck, C.; Rudolf, B.; Rubel, F. (2006). "World Map of the Köppen-Geiger climate classification updated" (http://www.schweizerbart.de/resources/downloads/paper_free/55034.pdf) (PDF). *Meteorol. Z.* 15 (3): 259–263. doi:10.1127/0941-2948/2006/0130 (<https://doi.org/10.1127%2F0941-2948%2F2006%2F0130>).
16. Climate Summary for Winchester, Ohio (<http://www.weatherbase.com/weather/weather-summary.php3?s=616433&cityname=Canal+Winchester%2C+Ohio%2C+United+States+of+America&units=>)

External links

- City website (<http://www.canalwinchesterohio.gov/>)
- Canal Winchester Chamber of Commerce (<http://www.canalwinchester.com/>)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Canal_Winchester,_Ohio&oldid=883811749"

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FRANKLIN COUNTY

PROFILE

WIKIPEDIA

Franklin County, Ohio

Franklin County is a county in the U.S. state of Ohio. As of 2017 census estimates, the population was 1,291,981,^[2] making it the most populous county in Ohio. Its county seat is Columbus,^[3] the state capital and most populous city in Ohio. The county was established on April 30, 1803, less than two months after Ohio became a state, and was named after Benjamin Franklin.^[4] Franklin County originally extended all the way north to Lake Erie before Ohio subdivided further into more counties.

Franklin County is included in the Columbus, OH Metropolitan Statistical Area.

Franklin County, particularly Columbus, has been a centerpiece for presidential and congressional politics, most notably the 2000 presidential election, the 2004 presidential election, and the 2006 midterm elections. Franklin County is home to one of the largest universities in the United States, The Ohio State University, which as of fall 2017 has an enrollment of 59,837 students on its main Columbus campus.^[5]

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- Defunct Townships
- Census-designated places
- Other unincorporated communities

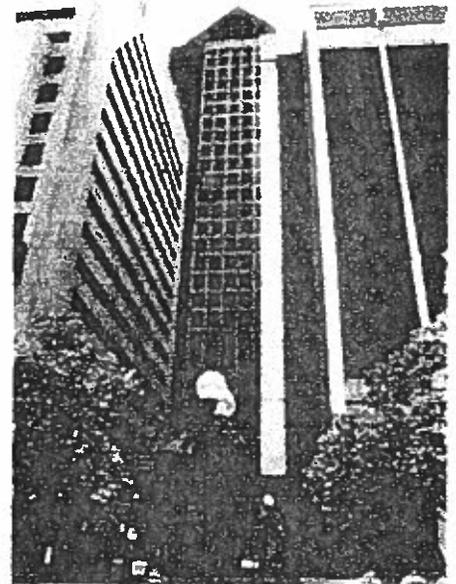
See also

Footnotes

Further reading

External links

Franklin County, Ohio



Franklin County Government Center



Seal



Location within the U.S. state of Ohio



Ohio's location within the U.S.

Founded

April 30,

Adjacent counties

- [Delaware County](#) (north)
- [Fairfield County](#) (southeast)
- [Licking County](#) (east)
- [Madison County](#) (west)
- [Pickaway County](#) (south)
- [Union County](#) (northwest)

Major highways

- [70](#) I-70
- [71](#) I-71
- [73](#) I-73 (future)
- [270](#) I-270
- [670](#) I-670
- [23](#) US 23
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- [665](#) SR 665
- [745](#) SR 745

Demographics

2000 census

At the 2000 census there were 1,068,978 people, 438,778 households, and 263,705 families residing in the county.^[16] The population density was 1,980 per square mile (765/km²). There were 471,016 housing units at an average density of 872 per square mile (337/km²).^[17] The racial makeup of the county was 75.48% [White](#), 17.89% [Black or African American](#), 0.27% [Native American](#), 3.07% [Asian](#), 0.04% [Pacific Islander](#), 1.03% from other races, and 2.23% from two or more races. 2.27% of the population were [Hispanic or Latino](#) of any race.^[16]

There were 438,778 households of which 30.40% had children under the age of 18 living with them, 43.00% were [married couples](#) living together, 13.00% had a female householder with no husband present, and 39.90% were non-families. 30.90% of all households were made up of individuals and 7.40% had someone living alone who was 65 years of age or older. The average household size was 2.39 and the average family size was 3.03.^[16]

25.10% of the population were under the age of 18, 11.70% from 18 to 24, 33.30% from 25 to 44, 20.10% from 45 to 64, and 9.80% who were 65 years of age or older. The median age was 32 years. For every 100 females there were

Historical population

Census	Pop.	%±
1810	3,486	—
1820	10,292	195.2%
1830	14,741	43.2%
1840	25,049	69.9%
1850	42,909	71.3%
1860	50,361	17.4%
1870	63,019	25.1%
1880	86,797	37.7%
1890	124,087	43.0%
1900	164,460	32.5%
1910	221,567	34.7%
1920	283,951	28.2%
1930	361,055	27.2%
1940	388,712	7.7%
1950	503,410	29.5%
1960	682,962	35.7%
1970	833,249	22.0%
1980	869,132	4.3%
1990	961,437	10.6%



Seal of the Clerk of Courts of Seal of the Treasurer
Courts

Communities

Franklin County is currently made up of 16 cities, 10 villages, and 17 townships.

Cities

- Bexley
- Canal Winchester
- Columbus (county seat)
- Dublin
- Gahanna
- Grandview Heights
- Grove City
- Groveport
- Hilliard
- New Albany
- Pickerington
- Reynoldsburg
- Upper Arlington
- Westerville
- Whitehall
- Worthington

Villages

- Brice
- Harrisburg
- Lockbourne
- Marble Cliff
- Minerva Park
- Obetz
- Riverlea
- Urbancrest
- Valleyview

Townships

- Blendon
- Brown
- Clinton

1984	64.1%	250,360	33.7%	131,530	2.2%	8,584
1980	53.9%	200,948	38.6%	143,932	7.6%	28,165
1976	55.7%	189,645	41.6%	141,624	2.8%	9,443
1972	63.7%	219,771	34.1%	117,562	2.2%	7,475
1968	51.8%	148,933	35.2%	101,240	13.0%	37,451
1964	46.0%	131,345	54.1%	154,527		
1960	59.4%	161,178	40.6%	110,283		
1956	65.8%	151,544	34.2%	78,852		
1952	60.3%	138,894	39.8%	91,620		
1948	53.4%	98,707	45.8%	84,806	0.8%	1,486
1944	52.6%	99,292	47.4%	89,394		
1940	48.9%	92,533	51.1%	96,601		
1936	40.4%	63,830	57.4%	90,746	2.2%	3,471
1932	52.2%	67,957	45.0%	58,539	2.8%	3,664
1928	65.9%	92,019	33.7%	47,084	0.4%	609
1924	57.7%	61,891	24.7%	26,505	17.6%	18,899
1920	54.2%	59,691	44.0%	48,452	1.8%	1,921
1916	40.4%	24,107	57.1%	34,103	2.5%	1,517
1912	25.2%	12,791	40.8%	20,697	34.0%	17,227
1908	53.5%	28,914	43.1%	23,314	3.5%	1,869
1904	61.5%	27,439	34.7%	15,502	3.8%	1,681
1900	52.2%	22,237	46.5%	19,809	1.3%	550
1896	52.0%	20,291	46.9%	18,320	1.1%	442
1892	46.5%	14,341	50.3%	15,495	3.2%	999
1888	47.6%	13,453	50.0%	14,126	2.5%	692
1884	47.7%	11,194	50.4%	11,842	1.9%	441
1880	48.3%	9,438	50.5%	9,863	1.2%	240
1876	44.4%	7,557	55.1%	9,383	0.6%	97
1872	43.9%	5,796	55.7%	7,345	0.4%	56

4. "Franklin County data" (https://web.archive.org/web/20071203074227/http://www.osuedc.org/profiles/profile_entrance.php?fips=39049&sid=0). Ohio State University Extension Data Center. Archived from the original (http://www.osuedc.org/profiles/profile_entrance.php?fips=39049&sid=0) on December 3, 2007. Retrieved April 26, 2007.
5. "Statistical Summary" (<https://www.osu.edu/osutoday/stuinfo.php#enroll>). *osu.edu*. Retrieved February 21, 2018.
6. Gannett, Henry (1905). *The Origin of Certain Place Names in the United States* (<https://books.google.com/books?id=9V1IAAAAMAAJ&pg=PA131#v=onepage&q&f=false>). Govt. Print. Off. p. 131.
7. "A Century of Lawmaking for a New Nation: U.S. Congressional Documents and Debates, 1774 - 1875" (<http://memory.loc.gov/cgi-bin/ampage?collid=llsl&fileName=001/llsl001.db&recNum=613>). *memory.loc.gov*. Retrieved 19 April 2018.
8. "2010 Census Gazetteer Files" (https://web.archive.org/web/20140504223453/http://www.census.gov/geo/maps-data/data/docs/gazetteer/counties_list_39.txt). United States Census Bureau, August 22, 2012. Archived from the original (https://www.census.gov/geo/maps-data/data/docs/gazetteer/counties_list_39.txt) on May 4, 2014. Retrieved February 7, 2015.
9. Query of Geographic Names Information System (<http://geonames.usgs.gov/pls/gnispublic/>)
10. "Population and Housing Unit Estimates" (<https://www.census.gov/programs-surveys/popest/data/tables.2017.html>). Retrieved October 18, 2018.
11. "U.S. Decennial Census" (<https://www.webcitation.org/6YSasqtFX?url=http://www.census.gov/prod/www/decennial.html>). United States Census Bureau. Archived from the original (<https://www.census.gov/prod/www/decennial.html>) on May 12, 2015. Retrieved February 7, 2015.
12. "Historical Census Browser" (<http://mapserver.lib.virginia.edu>). University of Virginia Library. Retrieved February 7, 2015.
13. Forstall, Richard L., ed. (March 27, 1995). "Population of Counties by Decennial Census: 1900 to 1990" (<https://www.census.gov/population/cencounts/oh190090.txt>). United States Census Bureau. Retrieved February 7, 2015.
14. "Census 2000 PHC-T-4. Ranking Tables for Counties: 1990 and 2000" (<https://www.census.gov/population/www/cen2000/briefs/phc-t4/tables/tab02.pdf>) (PDF). United States Census Bureau. April 2, 2001. Retrieved February 7, 2015.
15. "Franklin County now most populous in Ohio" (<http://www.dispatch.com/news/20170323/franklin-county-now-most-populous-in-ohio>). Columbus Dispatch. Retrieved March 31, 2017.
16. "SF 1 Profile of General Demographic Characteristics: 2000, Franklin County, Ohio" (https://factfinder.census.gov/faces/tables/.jsf/pages/productview.xhtml?pid=DEC_00_SF1_DP1&prodType=table). United States Census Bureau. 2000. Retrieved September 28, 2017.
17. "Population, Housing Units, Area, and Density: 2000 - County, Franklin County, Ohio" (https://factfinder.census.gov/faces/tableservices/.jsf/pages/productview.xhtml?pid=DEC_00_SF1_GCTPH1.CY07&prodType=table). United States Census Bureau. 2000. Retrieved September 29, 2017.
18. "SF 3 Profile of Selected Economic Characteristics: 2000, Franklin County, Ohio" (https://factfinder.census.gov/faces/tableservices/.jsf/pages/productview.xhtml?pid=DEC_00_SF3_DP3&prodType=table). United States Census Bureau. 2000. Retrieved September 29, 2017.
19. "DP-1 Profile of General Population and Housing Characteristics: 2010 Demographic Profile Data" (http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_DP/DPDP1/0500000US39049). United States Census Bureau. Retrieved December 27, 2015.
20. "Population, Housing Units, Area, and Density: 2010 - County" (http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_SF1/GCTPH1.CY07/0500000US39049). United States Census Bureau. Retrieved December 27, 2015.
21. "DP02 SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES – 2006-2010 American Community Survey 5-Year Estimates" (http://factfinder.census.gov/bkmk/table/1.0/en/ACS/10_5YR/DP02/0500000US39049). United States Census Bureau. Retrieved 2015-12-27.
22. "DP03 SELECTED ECONOMIC CHARACTERISTICS – 2006-2010 American Community Survey 5-Year Estimates" (http://factfinder.census.gov/bkmk/table/1.0/en/ACS/10_5YR/DP03/0500000US39049). United States Census Bureau. Retrieved December 27, 2015.
23. Leip, David. "Dave Leip's Atlas of U.S. Presidential Elections" (<http://uselectionatlas.org/RESULTS>). *uselectionatlas.org*. Retrieved April 19, 2018.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations. The text further explains that regular audits are essential to identify any discrepancies or errors in the accounting process.

In addition, the document highlights the role of technology in modern accounting. The use of accounting software can significantly reduce the risk of human error and streamline the reporting process. It also allows for real-time monitoring of financial data, providing valuable insights into the company's performance. However, it is crucial to ensure that the software used is secure and reliable, as any data breach could have severe consequences.

Finally, the document stresses the importance of staying up-to-date with the latest accounting standards and regulations. The accounting profession is constantly evolving, and professionals must be proactive in their learning. This can be achieved through attending workshops, seminars, and continuing education courses. By staying current, accountants can provide the best possible service to their clients and ensure the integrity of the financial reporting system.

In conclusion, effective accounting practices are essential for the success of any business. By adhering to the principles outlined in this document, businesses can ensure accurate financial reporting, maintain compliance, and make informed decisions based on reliable data.

ORDINANCE NO. 19-058

**AN ORDINANCE TO WAIVE COMPETITIVE BIDDING FOR PARK AMENITIES
PORTION OF THE WESTCHESTER PARK IMPROVEMENTS PROJECT AND TO
AUTHORIZE THE MAYOR AND FINANCE DIRECTOR TO ENTER INTO A
CONTRACT WITH LANDSCAPE STRUCTURES, INC.
AND DECLARING AN EMERGENCY**

WHEREAS, the Westchester Park Improvements Project consists of two distinct portions, that being site work and park amenities; and,

WHEREAS, Landscape Structures, Inc. has provided proposals to furnish and install park amenities as part of the Westchester Park Improvements Project, the majority of which are provided through the Ohio State Bid Contract; and,

WHEREAS, in order for a more efficient delivery of the park project, it is necessary to waive competitive bidding for the purchase and installation of the park amenities portion through Landscape Structures, Inc.; and,

WHEREAS, Section 8.02(C) of the Charter provides that “[b]y a vote of no less than five members, Council may waive the competitive bidding requirement if Council determines that...a waiver of the competitive bidding requirement is in the best interest of the City;”

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

Section 1. That pursuant to section 8.02(C) of the Charter, Council hereby waives competitive bidding for the park amenities portion of the Westchester Park Improvements Project and authorizes the Mayor and Finance Director to enter into agreements with Landscape Structures, Inc. in the amount of approximately \$170,000.

Section 2. That this ordinance be declared an emergency measure, necessary for the preservation of public health, safety, and welfare, such an emergency arising from the need to meet grant and weather-dependent construction schedule provisions; 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.

Clerk of Council





lsr
landscape
structures

WestchesterPark

WestchesterPark-3 • 09.27.2019

Penchura

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Mayors Report



October 7, 2019

Michael Ebert, Mayor

Old Inventory:

The city has over 200 old unusable street sign's, we will be donating them to the Canal Winchester Area Historical Society to sell as a fundraiser to help with renovations of the Historical Complex.

Christmas in the Village:

This event is gaining more and more popularity each year. This year's planning is well under way with some new attractions and the vehicle Light Parade followed by Santa. Christmas in the Village will take place on December 6th & 7th and it is always the first Friday & Saturday of December.

Historical Society Gala:

Just a reminder that the Historical Society Gala will be held on October 18th at the Historical Complex on H. High Street. Tickets are available by going to their CWAHS website. Limited number of tickets are available and more than 50% have been sold.

COUNCIL UPDATE



October 3, 2019

Department of Public Service
Matthew C. Peoples, Director

Project Status:

Westchester Park Improvements: ODNR has approved the project plans as part of the Nature Works Grant process and we are working to get the project started. As part of that we are presenting legislation at the October 7th meetings to waive competitive bidding on the park amenities portion of the project and award to Landscape Structures. The site work is being done as a change order on the 2019 Street CIP through Columbus Asphalt Paving.

Additionally, the fitness stations have been delivered and we are laying out the sites the week of October 7th. We will then schedule installation.

Football for Food: Public Service crews assisted CW Human Services with their Football for Food event on September 25th and 27th by helping box and load donated food from the elementary and middle schools, as well as unloading at the food pantry. This is a fun event for our crews that we have been doing for 10 years.

High St. RR X-ing: The Railroad has approved the cost sharing agreement and we will be scheduling the work soon.

SWACO Consortium Meeting: I attended a second Consortium II meeting to continue to get more information regarding the program.

WRF Generator Project: We have submitted the generator replacement project to an Ohio EPA low interest loan program that will provide up to \$50,000 in principal forgiveness.

Storm Sewer Replacement: Franklin County Drainage Engineers are working the project into the contractor's schedule and we expect to hear something soon.

McGill Park: ODNR approved the Land and Water Conservation Fund grant and are waiting to have \$500,000 grant finalized at the federal level. Additionally, we are still awaiting word from ODNR on the \$450,000 Clean Ohio Trail Fund grant.

Transportation Thoroughfare Plan: EMH&T is reviewing MORPC's proposal for their portion of the project and are working to finalize their proposal. The preliminary costs are coming in higher than expected and we are working on fine tune project expectations.

Trail Lighting: Bill Sims and I met with South Central Power to get quotes on installing pole lighting along the Groveport bike path from Hanners Park west to the end of the trail.

Gender Road Paving: ODOT District 6 is wrapping up their portion of the project and sending to ODOT Central Office for completion.

Gender Rd. Phase V: OPWC application has been submitted and we expect to hear results around the first of December.

Lithopolis Wastewater Agreement: We continue to work with Mayor Taylor to possibly extend the contract early.

Gender Rd. Signal Synchronization Project: ODOT has the consultant on board and the data collection portion is scheduled to start in soon.

COUNCIL UPDATE



October 3, 2019

Division of Urban Forestry
Dick Miller, Urban Forester

Project Status:

Tree Removals: Twelve (12) standing dead trees have been marked by the city that are within striking distance of the food pantry. The forester recommends these trees be removed by the end of the year.

Path Maintenance: Clearing of woody debris continues along the bike path west of Gender Rd.

Tire Sweep: Our 12th year of the annual tire sweep will take place along the Walnut Creek October 5th. Sweep area this year is the Elementary schools to Walnut Woods Metro Park. All tires are transported to the shredding facility by Metro Parks.

COUNCIL UPDATE



October 3, 2019

Division of Water Reclamation
Steve Smith, Superintendent

Project Status:

South Gender Pump Station: Another new, less clog-prone pump has been installed and put into service.

North Gender Pump Station: A new pump has been installed.

Control Replacement: bids are being solicited for replacement of the aging controls at the Rt. 33 lift station.

Diffuser Replacement: The failing process tanks diffusers are being replaced beginning with tank 1. Though the diffuser supplier is paying for the parts and labor of the replacement, the replacement causes process disruptions that can be difficult to navigate. Replacement of the diffusers in tank 2 is scheduled for the last week of October if all goes as planned.

Groveport Sewer Repair: The broken sewer line on Groveport Rd. has been repaired. The cause of the damage was found to be underground boring of a 6" electrical conduit which sheared a lateral in half.

Safety:

- A Safety meeting was held addressing dump truck and plow safety
- The response to the BWC violations has delivered and they have acknowledged reception but have not returned comment.

COUNCIL UPDATE



October 3, 2019

Division of Streets, Lands and Buildings
Shawn Starcher, Manager

Project Status:

Mowing: Crews continue to stay busy with parks and roadside mowing, which we are expecting to soon wrap up for the year.

Leaf Pickup: Leaf removal season is scheduled from October 7th to December 13th and crews are prepping our leaf vacs and trucks in preparation.

Covered Bridge: Crews power washed and cleaned the inside of the Covered Bridge as routine maintenance and in preparation for two upcoming rentals, including a wedding.

Storm Repairs: City Crews have begun making repairs to storm inlets that needed minor repairs

New Employees: Our newest employee, Travis Webb, will begin work October 14th.

COUNCIL UPDATE



October 3, 2019

Division of Information Technology
Rick Brown, Coordinator

Project Status:

Updates: Working to update desktop computers with the Microsoft 1903 updates. This is a critical update from Microsoft.

Access Management: Replaced gate keypads at 400 Ashbrook

SCADA: Worked with the contractor to upgrade SCADA software for Water A/B Switches

Security Cameras: Working with South Central Power on security camera additions.

COUNCIL UPDATE



October 3, 2019

Division of Water
Joe Taylor, Superintendent

Project Status:

Plant Production:

- We pumped 28.575 Million in August at an average of .922 MGD per day which is 46% of capacity. Maximum daily flow was 1.166 MGD and average hardness was 117 mg/l. There were no water complaints for this month.
- A/B switches- Premier Electric has completed the installation, programming is complete and we started operation on October 2nd.

Distribution:

- AMI Metering System installs are ongoing. We have around 1809 units installed with approximately 1491 remaining (55 % completed).
- Hydrant flushing will be completed the week of 10/1/19
- The North Gender tower was washed out and inspected October 1st and is now back in service.
- We are currently preparing for fall valve bolt replacements.

COUNCIL UPDATE



October 4, 2019

Construction Services Department
Bill Sims, Administrator

Capital Improvement Projects

High St. RR Crossing Improvement: Agreement for construction being finalized with RR. Expect to enter construction contract in next two weeks.

Westchester Park Improvements: Awaiting final grant approval before entering into construction contacts.

Gender Rd. Phase 5: OPWC application submitted.

Private Development Projects

18-26 W. Waterloo Mixed Use Bldg.: Site work has begun. Water and sewer taps to be made in October.

Winchester Ridge Apartments Phase 4: Earthwork and sanitary sewer underway.

Canal Cove Sec. 6 & 7: Roadway paved. Building permits being issued.

Crossroads Church: Bigerton Bend paved. Restoration underway. Gender Rd. right turn lane yet to be constructed.

Villages At Westchester Section 13-2: Phase 2 to begin construction early October.

NIFCO on Robinett Way: Project complete.

Hampton Inn: . Site work complete for time being. Building underway.

Turning Stone: Project substantially complete, Building permits issued.

Mill Tech: Site work started. Water and sewer taps made.

Winchester Veterinary Clinic: Construction dormant due to design issues. Revised plans have been approved by the Building Dept.

Other

MCI: Four permit plans approved. Awaiting fees and bonds from MCI.

Columbia Gas – Gas mains approved for installation in VAW 13-1, Canal Cove 6&7, & Turning Stone.

Misc.

- R/W dedications from our parcels to R/W at Gender & Groveport.
- Easement for ACD. Net on Groveport Rd.

COUNCIL UPDATE



October 2, 2019

Development Department

Lucas Haire, Director

Development Report

- Planning and Zoning Commission will review plans for a site development plan application for two new industrial warehouse buildings on Bixby Road at their October meeting. The two proposed buildings total 871,200 square feet.
- Friendship Kitchen will also return to Planning and Zoning Commission with a revised plan in regards to their request for a conditional use to allow a convenience market at the Southeast corner of Gender Road and Trillium Ave.
- Nifco completed their new 175,000 square feet building in Canal Pointe and they are currently moving their operations into the facility from leased space in Groveport.
- Site work recently began at 18 – 26 West Waterloo Street. This area will no longer permit public parking and notices were distributed to those who parked within the lot and the lot was signed for no parking three days prior to its closure.
- Work also began on September 30th to complete renovations on the façade of 5 - 7 S. High Street. This is the last outstanding project that is being funded by the CWICC's façade improvement grant.