



City Council Meeting Highlights Monday, October 4, 2021

In an effort to provide clear, factual information in a timely manner, the City will be sharing highlights from City Council Meetings the afternoon after a council session on the City website and social media. These highlights will include summaries from work session, full council, and any public hearings/meetings that take place. They will not replace formal minutes.

[Public Hearing Agenda](#)

[Work Session Agenda](#)

[City Council Agenda](#)

PUBLIC HEARING

- A Public Hearing was held to discuss the rezoning of a plot of land near Hill Road and Basil Western Road. Planning & Zoning Commission previously met and recommended that City Council not approve the rezoning.
- Mr. Haire shared a brief presentation on the property and surrounding area. The property is currently zoned for industrial in Violet Township, and the application is to zone the property LM- Limited Manufacturing to allow industrial uses. The surrounding areas are zoned for commercial, industrial, and residential.
- When it comes to rezoning applications, the Council by code is required to consider 4 factors: compatibility of the adjacent land use and future plans, traffic flow and utilities, relationship to public health/welfare, and adequacy of available public services.
- A handful of residents stated their support of the rezoning, including one of the property owners.
- Several residents spoke against the rezoning, citing traffic, environmental, safety, and property value concerns. Some asked Council to slow down development until the comprehensive plan is completed.

HILL RD/BASIL WESTERN RD REZONING ORDINANCE

- Council heard an ordinance to rezone a plot of land at Hill Rd. and Basil Western Rd. – the topic of the Public Hearing. Since the applicant could not be present, they requested Council table the ordinance, which Council agreed to. This application will be on the agenda for the October 18 work session.

CWJRD AGREEMENT

- An ordinance was presented allowing the City to enter into an agreement with CWJRD to provide financial assistance for five years. As written, the City will provide the equivalent of 100% of the salary plus employer costs (excluding health insurance) of an Executive Director for a three-year period. Years 4 and 5 of the agreement will be prorated to 66% and 33% of the costs, respectively. The total cost to the City under this five-year agreement is \$313,675. The ordinance was declared an emergency to allow for the agreement to take immediate effect following the three readings.
- Some Council members expressed concerns with the agreement, suggesting the funds not be prorated the last two years. Some also would like data to provide a better understanding of the group's financial history. With Mrs. Jackson being absent from the meeting, Council agreed to continue discussions when she was present. The ordinance moved forward with a first reading.

CRA AGREEMENT AND SCHOOL COMPENSATION FOR CANAL POINTE

- Two ordinances were presented for Community Reinvestment Area and School Compensation agreements for a new industrial project that is proposing to construct two industrial buildings in the Canal Pointe Industrial Park. The terms of the agreement will result in the school district receiving \$100,000 annually in addition to 25% of the local income taxes collected from the employees who work in these new buildings during the term of the agreement.

- The City and Schools would exempt the owners from paying taxes on the value of the buildings for fifteen years. In exchange the owners would invest a minimum of \$56,000,000 in the buildings, they would commit to creating 165 new jobs with a minimum new local payroll of \$6,187,500 per year.
- The school compensation agreements were developed in conjunction with the Canal Winchester Local Schools Superintendent and Treasurer and will be presented to the school board at their October 18 meeting for consideration.
- The ordinances moved forward with a first reading.

NEW LEGISLATION DISCUSSED/PASSED

- A resolution passed stating the City, following annexation, will provide water, sanitary sewer, refuse, police, and road maintenance (still in discussion with Madison Township) to the Schacht property along Bixby Road.
- A resolution passed declaring October 17-23 Stormwater Awareness Week.
- An ordinance was proposed to extend the joint self-insurance agreement with the Central Ohio Health Care Consortium to provide health care benefits for city employees. First reading only.
- Council heard an ordinance to update the city's codified ordinances to include all ordinances passed since the last codification which modified or added to the city codified ordinances, as well as incorporate changes made at the state level. The ordinance was declared an emergency to allow for the changes to be update immediately following the three readings. First reading only.
- Council heard an ordinance to accept the annexation of a portion of land along Hill Rd. and Basil Western Rd., the parcel of land discussed during the Public Hearing. First reading only.