



City Council Meeting Agenda

Tuesday, March 28, 2023

1) Call to Order

2) Roll Call of Members

3) Pledge of Allegiance

4) Presentations/Special Guests

- a) Stephanie Matthews with A Tribe for Jazz for Jazz Appreciation Month

5) Public Comments (Speaker Slip Required)

6) President's Report

7) City Attorney Report

8) Auditor's Report

9) Hearing on Ordinance 6-23 and Ordinance 7-23

10) Administrative Update

- a) Recreation Department Update – Mike Price
- b) Service Update – Andy Bashore
- c) Finance Department Update – Beecher Hale
- d) Police Department Update – Chief Gary D. Lewis, Jr.
- e) Mayor's Update
 - Fourth of July Parade Route Update



11) Consent Agenda (No Speaker Slip Required)

- a) Meeting Minutes from March 7, 2023

12) Third Readings (No Speaker Slip Required)

- a) Ordinance 6-23 to amend the zoning of certain parcels in the City, in order to zone the property at the southwest corner of Sheridan Avenue and Main Street, herein further described, as Mixed-Use Commercial (MUC) with a Main Street District (MS) overlay, and to amend and replace the Official Zoning Map of the City of Bexley. Introduced by Matt Klingler on February 21, 2023.
- b) Ordinance 7-23 to amend the zoning of certain parcels in the City, in order to zone all property located within Schneider Park as Open Space (OS), and to amend and replace the Official Zoning Map of the City of Bexley. Introduced by Matt Klingler on February 21, 2023.

13) Second Readings (Speaker Slip Required)

- a) Ordinance 8-23 to appropriate \$7,982 from the unencumbered General Fund to the Building Department and \$6,428 from the Water Fund to the Water Administration Department for the purpose of paying back Medicare taxes for 2020-2022. Introduced by Monique Lampke on March 7, 2023.

14) First Readings (Speaker Slip Required)

- a) Ordinance 9-23 to establish the rate of pay for the Police Department Communications Technician at \$31.86 per hour effective January 1, 2023. Introduced by Monique Lampke on March 28, 2023.
- b) Ordinance 10-23 to amend Chapter 1060.09, in order to expand the ability of residents to recirculate household items. Introduced by Lori Ann Feibel on March 28, 2023.



City Council Meeting Agenda

Tuesday, March 28, 2023

- c) Ordinance 11-23 to amend Chapter 289, Land Use Strategy Commission, and to appoint members to the Land Use Strategy Commission. Introduced by Matt Klingler on March 28, 2023.
- d) Ordinance 12-23 to amend Section 886 of the Bexley Codified Ordinances, in order to amend the Bexley Community Reinvestment Area program. Introduced by Matt Klingler on March 28, 2023.

15) Tabled Ordinances

- a) Ordinance 35-22 to amend Section 1060, in order to require recycling service to be provided at commercial, institutional, and multi-family properties within the City of Bexley, introduced by Lori Ann Feibel on September 13, 2022.

16) Recreation and Parks Committee – Jessica Saad, Chair

17) Finance Committee – Monique Lampke, Chair

18) Safety and Health Committee – Sam Marcellino, Chair

19) Strategic Committee – Jen Robinson, Chair

20) Zoning and Development Committee – Matt Klingler, Chair

21) Service and Environmental Committee – Lori Ann Feibel, Chair

22) Public Comments (No Speaker Slip Required)

23) Adjourn

Recreation Board Meeting:

- The next Recreation Board meeting is on Wed., April 12th at 5:30p at the Senior Center

Year of the Parks – Skate Park Update:

- The skate park design RFP deadline is this Wednesday, March 29th
- We have received one proposal and have been contacted by four other design teams with interest in the project.
- Once all proposals have been received, we will work with the skate park committee to select a design team.

Summer Activity Brochure:

- The 2023 Summer Activity Brochure is set to be delivered the week of April 10th.
- Registration for Bexley residents will open on Monday, April 24th at 12noon. Non-Bexley resident registration opens on April 27th at 12noon.
- The summer brochure includes activities such as the 2023/24 BACPack and SOCO programs, Coach Chris t-ball, coding camps, youth tennis, summer sports camps, swim lessons, pickleball leagues, adult fitness classes, senior programming and more.
- For more information, please visit www.bexley.org/recreation.

**Egg Hunt – Saturday, April 8th at Jeffrey Park at 12p:**

- The Annual Egg Hunt is on Saturday, April 8th at 12noon at Jeffrey Park.
- The back meadow at Jeffrey Park will be filled with over 5,000 eggs for children ages 1-10 years old.
- Special thank you to the members of the Bexley Senior Center, Scouts, and Bexley Celebrations and Events for all their support with this event.
- DON'T BE LATE☺

Bexley Bloomers:

- We are excited to kick off another summer with the amazing Bexley Bloomers volunteer group.
- Bexley Bloomers is a volunteer organization that provides gardening and maintenance support for the Jeffrey Park Mansion grounds as well as other City properties.
- The Bloomers meet on Thursday's from 9am-12noon to tackle a variety of gardening/landscaping projects throughout Jeffrey Park.
- The Bexley Bloomers are interested in adding additional volunteers to assist in maintain and improving the Crown Jewel of Bexley, Jeffrey Park. Volunteers do not need to have gardening experience, just a willingness to give time and energy to make a difference.
- If interested in joining this group, please email Mary McMunn at mcmuzz99@icloud.com.





Service Department Update

Service Director

Andy Bashore

March 28th 2023

Street Department:

The crews are working on pothole and brick repairs. Also, the crews are working on sign replacement throughout the city. The crews are also working on storm clean up.

Water and Sewer Department:

The Water/Sewer crew is working on the valve turning program, the crew have finished the annual catch basin cleaning program. The crew is working on rebuilding catch basins that were found faulty while cleaning.

Urban Forestry/Grounds Maintenance:

The crews are working on the City's dog park and also stump removals. Also, the crews are working on spring clean up of the city owned beds and storm clean up.

Drexel Project

Drexel-Main to Broad-The water main line work is complete. The majority of the storm inlets have been installed, the remaining will be installed this week while CSG is on spring break. The concrete work will start to resume next week, which will include curbs, medians, and bump outs. The sewer relining work is complete. AEP has completed the pole replacement program. The city's right of way coordinator is working with the utility companies to get their lines removed and old poles removed.

2023 Street Project

Will be going out to bid in late- March.

Chelsea Sewer Relining Project

The project is complete.

2022 Sewer Lining Project

The phase 2 lining project will finish late week, which include both sanitary and storm sewer work.

2023 Sewer Lining Project

Will be going out to bid in mid-June.

2022 Sidewalk Project

The project is finished, the project area was:

Stanwood to Gould in the north and central sections and Vernon to Chelsea in the south.

2023 Sidewalk project

The bids have come back in and are under review. The project will be in the western section of the city from Parkview to Cassady.



CITY OF BEXLEY

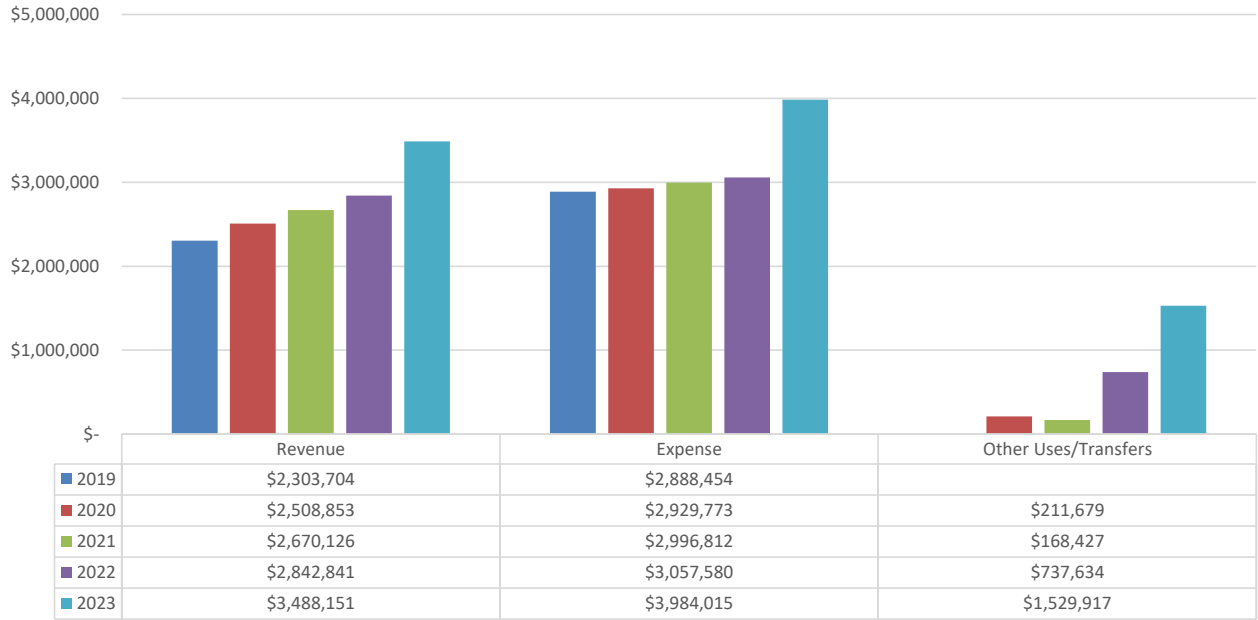
General Fund

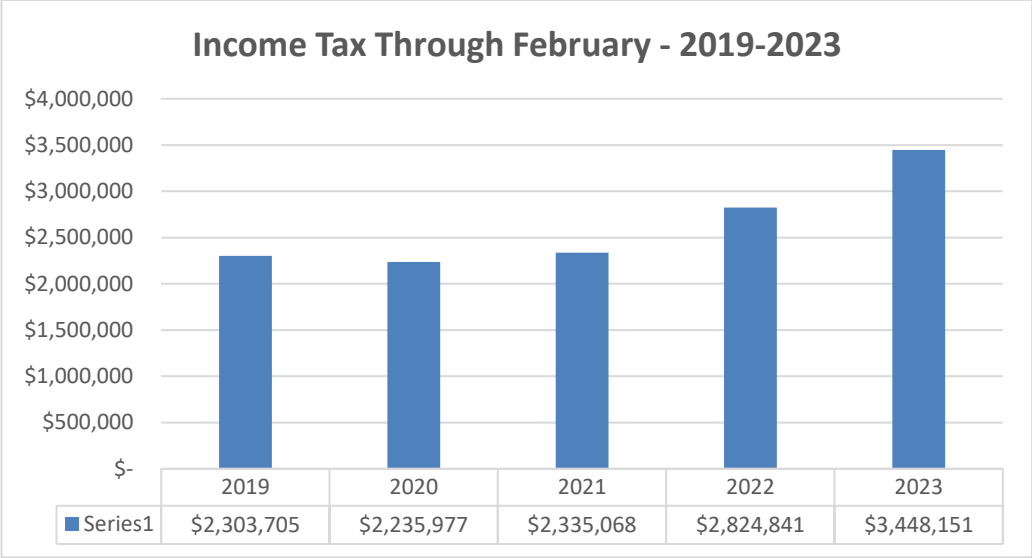
February 2023 Budget vs Actual

	February			Year-to-Date					Year over Year
	Budget	Actual	Better (Worse)	Budget	Actual	Better (Worse)	Feb-22	Increase (Decrease)	
Revenue									
City Income Tax	\$ 1,353,769	\$ 1,932,421	\$ 578,652	\$ 2,573,833	\$ 3,448,151	\$ 874,318	\$ 2,415,284	\$ 1,032,867	
Local Government	41,667	53,266	11,600	83,333	98,673	15,339	98,681	(8)	
Real Estate Tax	-	-	-	-	-	-	-	-	
Interest	16,667	46,010	29,343	33,333	123,586	90,253	25,269	98,317	
Building Permits	41,333	27,234	(14,099)	82,667	69,747	(12,920)	68,409	1,337	
Franchise and ROW Fees	57,917	39,650	(18,266)	65,834	43,867	(21,966)	-	43,867	
Grants	121,583	39,360	(82,223)	243,167	48,568	(194,599)	67,116	(18,549)	
CIC Revenue	14,167	10,000	(4,167)	28,333	24,167	(4,167)	4,167	20,000	
All Other	37,417	12,936	(24,480)	74,833	44,140	(30,693)	93,284	(49,144)	
Totals	\$ 1,684,519	\$ 2,160,877	\$ 476,358	\$ 3,185,333	\$ 3,900,898	\$ 715,565	\$ 2,772,210	\$ 1,128,688	
Operating Expenditures									
General Government									
Mayor's Office	\$ 34,224	\$ 27,867	\$ 6,357	\$ 110,461	\$ 104,819	\$ 5,642	\$ 95,763	\$ 9,056	
Grants	121,583	2,900	118,683	243,167	2,900	240,267	31,094	(28,194)	
Auditor's Office	80,842	106,995	(26,153)	304,239	334,921	(30,682)	265,124	69,797	
Attorney's Office	15,833	6,500	9,333	31,667	1,288	30,379	13,954	(12,666)	
Civil Service	1,917	-	1,917	3,833	-	3,833	40	(40)	
City Council	5,481	3,950	1,531	10,962	7,942	3,020	7,995	(53)	
Courts	15,929	16,769	(840)	34,809	27,872	6,937	15,128	12,744	
Development Office	9,281	22,294	(13,013)	21,407	33,540	(12,133)	15,134	18,407	
Technology	39,341	25,604	13,737	87,517	51,309	36,208	41,772	9,538	
Building Department	51,133	28,703	22,430	160,042	110,270	49,772	122,206	(11,936)	
Senior Programs	13,016	16,337	(3,320)	37,879	40,018	(2,140)	33,649	6,370	
Boards and Commissions	1,715	5	1,710	3,429	-	3,429	4,170	(4,170)	
Total General Government	\$ 390,294	\$ 257,924	\$ 132,370	\$ 1,049,411	\$ 714,880	\$ 334,531	\$ 646,028	\$ 68,851	
Public Health and Safety									
Police Department	\$ 471,827	\$ 367,460	\$ 104,366	\$ 1,585,094	\$ 1,460,554	\$ 124,540	\$ 1,461,405	\$ (850)	
Fire Contract	-	-	-	-	-	-	-	-	
Emergency Warning	-	-	-	20,475	19,167	1,308	18,120	1,047	
Street Lighting	30,935	22,403	8,532	81,711	52,941	28,770	34,453	18,488	
Health Department	-	-	-	-	-	-	537	(537)	
Total Public Health and Safety	\$ 502,762	\$ 389,864	\$ 112,898	\$ 1,687,280	\$ 1,532,662	\$ 154,618	\$ 1,514,514	\$ 18,148	
Public Service									
Service Administration	\$ 17,575	\$ 14,225	\$ 3,350	\$ 55,421	\$ 46,739	\$ 8,682	\$ 49,219	\$ (2,480)	
Building and Parks Maintenance	125,914	98,944	26,970	367,524	326,178	41,346	353,196	(27,018)	
Street Fund Transfer	-	-	-	370,000	370,000	-	66,000	304,000	
Total Public Service	\$ 143,489	\$ 113,169	\$ 30,321	\$ 792,945	\$ 742,916	\$ 50,028	\$ 468,414	\$ 274,502	

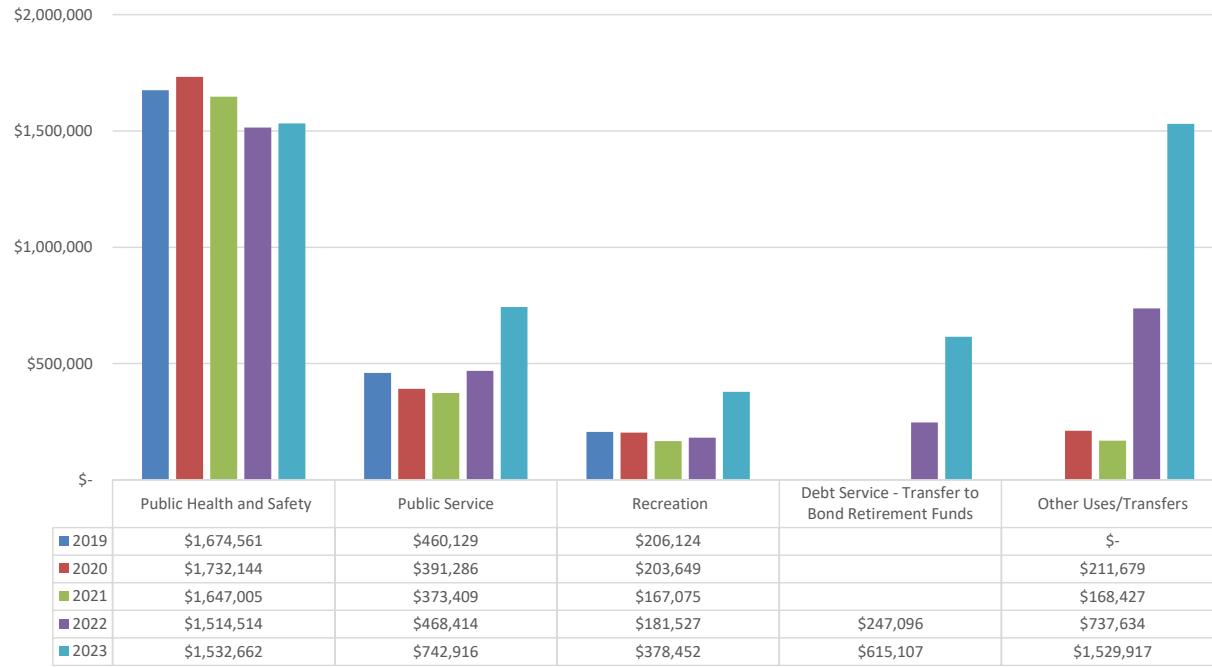
	February			Year-to-Date				Year over Year Increase (Decrease)
	Budget	Actual	Better (Worse)	Budget	Actual	Better (Worse)	Feb-22	
Recreation								
Jeffrey Mansion	\$ 22,568	\$ 18,846	\$ 3,722	\$ 78,969	\$ 69,286	\$ 9,683	\$ 59,952	\$ 9,334
Parks	36,997	21,577	15,420	91,244	59,165	32,079	59,075	90
Recreation Transfer	-	-	-	250,000	250,000	-	62,500	187,500
Total Recreation	\$ 59,565	\$ 40,423	\$ 19,142	\$ 420,213	\$ 378,452	\$ 41,762	\$ 181,527	\$ 196,925
 Operating Expenditures Before Debt Service	 1,096,111	 801,380	 294,731	 3,949,848	 3,368,909	 580,939	 2,810,484	 558,426
 Debt Service - Transfer to Bond Retirement Funds	 -	 -	 -	 615,106	 615,106	 -	 247,096	 368,010
Estimated Additional Appropriations								
Estimated Unspent Appropriations								
Total Operating Expenditures	\$ 1,096,111	\$ 801,380	\$ 294,731	\$ 4,564,954	\$ 3,984,015	\$ 580,939	\$ 3,057,580	\$ 926,436
 Revenue Over (Under) Expenditures and Debt S	 \$ 588,408	 \$ 1,359,497	 \$ 771,089	 \$ (1,379,621)	 \$ (83,117)	 \$ 1,296,504	 \$ (285,370)	 \$ 202,253
 Other Financing Sources								
CARES Reimbursement	-	-	-	-	-	-	52,631	(52,631)
Total Other Financing Sources	-	-	-	-	-	-	52,631	(52,631)
 Other Financing Uses								
Transfer to Budget Stability	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ 37,500	\$ (12,500)
Transfer to Capital Improvements Fund	-	-	-	525,000	525,000	-	250,000	275,000
Employee Payout Fund	-	-	-	15,000	15,000	-	7,500	7,500
Transfer to Pool Fund	-	-	-	60,000	60,000	-	50,000	-
Transfer to Infrastructure Development	-	-	-	300,000	300,000	-	-	-
Transfer to Pool Replacement Fund	-	-	-	100,000	100,000	-	225,000	(125,000)
Transfer to Economec Bond Dev.	-	-	-	-	-	-	-	-
Prior Year Encumbrances	143,576	370,384	(226,808)	287,152	504,917	(217,765)	167,634	-
Total Other Uses	\$ 143,576	\$ 370,384	\$ -	\$ 1,312,152	\$ 1,529,917	\$ -	\$ 737,634	\$ 157,500
 Beginning Fund Balance	 \$ 1,931,093	 \$ 2,465,541	 \$ 534,448	 \$ 5,067,699	 \$ 5,067,699	 \$ -	 \$ 4,207,556	 \$ 5,067,699
Audit Adjustment	-	-	-	-	-	-	-	-
Net Increase (Decrease)	444,832	989,113	-	(2,691,773)	(1,613,034)	-	(970,373)	(4,850,217)
Ending Cash Fund Balance	\$ 2,375,926	\$ 3,454,655	\$ 1,078,729	\$ 2,375,926	\$ 3,454,665	\$ 1,078,739	\$ 3,237,183	\$ 217,482

REVENUE EXPENSE AND OTHER USES/TRANSFERS THROUGH FEBRUARY 2019- 2023





EXPENDITURES AND OTHER USES/TRANSFERS 2019-2023



Notes February 2023 Report

Revenue Items

- 1) Income tax continues to out perform budget. January receipts were nearly \$300,000 over budget
- 2) Interest again exceeded budget in February by \$29,000. There are a couple of contributing factors. First the City has higher invested funds due primarily to the increase in income tax revenue. In February 2022 the City had an invested balance of \$19.4 million. In February 2023 the investment balance was \$23.1 million. Also the average yield has increased from .96% in 2022 to 2.43% in 2023.
- 3) Grant revenue is down due to the timing of completion and reimbursement for grant funded projects. Grants expenditures are also down.
- 4) Other revenue is under budget \$30,000 primarily due to timing.

General Government Items

- 5) Technology Department is under budget by \$36,000 primarily due to the timing of payments for telecommunications hardware and software licenses.

Public Health and Safety Items

- 6) Street Lighting has a positive variance of \$29,000. The utilities account within this department has a budget of \$100,000 but no expenditures in January.

Early Year Deficit

- 7) Typically, the General Fund shows a deficit in the early part of the year, \$1.6 million for this YTD. This is due to the large amount of operating transfers in the early part of the year and the fact that income tax receipts are more concentrated in the middle/later part of the year.

City of Bexley
Projected Resources and Appropriations
February 28, 2023

Fund	12/31/2022 Cash Balance	12/31/2022 Encumbrance	12/31/2023 Unencumbered Balance	Projected 2023 Other Sources	Reduction to Prior Year Encumbrances	Total Available Resources	2023 Appropriations	Available Resources Year End 2023	Notes
GENERAL FUND	5,067,697	861,546	4,206,151	20,857,199		25,063,350	20,973,657	4,089,693	
Special Revenue Funds									
STATE HIGHWAY	74,534	23,166	51,368	48,102		99,470	77,412	22,058	
STREET MAINTENANCE AND REPAIR	99,849	63,484	35,832	1,080,600		1,116,432	1,093,873	22,559	
RECREATION	1,010,289	102,631	907,658	2,110,000		3,017,658	2,583,947	433,711	
SWIMMING POOL	532,828	46,076	486,752	440,000		926,752	484,904	441,848	
LAW ENFORCE. TRUST FUND	11,266	-	11,266	\$2,315.07		13,581		13,581	
BEXLEY BEAUTIFICATION FUND	3,808	-	3,808	\$0.00		3,808		3,808	
FRIENDS OF JEFFREY PARK FUND	1,010	-	1,010	\$1,200.00		2,210	1,200	1,010	
ENFORCEMENT & EDUCATION FUND	21,125	-	21,125	\$351.00		21,476		21,476	
BEXLEY YOUTH ATHLETIC FUND	24,932	-	24,932	\$5,800.00		30,732	12,000	18,732	
TOURISM PROMOTION AND COMMUNITY EVENTS	7,910	-	7,910	\$2,161.59		10,071	5,000	5,071	
EVENTS AND EQUIPMENT FUND	3,289	-	3,289	\$0.00		3,289	1,500	1,789	
MARYANNA HOLBROOK SCHOLARSHIP	72,969	-	72,969	\$21,568.22		94,538	30,000	64,538	
MAYOR'S COURT COMPUTER FUND	3,306	-	3,306	1,000		4,306	1,500	2,806	
TAX INCENTIVE FUND	3,537	-	3,537	\$0.00		3,537		3,537	
MAIN ST PUBLIC IMP. TAX INC. E	353,782	75,206	278,576	1,956,500		2,235,076	1,954,140	280,936	
URBAN REDEVELOPMENT TAX INCREMENT EQUIVALENT FUND	65,754	30,000	35,754	110,450		146,204	107,000	39,204	
Friends of Jeffrey Mansion Preschool	6,160	1,180	4,980	\$1,139.06		6,119	5,250	869	
Neighbors Helping Neighbors Fund	3,231	-	3,231	\$0.00		3,231		3,231	
FARMERS MARKET	125	-	125	\$0.00		125	-	125	
BEXLEY CELEBRATIONS ASSOCIATION AND EVENTS FUND	112	-	112	\$65,000.00		65,112	65,000	112	
BEXLEY LAND BANK FUND	53,113	-	53,113	\$12,573.07		65,686		65,686	
LOCAL CORONAVIRUS RELIEF FUND	0	-	0	\$686.46		687		687	
AMERICAN RESCUE PLAN ACT	1,291,985	156,876	1,135,109	\$725,443.14		1,860,552		1,860,552	
INFRASTRUCTURE DEVELOPMENT FUND	2,400,000	-	2,400,000	600,000		3,000,000	765,000	2,235,000	
Total Special Revenue Funds	6,044,913	498,618	5,545,763	7,184,890	-	12,730,652	7,187,726	5,542,926	
Debt Service Funds									
BOND RETIREMENT	467,505	-	467,505	1,942,516		2,410,021	1,942,516	467,505	
ECONOMIC DEVELOPMENT BOND SERV	711,225	-	711,225	77,750		788,975	788,975	(0)	
Total Debt Service Funds	1,178,729	-	1,178,729	2,020,266	-	3,198,995	2,731,491	467,504	
Capital Projects Funds									
SPECIAL ASSESSMENTS	152,105	-	152,105			152,105	94,000	58,105	
CAPITAL IMPROVEMENTS	2,030,307	1,091,882	938,424	1,050,000		1,988,424	1,523,434	464,990	
ROADS AND ALLEYS	1,288,973	339,752	949,221	2,100,000		3,049,221	2,265,286	783,935	
BORAD STREET	8,580	-	8,580	\$0.00		8,580		8,580	
ASHBOURNE AND ROOSEVELT PROJECT FUND	164,884	-	164,884	\$0.00		164,884		164,884	
CASSINGHAM AND VERNON	-	-	-	\$1,239,564.00		1,239,564	1,239,564	-	
SOUTH DREXEL AND GRANDON AVE. IMPROVEMENTS	127,260	-	127,260	\$1,832,599.00		1,959,859	1,959,574	285	
STANBERY AND CHELSEA IMPROVEMENTS FUND	255,996	-	255,996	\$4,853,393.00		5,109,389	5,109,389	(0)	
NORTH COLUMBIA AND SOUTH REMINGTON FUND				\$4,969,075.00		4,969,075	4,969,075	-	
Total Capital Project Funds	4,028,104	1,431,634	2,596,470	16,044,631	-	18,641,101	17,160,322	1,480,779	
Enterprise Funds									
WATER	1,192,151	181,391	1,010,760	3,048,843		4,059,603	3,448,325	611,278	
SEWER	3,486,404	609,031	2,877,373	2,867,468		5,744,841	3,456,097	2,288,744	
REFUSE	1,279,056	137,686	1,141,370	1,428,599		2,569,969	1,649,254	920,715	
Total Enterprise Funds	5,957,611	928,108	5,029,503	7,344,910	-	12,374,413	8,553,676	3,820,737	

CITY OF BEXLEY
Non- General Funds
From: 1/1/2023 to 2/28/2023

Fund	Budget	YTD	Remaining
02 - STATE HIGHWAY Total	\$ 100,578	\$ 29,138	\$ 71,440
03 - STREET MAINTENANCE AND REPAIR Total	1,157,357	257,912	899,445
05 - RECREATION Total	2,686,578	605,195	2,081,383
06 - BOND RETIREMENT Total	1,942,516	115,409	1,827,107
08 - SPECIAL ASSESSMENTS Total	94,000	-	94,000
09 - WATER Total	3,629,717	353,684	3,276,033
10 - SEWER Total	4,065,128	995,069	3,070,059
11 - REFUSE Total	1,786,940	266,143	1,520,797
12 - POLICE PENSION Total	899,115	112,389	786,727
13 - CAPITAL IMPROVEMENTS Total	2,615,149	123,726	2,491,423
14 - SWIMMING POOL Total	530,980	17,287	513,693
23 - FRIENDS OF JEFFREY PARK FUND Total	1,200	-	1,200
25 - BLDG. STANDARDS FEE ASSESSMENT Total	1,800	-	1,800
26 - BEXLEY YOUTH ATHLETIC FUND Total	12,000	-	12,000
27 - TOURISM PROMOTION AND COMMUNITY EVENTS Total	5,000	-	5,000
28 - EVENTS AND EQUIPMENT FUND Total	1,500	-	1,500
29 - MARYANNA HOLBROOK SCHOLARSHIP Total	30,000	-	30,000
31 - MAYOR'S COURT COMPUTER FUND Total	1,500	-	1,500
34 - STREETS AND ALLEYS Total	2,578,115	509,155	2,068,961
36 - MAIN ST PUBLIC IMP. TAX INC. E Total	2,029,346	176,946	1,852,399
51 - ECONOMIC DEVELOPMENT BOND SERV Total	788,975	-	788,975
52 - URBAN REDEVELOPMENT TAX INCREMENT EQUIVALENT FUND Tc	137,000	30,000	107,000
56 - Friends of Jeffrey Mansion Preschool Total	6,430	230	6,200
59 - BEXLEY CELEBRATIONS ASSOCIATION AND EVENTS FUND Total	65,000	-	65,000
60 - POLICE OFFICER OPTIONAL EQUIPMENT FUND Total	6,159	2,316	3,843
61 - MAIN EVENT FUND Total	-	-	-
62 - HEALTH INSURANCE FUND Total	1,656,145	261,036	1,395,109
63 - Employee Separation Fund Total	30,000	-	30,000
69 - CASSINGHAM AND VERNON Total	1,239,564	-	1,239,564
70 - BEXLEY LAND BANK FUND Total	-	-	-
71 - LOCAL CORONAVIRUS RELIEF FUND Total	-	-	-
72 - SOUTH DREXEL AND GRANDON AVE. IMPROVEMENTS Total	1,959,574	9,497	1,950,077
73 - AMERICAN RESCUE PLAN ACT Total	156,876	5,550	151,325
75 - INFRASTRUCTURE DEVELOPMENT FUND Total	765,000	-	765,000
76 - STANBERY AND CHELSEA IMPROVEMENTS FUND Total	5,109,389	3,535	5,105,854
Grand Total	\$ 36,088,630	\$ 3,874,216	\$ 32,214,414



Statement of Cash Position
City of Bexley
Statement of Cash Position
From: 1/1/2023 to 2/28/2023

Fund	Description	Beginning Balance	Net Revenue YTD	Net Expense YTD	Unexpended Balance
	1 GENERAL FUND	\$ 5,067,697	\$ 3,900,898	\$ 5,513,938	\$ 3,454,657
	2 STATE HIGHWAY	74,534	7,761	29,138	53,156
	3 STREET MAINTENANCE AND REPAIR	99,317	476,042	257,912	317,447
	5 RECREATION	1,010,289	488,841	605,195	893,936
	6 BOND RETIREMENT	467,505	1,327,410	115,409	1,679,505
	8 SPECIAL ASSESSMENTS	152,105	-	-	152,105
	9 WATER	1,192,151	633,622	353,684	1,472,089
	10 SEWER	3,486,404	633,976	995,069	3,125,312
	11 REFUSE	1,279,056	340,194	266,143	1,353,106
	12 POLICE PENSION	276,708	50,000	112,389	214,319
	13 CAPITAL IMPROVEMENTS	2,030,307	525,000	123,726	2,431,581
	14 SWIMMING POOL	532,828	60,725	17,287	576,266
	18 LAW ENFORCE. TRUST FUND	11,266	-	-	11,266
	20 BEXLEY BEAUTIFICATION FUND	3,808	-	-	3,808
	23 FRIENDS OF JEFFREY PARK FUND	1,010	-	-	1,010
	24 ENFORCEMENT & EDUCATION FUND	21,125	25	-	21,150
	25 BLDG. STANDARDS FEE ASSESSMENT	16,577	259	-	16,835
	26 BEXLEY YOUTH ATHLETIC FUND	24,932	-	-	24,932
	27 TOURISM PROMOTION AND COMMUNITY EVENTS	7,910	755	-	8,665
	28 EVENTS AND EQUIPMENT FUND	3,289	-	-	3,289
	29 MARYANNA HOLBROOK SCHOLARSHIP	72,969	1,000	-	73,969
	30 BUDGET STABILITY FUND	1,875,000	25,000	-	1,900,000
	31 MAYOR'S COURT COMPUTER FUND	3,306	162	-	3,468
	32 UNCLAIMED FUNDS	13,826	-	-	13,826
	34 STREETS AND ALLEYS	1,288,973	-	509,155	779,818
	35 TAX INCENTIVE FUND	3,537	-	-	3,537
	36 MAIN ST PUBLIC IMP. TAX INC. E	353,782	-	176,946	176,836
	39 SEWER CAPACITY FUND	14,873	-	-	14,873
	51 ECONOMIC DEVELOPMENT BOND SERV	711,225	-	-	711,225
	52 URBAN REDEVELOPMENT TAX INCREMENT EQUIVALENT FUND	65,754	-	30,000	35,754
	55 BORAD STREET	8,580	-	-	8,580
	56 Friends of Jeffrey Mansion Preschool	6,160	-	230	5,930
	57 Neighbors Helping Neighbors Fund	3,231	-	-	3,231
	58 FARMERS MARKET	125	-	-	125
	59 BEXLEY CELEBRATIONS ASSOCIATION AND EVENTS FUND	112	-	-	112
	60 POLICE OFFICER OPTIONAL EQUIPMENT FUND	13,245	26	2,316	10,955
	62 HEALTH INSURANCE FUND	474,949	1,207,652	261,036	1,421,565
	63 Employee Separation Fund	88,734	15,000	-	103,734
	64 ASHBOURNE AND ROOSEVELT PROJECT FUND	164,884	-	-	164,884
	70 BEXLEY LAND BANK FUND	53,113	-	-	53,113
	72 SOUTH DREXEL AND GRANDON AVE. IMPROVEMENTS	127,260	-	9,497	117,763
	73 AMERICAN RESCUE PLAN ACT	1,291,985	-	5,550	1,286,434
	75 INFRASTRUCTURE DEVELOPMENT FUND	2,400,000	300,000	-	2,700,000
	76 STANBERY AND CHELSEA IMPROVEMENTS FUND	255,996	-	3,535	252,461
	77 POOL REPLACEMENT FUND	-	100,000	-	100,000
Grand Total:		\$ 25,050,434	\$ 10,094,347	\$ 9,388,155	\$ 25,756,626



**RECONCILIATION OF CASH POSITION
CHECKING AND INVESTMENT ACCOUNT STATEMENTS**

Bank Reconciliation as of >	30-Nov-22	31-Dec-22	31-Jan-23	28-Feb-23
PNC Checking Account per Bank	\$ 2,958,778	\$ 2,179,137	\$ 2,663,422	\$ 2,783,231
Less Outstanding Checks	\$ (1,029,685)	\$ (149,257)	\$ (115,916)	\$ (171,502)
Returned Item				
Pre-posted Expense				
Preposted Revenue			23,368	
Duplicate Posting of MHS Claims				
Other Adjustments (net)	(118)	1,980	(6,947)	2,241
PNC Account per Books	\$ 1,928,975	\$ 2,031,860	\$ 2,563,927	\$ 2,613,970
Other Accounts:				
STAR	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
First Financial	224,321	224,404	224,502	224,588
Ohio State Bank	250,000	250,000	250,000	250,000
Ohio State Bank (Savings)	3,538,808	3,550,784	3,562,121	3,575,105
US Bank Trust	18,905,445	18,916,083	18,960,030	18,992,962
Payroll	337,497			
Investment Accounts sub-total	\$ 23,356,071	\$ 23,041,271	\$ 23,096,653	\$ 23,142,656
First Financial Interest	(68)	(84)		
Net US Bank Trust Interest	(28,910)	(10,639)		
Ohio State Bank Interest	(10,164)	(11,974)		
Trust Fees				
Other Adjustments -				
Investment Accounts per Books	\$ 23,316,929	\$ 23,018,574	\$ 23,096,653	\$ 23,142,656
Total Cash Fund Balances per Books	\$ 25,245,904	\$ 25,050,434	\$ 25,660,580	\$ 25,756,626



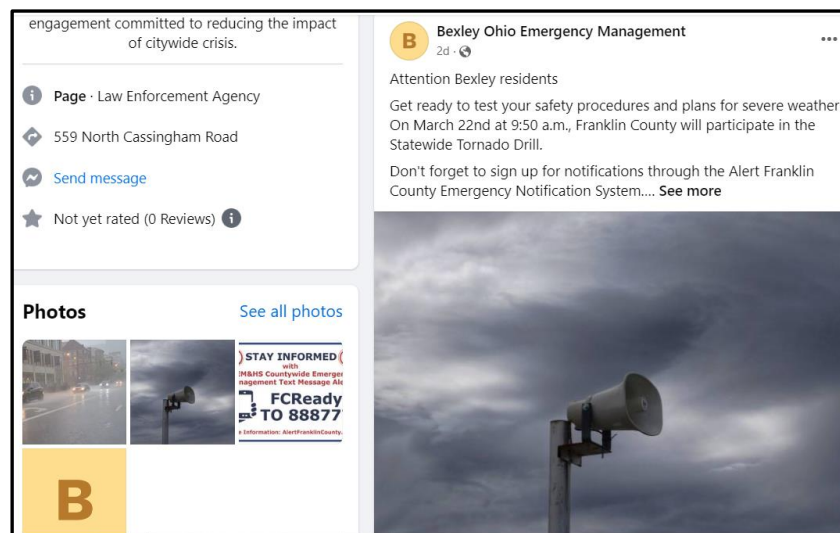
Council Update – Chief of Police

March 28, 2023

Community Policing – The Bexley Police Department has participated in a number of central Ohio community events such as the Equity Now Coalition (ENC), After School All Stars, Columbus Urban League, and the Jack and Jill of America Inc., Columbus Chapter.

Emergency Management – City Department heads have received their Continuity of Operations (COOP) document. We requested they be completed and submitted no later than April 17th.

The “Bexley Ohio Emergency Management” Facebook page is up and running. This page will be utilized to share emergency information as it pertains to weather, alert systems, and other emergency related reporting and advice.



Training – Community Emergency Response Team (CERT) training will be hosted by BPD in conjunction with Franklin County Management and Homeland Security. This is a nine-week program that will be held every Thursday evening, 6:00 p.m. - 9:00 p.m., from September 7th through November 2nd. The program is free to our community and the class size is limited to 20 people. There are six (6) seats still available.

Citizens Academy Alumni – On Thursday, March 23rd, alumni members were given a “behind the scenes” tour of John Glenn International Airport.

Alumni volunteers are preparing to work the DEA Drug Take-Back scheduled for April 22nd at 10:00a.m.

Detective Bureau – The bureau is still diligently looking into the backgrounds of eleven candidates who have applied to be Bexley Police Officers. All the detectives are calling references, employers and performing home interviews to learn as much as possible about the candidates. They will be writing background summaries and recommendations soon so formal interviews can be scheduled.

Detectives also worked overnight hours due to reports of suspicious activity during the early morning hours. Det. Byrd continues to follow up with the many forgery cases he is assigned. Det. Fleming attended a two-day training class on human trafficking. Det. Briley read a case to Grand Jury and sent six more cases to the prosecutor for review to be sent to Grand Jury.

Statistics:

Start Date	End Date	Calls for Service	Business Check	Total	Incident & Offense Reports	Arrest Reports	Crash Reports	Total	Theft	Motor Vehicle Theft	Burglary/ B&E	Robbery
1/1/2023	3/22/2023	3786	521	4,307	181	74	43	298	37	13	13	1
1/1/2022	3/22/2022	2811	0	2,811	181	73	31	285	46	4	16	0
3/23/2022	3/22/2023	14267	1077	15,344	983	386	200	1,569	234	74	56	11
3/23/2021	3/22/2022	12637	5	12,642	1,044	451	214	1,709	306	28	78	6



March 28, 2023 MAYOR'S UPDATE

Coming up in Bexley:

March 30, 7:00 pm:	Love Your Alley Prospective Participant Workshop
April 1, 9:00 am - 11:00 am:	ReCycle Bikes Open Workshop
April 1, 11:00 am - 2:00 pm:	Montrose Fun For All Carnival
April 4, 6:00 pm:	Community Improvement Corporation
April 4, 7:00 - 8:30 pm:	Arbor Book Celebration with Ben Kessler and Troy Markham
April 6, 11:30 am - 1:00 pm:	Bike Friendly Bexley Open Workshop
April 7, 2:00 pm:	Family Movie at the Library: <i>Lightyear</i>
April 8, 12:00 pm:	Easter Egg Dash at Jeffrey Park
April 10, 5:30 pm:	Bexley Historical Society
April 11, 6:00 pm:	City Council
April 12, 5:00 pm:	Civil Service Commission
April 12, 5:30 pm:	Recreation Board
April 12, 6:00 pm:	Board of Education
April 22, 8:00 am - 11:00 am	Green Bexley Cleanup Day
April 22, 10:00 am - 1:00 pm	Earth and Arbor Days Celebration

Some of What I've Been Up To:

- Weekly departmental meetings
- Routine staff and cabinet touch-base meetings
- Quarterly Meeting with Bexley City Schools
- HR RFP Edits and Updates
- Extensive work on Year of the Parks graphics for Rec brochure and State of Community
- Class presentation for Ken Gold
- Meeting on Cassady Avenue widening
- Multiple meetings and calls with potential developers regarding potential projects
- Meetings and calls with potential candidates for the Land Use Strategy Refresh Committee
- CIC Executive Meeting, Board Meeting and related follow-up calls and emails
- OEC Board Meetings
- Meeting regarding future idea for Jeffrey Woods Festival
- Extensive work on State of Community event, including presentation and follow up emails, calls
- Meeting with Ben Heckman and Peter McCaughley and follow up meeting re: pocket park
- Meeting on Alley of the Future
- Ferndale/Mayfield Brainstorming and letter regarding 2022 report drafted and mailed
- Meeting with Suzanne Kondracke re: Pelotonia
- Meetings and review of materials and plans for Sustainability and Earth/Arbor Day month
- Tree and Garden Commission Meeting
- Strategic planning meetings and interviews for OEC
- Creation of Bexley Blast and Bexley Times insert for spring water bill
- Website and social media work related to wind
- Review of Electrical Aggregation documents and follow up calls with Aspen Energy

Keep in touch! To sign up for weekly email updates from the City of Bexley, including information on community events and timely notifications and reminders, visit: www.bexley.org/blast



BEXLEYBLAST
CITY OF BEXLEY EMAIL COMMUNICATION SYSTEM

Year of the Parks Update

Work and meetings for Year of the Parks continues!

Meetings and Progress Over Past Couple Weeks:

- Continued progress on Invitation to Bid for Commonwealth Follies
- Community Public Workshop for Commonwealth Park
- Zoning ordinances introduced to ensure proper, consistent, appropriate zoning along Schneider Park

Next Steps Coming Up Soon:

- Invitation to Bid to be posted for Commonwealth Park Follies
- Evaluation of Commonwealth Park Public Workshop Feedback
- Assessment of survey data for bridge project
- Analyzing design RFPs for skate/bike playground



Bike Friendly Bexley Updates

Talk about boulevards

Talk about dedicated bike lane concepts

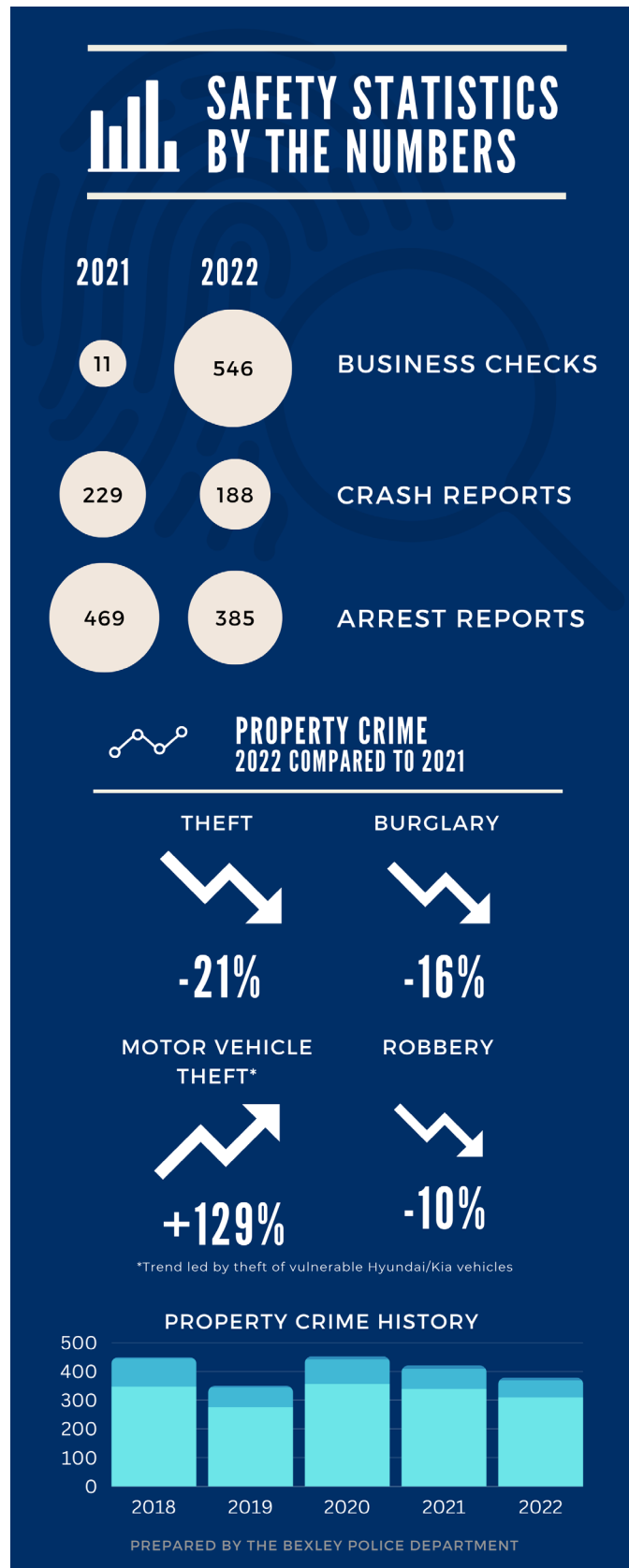
Raised Flowerbeds in Front Yards

We've received an inquiry about raised flowerbeds in front yards. Raised flowerbeds above 6" in grade would be considered accessory structures and would be subject to use restrictions, which limit accessory structures to the backyard only and limit placement to a minimum of three feet from all property and right of way lines. Raised flowerbeds tend to be built at 10-12" above grade.

Commonwealth Pond Park Bid

The Commonwealth Pond Park Invitation to Bid was posted both in the Daily Reporter and on our website seeking proposals for a pond with a tree island on the west end of Commonwealth Park. Two bids were received and will be reviewed at the Board of Control meeting following Council tonight. The bids received were from Risner's Dirt Works and Construction for \$351,232 and Costello Productions for \$306,000.

Annual Report Drafting is Underway



Mayor's Office Major Goals for 2023

Mega Meta Goal

Finalize and complete the Year of the Parks projects

Safety and Community Health

Continue to study and pursue the cleanup of unsafe environmental sites

Complete and institute Youth Interaction Working Group recommendations

Enact income-based fines for minor misdemeanors

Craft and institute community mental health and social services support model

Support and encourage police department community policing expansion

Help facilitate new, positive programs with police and schools around traffic and student safety and relationship development

Help facilitate police department command structure updates

Launch bike boulevard network and signage

Institute trail town recommendations

Environment and Sustainability

Work with Council to advance zero emissions landscaping incentive ordinance

Complete Climate Action Plan for Council adoption

Pass and institute universal recycling

Identify and install on-street EV charging infrastructure

Monitor electrical aggregation options

Stormwater onsite treatment code

Zoning and Development

Facilitate unsafe environmental site remediation and redevelopment

Launch Land Use Strategy Commission update process

Continue to encourage development of the Gateway South site

Work with the property owner of Chelsea and Main to remove all site improvements, remediate the site, and make it available for development

Update Livingston Avenue Zoning Code to conform with Joint Livingston Avenue Plan recommendations

Parks and Recreation

Work with Council and Rec Board on modernizing park rules and rec board ordinance

Work with Recreation Department to launch Jeffrey Park Plan process

Service and Infrastructure

Leverage ARP funds to fast-track sewer infrastructure improvements

Work with Council to implement rigorous onsite stormwater treatment requirements for additive impermeable surface

Plan and install "Alley of the Future" project

Finalize Columbia Place proposal

Complete Drexel Avenue road diet

Plan and execute 2023 street program

Communications and Strategy

Complete 2023 Strategic Plan Update (early 2023)

Draft and circulate Annual Report to the Community

Re-launch New Resident Welcome events

Revamp internal communications

Institute HR audit recommendations





SCHNEIDER TRAIL





BEXLEYBLAST

CITY OF BEXLEY EMAIL COMMUNICATION SYSTEM

HAVE A BLAST!

The Bexley Blast is our weekly email newsletter, full of information that you need in a quick-reading format. Every Friday the Blast contains information on items such as:

- Community events & activities
- City infrastructure projects
- Emergency updates
- Security and safety tips
- Mayor Ben's "Four Things Friday"
- Agenda items for key public meetings including Council, Board of Zoning and Planning, and Architectural Review
- and much more!

Sign up today at www.bexley.org/blast!

THE BEXLEY TIMES

Our "Bexley Times" newsletters provides a deeper dive into what's going on in the City. The *Times* used to be included in the water bill, but it outgrew the envelope and now gets mailed separately and on a different schedule. Missed a past issue? Visit www.bexley.org/newsletter to catch up!

Keep an eye out for our annual report & Spring/Summer newsletter, hitting mailboxes later this month!

Visit
www.bexley.org/newsletter
for our in-depth
"Bexley Times"
newsletter





DEVELOPMENT BRIEFING

Trinity Apartment Site, 2160 East Main Street



ZONING DESIGNATION

The site is zoned MUC, Mixed Use Commercial, with the Main Street District overlay. The standards and requirements for Mixed Use Commercial are outlined in Chapter 12 of the Codified Ordinances. The purpose of the MUC district is outlined in 1254.03:

"The purpose of [the MUC District] is to allow and encourage a strong local shopping and business center in the City. Mixed-use development should be allowed and encouraged. Intersections, in particular, provide opportunities for mixed-use development that is integrated vertically and horizontally with adjacent properties and uses.

Goals of the District include encouraging redevelopment with infill, new forms of mixed-use residential, commercial, office and pedestrian-oriented retail development, increasing development of residential spaces within mixed-use projects to provide additional support for retail oriented activities and supporting the movement of offices and residential uses above retail. Development standards within the District should be flexible to promote appropriate redevelopment while preserving and enhancing the unique character of the District through the adoption and application of design guidelines."



DEVELOPMENT BRIEFING

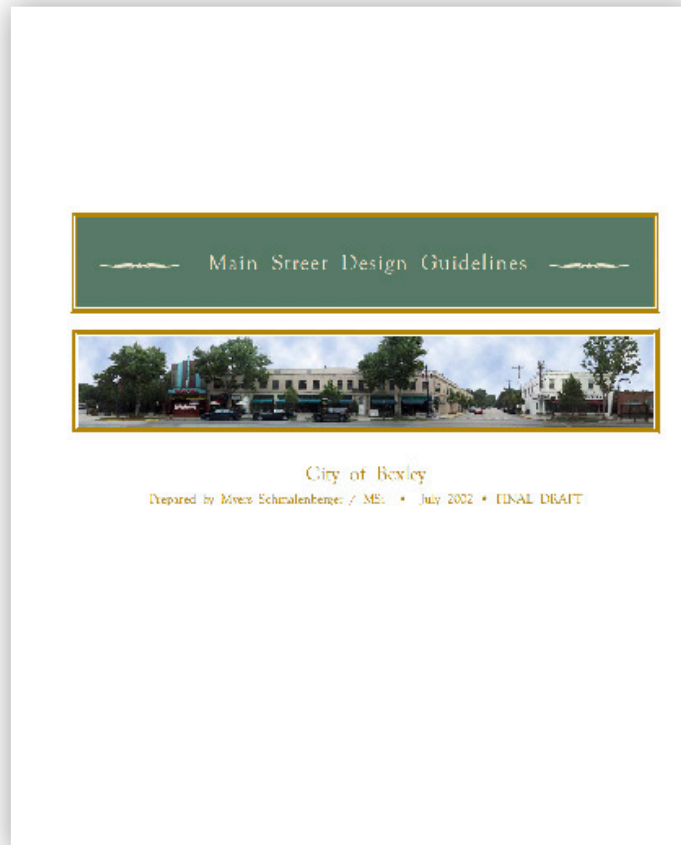
Trinity Apartment Site, 2160 East Main Street

ZONING DESIGNATION (CONTINUED)

The Main Street District is an overlay district that applies to the site, the purpose of which is outlined in 1254.06:

"... to facilitate the implementation of plans and vision for the revitalization of the City's main commercial corridor and business area on Main Street. The MS District includes other districts as sub-districts, including the MUC District the CP District and the OS District, and is intended to permit a diverse mix of land uses. Main Street District development applications are reviewed according to section 1254.13 and Council approved Main Street Design Guidelines, to promote redevelopment while protecting the unique character of Main Street."

The Main Street Design Guidelines are available for review at bexley.org/public-documents. The guidelines include considerations such as site placement and interface, quality of architectural and landscape character. Please note that aspects of the Design Guidelines have been over-ridden by the recent zoning code modernization, including parking ratios, building height restrictions, and the commission review process; however, the design aspirations of the guidelines remain relevant and will be considered. Certain components of the design guidelines have been codified into Chapter 1254.13, Main Street Design Standards.





DEVELOPMENT BRIEFING

Trinity Apartment Site, 2160 East Main Street

KEY ZONING CRITERIA

Permitted Uses:

- Retail sales to include general merchandise, food, apparel and accessories, home furnishings and equipment, drug stores, gift and specialty shops, sporting goods, office supplies and hardware
- Retail services to include photographic studios, dry cleaners, barber and beauty shops, and small item repair services
- Restaurant
- Tavern
- Administrative, business, professional and similar office uses
- Dwelling Units above first floor
- Essential services
- Accessory structures
- Outdoor facility in association with other permitted use as specified in Main Street Guidelines

Conditional Uses:

- Beverage/liquor store
- Dwelling units on first floor
- Drive-through or outdoor facility in association with a non-food permitted use other than outdoor display
- Hotel or motel
- Commercial parking lot
- Other commercial or office uses similar to permitted uses and fulfilling intent of the district
- Bed and breakfast
- Public uses
- Quasi-public uses
- Public service facility
- Commercial amusement and recreation
- Funeral homes

Height Minimum:

2 stories



DEVELOPMENT BRIEFING

Trinity Apartment Site, 2160 East Main Street

KEY ZONING CRITERIA (CONTINUED)

Height Maximum: 3 stories; up to 5 stories with special permit; except west of Sheridan Ave. and south of Main St. 5 stories and up to 7 stories with a special permit.

Special Permit Criteria:

Special permits to allow the maximum height of a structure as provided in Section 1254.10 of up to 5 stories or up to 7 stories west of Sheridan Avenue and south of Main Street, may be granted based upon any of the following considerations:

- (a) The extent to which the proposed property and site design conform to the intent of the Main Street Design Guidelines.
- (b) The extent to which the proposed development represents exceptional architectural and site design.
- (c) The extent to which the design helps to mitigate a substantial impact upon adjacent single family residential uses.
- (d) Compatibility of architecture and site design to the surrounding uses and structures.
- (e) The extent to which the development creates meaningful pedestrian and public amenity spaces.
- (f) The extent to which the development provides public parking.

Design Standards: See [Section 1254.13](#) for Main Street District overlay standards

Parking Requirements:	Destination Retail (10,000 sf +/-):	4 spaces per 1,000 SF
	Entertainment & Restaurants:	4 spaces per 1,000 SF
	Food Market:	4 spaces per 1,000 SF
	Other Retail:	3 spaces per 1,000 SF
	Office:	2.5 spaces per 1,000 SF
	Housing:	1.5 per unit
	Upper Floors (housing/office):	1.5 per unit / 2 spaces per 1,000 SF

*Allowances provided for shared parking facility, onstreet parking, etc. See [Section 1254.13](#)



DEVELOPMENT BRIEFING

Trinity Apartment Site, 2160 East Main Street

ACCESS, INGRESS/EGRESS

The site currently has easement access to Parkview Avenue and direct access to Bryden Avenue, as well as the potential for a curb cut onto East Main Street.

Consistent with the Main Street Design Guidelines, new development should prioritize access from the rear of the site and avoid direct access to Main Street. Traffic circulation should de-emphasize the Bryden Road access point in order to minimize pressure on the adjacent single family residential neighborhood. Staff recommends that the Bryden Road access be restricted to pedestrian/cyclist access with possible service vehicle access. See "integration with City Hall / Bexley Square Site" for additional potential access points.

INTEGRATION WITH CITY HALL / BEXLEY SQUARE SITE / SIGNAL AT COLLEGE AND MAIN

This site has the potential to access the adjacent City Hall / Bexley Square site to the east, and to gain access to the signalized intersection at College and Main. Additionally, the City and the Bexley CIC (owner of the Bexley Square Site) will consider proposals that would involve the reconfiguration of the City Hall and/or Bexley Square parking lots in instances where such a reconfiguration would be advantageous to both the development site and the City Hall / Bexley Square sites.

In examining the potential for access and parking lot reconfiguration proposals, the City will consider the extent to which the proposal contributes to the Main Street corridor; benefits the City Hall and Bexley Square sites; minimizes the traffic impact on adjacent neighborhood streets; and provides a substantial buffer between the proposed development and adjacent single family residential uses.

ECONOMIC INCENTIVES AVAILABLE

Community Reinvestment Area

The City has a property tax abatement incentive in place for housing units within the Main Street District. The current abatement ordinance provides a 70%, 15-year abatement. Council is in the process of considering a modification to the CRA ordinance to change the abatement to a 100%, 15-year abatement, conditional on properties in which a minimum of 10% of the units are affordable at 100% of AMI, and 10% of the units are affordable at 80% of AMI.

Tax Increment Financing

The City's Main Street Streetscape TIF can assist with traditional public infrastructure improvements. Alternatively, site-specific TIF may be an option. TIF proposals will be adjudicated based upon the extent to which the proposal contributes to the Main Street corridor; provides a substantial buffer between the proposed development and adjacent single family residential uses; and provides additive public infrastructure to benefit the City's economic and community development goals.



DEVELOPMENT BRIEFING

Trinity Apartment Site, 2160 East Main Street

REVIEW PROCESS

Board of Zoning and Planning: Zoning review, site plan review
Meeting info at bexley.org/events
Application due minimum of 30 days in advance of hearing

Architectural Review Board: Architectural review
Meeting info at bexley.org/events
Application due minimum of 30 days in advance of hearing

Tree and Public Gardens Commission: Site landscape review
Meeting info at bexley.org/events
Application due minimum of 30 days in advance of hearing

CITY STAFF CONTACTS

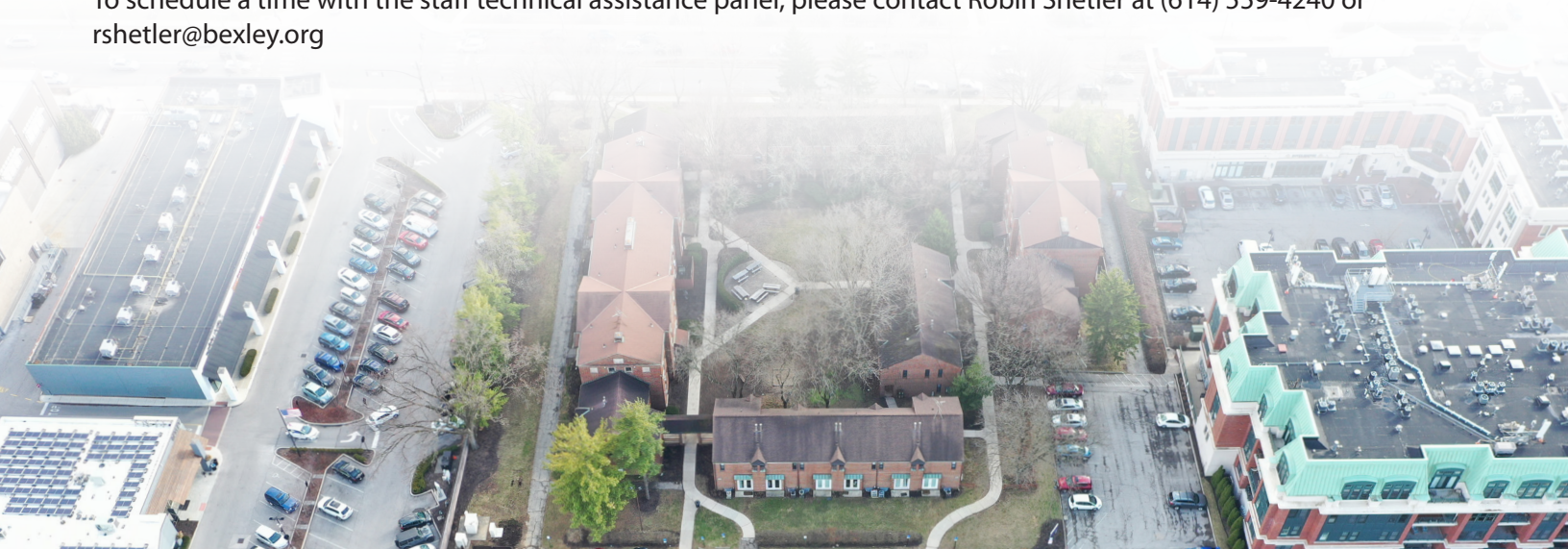
Building/Zoning Director:
Kathy Rose
(614) 559-4240

Development Director:
Mayor Ben Kessler
(614) 559-4210

TECHNICAL ASSISTANCE PANEL - MARCH 31

The City has arranged a technical assistance panel afternoon for March 31, 2023 which will consist of zoning, design review, landscape design review, and development staff.

To schedule a time with the staff technical assistance panel, please contact Robin Shetler at (614) 559-4240 or rshetler@bexley.org





City Council Meeting Minutes

Tuesday, March 7, 2023

1) Call to Order

Mr. Markham called the meeting to order at 6:06 pm.

2) Roll Call of Members

Council Members in Attendance: Jen Robinson, Sam Marcellino, Lori Ann Feibel, Troy Markham, Monique Lampke, Matt Klingler, Jessica Saad

3) Pledge of Allegiance

4) Presentations/Special Guests

a) Bryan Drewry with Bexley Chamber of Commerce

Mr. Drewry introduced himself and announced his new role as the Director of the Bexley Chamber of Commerce. Mr. Drewry spoke about the purpose of the Chamber and their goal in support of Bexley businesses. Mr. Markham complimented his engagement in this new role and how wonderful it has been to see him around. Ms. Robinson spoke in support of his placement in this new position. Ms. Feibel expressed her excitement to have Bryan involved in the Celebrations and Events committee. Ms. Lampke also expressed her excitement and complimented the way Bryan connects people in the community. Ms. Saad thanked Mr. Drewry and said the Chamber is in good hands. Mayor Kessler stated that he's excited to see him in this role and thinks he's a great fit.

5) Public Comments (Speaker Slip Required)

Mr. David Greene of 806 Frances Avenue spoke about a letter he wrote to a member of MORPC involved in Transportation and Planning and spoke about improvements he'd like to see in the commercial areas on Livingston.



Mr. Ali Babar lives in South Bexley and manages the Dairy Mart store on North Cassady spoke against the tobacco ordinance and expressed concerns about the impact on his business.

6) President's Report

Mr. Markham thanked Ms. Robinson for her work on the strategic portion of the meeting and thanked Council members for being present for that portion of the meeting.

7) City Attorney Report

No report this evening.

8) Auditor's Report

No report – he'll be presenting invoices for spot auditing at the next meeting.

9) Administrative Update

a) Service Update – Andy Bashore

Mr. Bashore has no additions but is happy to answer questions. Mr. Kessler spoke about questions about the sewer living projects and Mr. Bashore provided a brief background and update on this.

b) Finance Department Update – Beecher Hale

Mr. Hale has no report or questions.

c) Recreation Department Update – Mike Price

Mr. Price has nothing to add to his written report, but offered to answer questions. Ms. Saad asked Mr. Price to report on some discussion points at the recent Recreation Board Meeting, which he did.



City Council Meeting Minutes

Tuesday, March 7, 2023

d) Police Department Update – Chief Gary D. Lewis, Jr.

Mayor Kessler confirmed that Chief Lewis is not present due to training. Mr. Kessler did provide an update on research and work being done by Lieutenant Overly on emergency preparedness in light of the recent train derailments. Mr. Fishel asked if we could find out what is being transported in trains and trucks throughout the City. Mr. Marcellino asked if there was any reason for the increase in calls this year, which Mr. Kessler will research.

e) Mayor's Update

Mr. Kessler provided an overview of some of the items on his report, including the Parkview tree lawn project, which will focus on replace dead and dying City trees with Persian Ironwood trees. Ms. Saad spoke about the composting program for the middle schoolers and wished the students luck with their new initiative. Mr. Markham expressed his excitement over some of the Commonwealth Park plans.

10) Ordinances with Visiting Presenters

Mr. Markham moved to move tabled ordinances up

Sam Marcellino moved

Ms. Feibal seconded.

All in Favor: Jen Robinson, Sam Marcellino, Lori Ann Feibel, Troy Markham, Monique Lampke, Matt Klingler, Jessica Saad

Motion passed 7-0.

Mr. Marcellino spoke about the ordinance and addressed the concerns brought up tonight, and acknowledged the business owner's concerns about the bottom line but stated that the potential of saving even one life is more important. Ms. Feibel also expressed her commitment to making these products out of the hands of the youth of



Bexley. Mr. Markham asked Mr. Marcellino to walk us through the amendments being proposed which he did. Mr Klingler thanked Mr. Marcellino for his work on this.

Mr. Marcellino moved to amend Ordinance 48-22 as noted.

Mr. Feibel seconded.

All in Favor: Jen Robinson, Sam Marcellino, Lori Ann Feibel, Troy Markham, Monique Lampke, Matt Klingler, Jessica Saad

Motion passed 7-0.

Mr. Marcellino moved to adopt Ordinance 48-22.

Ms. Feibel seconded.

Ms. Lampke expressed her support of this legislation and feels it's well crafted. Ms. Saad also thanked Mr. Marcellino for his time and expressed her appreciation for the time we've spent this. Ms. Robinson also spoke in support of this ordinance. Mr. Kessler spoke in support of the ordinance and thanked Dr. Crane who brought this to the Mayor's attention roughly a year ago and expressed his excitement that we're dealing with this on a regional level.

All in Favor: Jen Robinson, Sam Marcellino, Lori Ann Feibel, Troy Markham, Monique Lampke, Matt Klingler, Jessica Saad

Motion passed 7-0.

Tabled Ordinances :

- a) Ordinance 35-22 to amend Section 1060, in order to require recycling service to be provided at commercial, institutional, and multi-family properties within the City of Bexley, introduced by Lori Ann Feibel on September 13, 2022.
- b) Ordinance 48-22 to create Chapter 837, Tobacco Retail License and Regulations and to remove Chapter 636.16 of the Codified Ordinances, Illegal distribution of cigarettes, other tobacco products or alternate nicotine products introduced by Sam Marcellino on November 15, 2022.



City Council Meeting Minutes

Tuesday, March 7, 2023

11) Consent Agenda (No Speaker Slip Required)

- a) Meeting Minutes from February 21, 2023

Mr. Fishel read the consent agenda.

Mr. Markham moved to approve the consent agenda.

Ms. Robinson seconded.

All in Favor: Jen Robinson, Sam Marcellino, Lori Ann Feibel, Troy Markham, Monique Lampke, Matt Klingler, Jessica Saad

Motion passed 7-0.

12) Third Readings (No Speaker Slip Required)

- a) Ordinance 5-23 to certify special assessments for the repair of sanitary sewer lines where the work was not done by the owner after being ordered by the City in accordance with Bexley Code Section 1490.15(b)(4)A or Bexley Code Section 1492.04(b)(1) and it was necessary to do the work and assess the owner. Introduced by Monique Lampke on February 7, 2023.

Mr. Fishel read the ordinance and Ms. Lampke provided some background and information about the proposed amendments.

Ms. Lampke moved to amend Ordinance 5-23 as shown.

Mr. Klingler seconded.

All in Favor: Jen Robinson, Sam Marcellino, Lori Ann Feibel, Troy Markham, Monique Lampke, Matt Klingler, Jessica Saad

Motion passed 7-0.

Ms. Lampke moved to approve Ordinance 5-23 as amended.

Mr. Klingler seconded.



All in Favor: Jen Robinson, Sam Marcellino, Lori Ann Feibel, Troy Markham, Monique Lampke, Matt Klingler, Jessica Saad

Motion passed 7-0.

13) Second Readings (Speaker Slip Required)

- a) Ordinance 6-23 to amend the zoning of certain parcels in the City, in order to zone the property at the southwest corner of Sheridan Avenue and Main Street, herein further described, as Mixed-Use Commercial (MUC) with a Main Street District (MS) overlay, and to amend and replace the Official Zoning Map of the City of Bexley. Introduced by Matt Klingler on February 21, 2023.

Mr. Fishel read the ordinance and Mr. Klingler provided a brief background on this ordinance and clarified an additional public hearing on this ordinance and 7-23 will occur on April 11.

- b) Ordinance 7-23 to amend the zoning of certain parcels in the City, in order to zone all property located within Schneider Park as Open Space (OS), and to amend and replace the Official Zoning Map of the City of Bexley. Introduced by Matt Klingler on February 21, 2023.

Mr. Fishel read the ordinance and Mr. Klingler provided a brief update.

14) First Readings (Speaker Slip Required)

- c) Ordinance 8-23 to appropriate \$7,982 from the unencumbered General Fund to the Building Department and \$6,428 from the Water Fund to the Water Administration Department for the purpose of paying back Medicare taxes for 2020-2022. Introduced by Monique Lampke on March 7, 2023.

Mr. Fishel read the ordinance and Ms. Lampke and Mr. Kessler provided a brief background.

15) Tabled Ordinances

- c) Ordinance 35-22 to amend Section 1060, in order to require recycling service to be provided at commercial, institutional, and multi-family properties within the City of Bexley, introduced by Lori Ann Feibel on September 13, 2022.



City Council Meeting Minutes

Tuesday, March 7, 2023

- d) Ordinance 48-22 to create Chapter 837, Tobacco Retail License and Regulations and to remove Chapter 636.16 of the Codified Ordinances, Illegal distribution of cigarettes, other tobacco products or alternate nicotine products introduced by Sam Marcellino on November 15, 2022.

Action on Ordinance 48-22 occurred earlier. No other action.

16) Finance Committee – Monique Lampke, Chair

No report

17) Safety and Health Committee – Sam Marcellino, Chair

No report.

18) Strategic Committee – Jen Robinson, Chair

No report.

19) Zoning and Development Committee – Matt Klingler, Chair

Mr. Klingler reminded everyone of the public hearing on March 28 for the Ordinance 6-23 and Ordinance 7-23.

20) Recreation and Parks Committee – Jessica Saad, Chair

No report.

21) Service and Environmental Committee – Lori Ann Feibel, Chair



No report.

22) Public Comments (No Speaker Slip Required)

None.

Mr. Kessler asked for a motion to approve training for the Chief in Las Vegas.

Mr. Markham moved to approve this training.

Mr. Klingler seconded.

All in Favor: Jen Robinson, Sam Marcellino, Lori Ann Feibel, Troy Markham, Monique Lampke, Matt Klingler, Jessica Saad

Motion passed 7-0.

Ms. Constance Lewis of 663 Euclaire stated her support of the Chief attending the training.

23) Adjourn

Mr. Marcellino moved to adjourn.

Mr. Klingler seconded.

All in Favor: Jen Robinson, Sam Marcellino, Lori Ann Feibel, Troy Markham, Monique Lampke, Matt Klingler, Jessica Saad

Motion passed 7-0.

Meeting was adjourned at 7:51 pm.

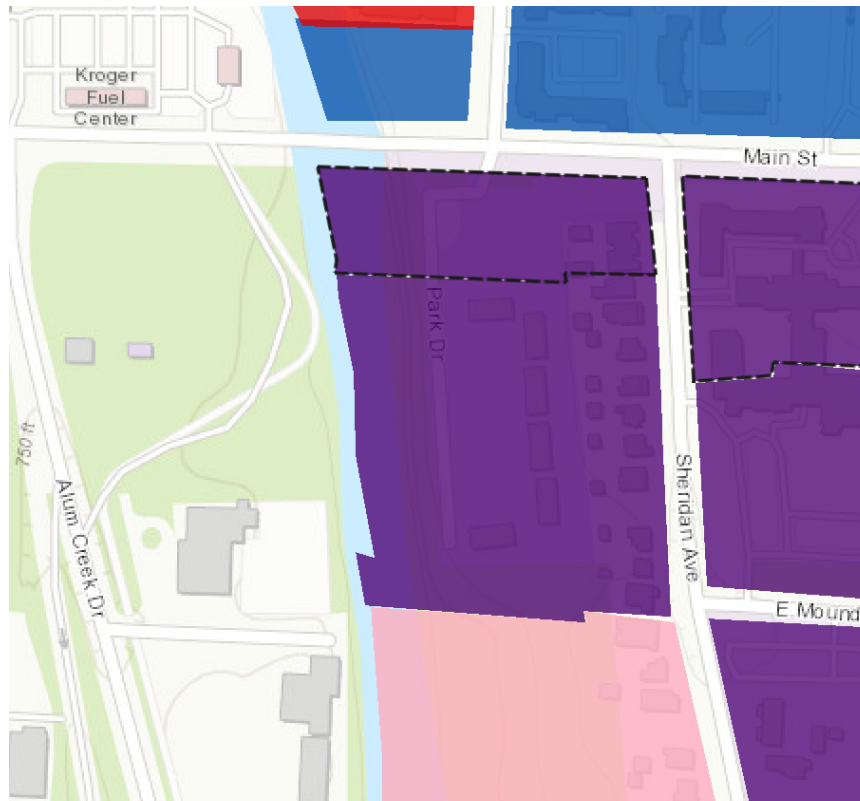
Ordinance 06 -23

By: Matt Klingler

An Ordinance to amend the zoning of certain parcels in the City, in order to zone the property at the southwest corner of Sheridan Avenue and Main Street, herein further described, as Mixed-Use Commercial (MUC) with a Main Street District (MS) overlay, and to amend and replace the Official Zoning Map of the City of Bexley.

WHEREAS, Through a series of real property transfers from 2006 through 2018, the property commonly referred to as “Gateway South” has transferred from University ownership to private ownership; and

WHEREAS, The collective site has retained Campus Planning District zoning designation despite no longer being a part of the Capital University campus; and



Current Zoning Map (purple is Campus Planning District)

WHEREAS, The City of Bexley has consistently encouraged private redevelopment of the site, and wants to ensure that underlying zoning is consistent with current and future use of the site; and

The map displays a residential area with several lots and streets. The streets shown are E MAIN ST, PARK DR, and SHERIDAN AVE. The map includes a red boundary line, a green area labeled 'RESERVE A', and several buildings. The map also includes a scale bar and a north arrow.

Key features and labels on the map include:

- Streets:** E MAIN ST, PARK DR, SHERIDAN AVE.
- Reserve Area:** RESERVE A (green area).
- Property Numbers:** 020-000932, 020-000933, 020-001044, 020-002856, 020-003769, 020-003482, 020-003480, 020-003607.
- Lot Numbers:** 1, 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- Other Labels:** 124.5, 113, 62.82, 70.35, 51.23, 69.73, 160.5, 71.1, 88, 40, 45, 572, 578, 577, 567, 569, 571, 583, 553, 2131, 2143, 2153, 219, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

WHEREAS, City Council has held public hearings upon the proposed change in district boundaries and zoning designation as required by the Planning and Zoning Code of the City of Bexley currently in effect;

Section 1. The current zoning map of the City of Bexley is hereby revised to change the zoning designation of the following parcels, further described by the corresponding legal descriptions assembled in “Exhibit A”, to MUC, Mixed Use Commercial, with the Main Street (MS) District Overlay:

Ordinance 06 - 23

Parcel 020-003482
Parcel 020-003480
Parcel 020-000488

All other zoning classifications and designations shall remain unchanged.

Section 2. The Zoning Officer is directed to make the change on the original zoning map in the City and the City Administration is directed to create a new Zoning Map in accordance with Section 1.

Section 3. This Ordinance shall become effective from and after the earliest period provided by law.

Passed _____, 2023

Troy Markham, President of Council

Attest: _____, 2023
Matt McPeck, Clerk of Council

Approved: _____, 2023

Benjamin Kessler, Mayor

First Reading: February 21, 2023
Second Reading:
Third Reading:

EXHIBIT A
LEGAL DESCRIPTIONS

Parcels 020-002856, 020-003769, 020-000933,
and 020-000932

PARCEL I:

Being a part of Lots 20, 21 of BEXLEY DRIVE SUBDIVISION, shown of record in Plat Book 14, page 22, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southerly line of East Main Street (80 feet wide) with westerly line of Sheridan Avenue (50 feet wide) said point being at the northeasterly corner of said Lot 20;

Thence South 3°45' East, along the westerly line of said Sheridan Avenue and along the easterly line of said Lot 20, a distance of 62.00 feet to an iron pin;

Thence South 87°42' West, across said Lots 20, 21 and along a line parallel with the southerly line of said Lots, a distance of 81.00 feet, to a spike in said Lot 21;

Thence North 3°45' West, across said Lot 21 and along a line parallel with the westerly line of said Sheridan Avenue, a distance of 2.00 feet to a spike in said Lot 21;

Thence South 98°42' west, across said Lot 21, and along a line parallel with the southerly line of said lot, a distance of 51.22 feet to point in said Lot 21;

Thence North 4°02' West, across said Lot 21 and along a line parallel with the westerly line of said Lot 21, a distance of 69.73 feet to a drill hole in concrete on the southerly line of said East Main Street, and on the northerly line of said Lot 21;

Thence South 88°07' East, along the southerly line of said East Main Street, and along the northerly line of said Lots 21, 20 a distance 133.17 feet to the place of beginning, containing 8745 square feet, 0.2008 acres, subject however to all records, easements, and restrictions of record..

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PARCEL II:

Being all of Lots 3, 4 and a part of Lot 2, and part of a 20 foot alley, Vacated by Ordinance #58-40 and a part of Park Drive (50 feet wide) Vacated by Ordinance #58-40, of Park Drive Addition shown of record in Plat Book 20, page 36, Recorder's Office, Franklin County and being more particularly described as follows:

Commencing at a spike at the intersection of the southerly line of East Main Street (80 feet wide) with the centerline of said Park Drive Vacated;

Thence South 88°07' East, along the southerly line of said East Main Street, and along the northerly line of said Park Drive Vacated, and along the northerly line of Lot 1 of said Park Drive Addition, a distance of 124.50 feet to a spike at the northeasterly corner of said Lot 1 and the northwesterly corner of said Lot 3 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

Thence 88°07' East, along the southerly line of said East Main Street and along the northerly line of said Lots 3,4 a distance 113.00 feet to an iron pin at the northeasterly

corner of said Lot 4, and the northwesterly corner of Lot 21 of Bexley drive Subdivision shown of record in Plat Book 14, page 22.

Thence South 4°02' East, along the easterly line of said Lot 4 and along the westerly line of said Lot 21, and along the westerly line of Lot 19 of said Bexley Drive Addition, a distance of 170.05 feet to an iron pin at the intersection of the centerline of said 20 foot alley Vacated, with the westerly line of said Lot 19;

Thence North 88°07' West, along the centerline of said 20 foot alley Vacated, and along a line parallel with the southerly line of said East Main Street, a distance 222.94 feet to a spike at the intersection of the centerline of said Park Drive Vacated;

Thence in a northerly direction, along the centerline of said Park Drive Vacated, and along the Arch of a Curve to the left having a radius of 1525.00 feet a long chord bearing and distance of North 7°04'33" West, 77.54 feet to a spike;

Thence South 88°07' East, across said Park Drive Vacated, and across said Lot 2, and along a line parallel with the southerly line of said East Main Street, a distance of 82.26 feet to a spike;

Thence North 1°53' East, across said Lot 2 a distance 8.00 feet to a spike on the northerly line of said Lot 2, and on the southerly line of said Lot 1;

Thence South 88°07' East along the northerly line of said Lot 2, and along the southerly line of said Lot 1, and along a line parallel with the southerly line of said E. Main street, a distance of 31.00 feet to a drill hole in concrete on the westerly line of said Lot 3 at the northeasterly corner of said Lot 3, and the southeasterly corner of said Lot 1;

Thence North 4°02' West, along the westerly line of said Lot 3 and along the easterly line of said Lot 1, a distance of 85.00 feet to the place of beginning, containing 27.920 square feet, 0.641 acres, subject however to all highways and easements of record and of records, easements, and restrictions in the respective utility offices.

PARCEL III:

Being all of Lot 1, and a part of Lot 2 and a part of Park Drive (50 feet wide) vacated by Ordinance #58-40, of Park Drive Addition shown of record in Plat Book 20, page 36, Recorder's Office, Franklin County Ohio and being more particularly described as follows:

Beginning at a spike at the intersection of the southerly line of East Main Street (80 feet wide) with the centerline of said Park Drive Vacated;

Thence, South 88°07' East, along the southerly line of said East Main Street, and along the northerly line of said Park Drive Vacated, and along the northerly line of said Lot 1, a distance of 124.50 feet to a spike at the northeasterly corner of said Lot 1;

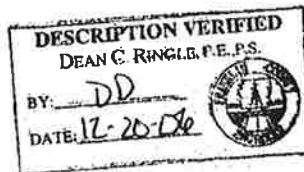
Thence, South 4°02' East, along the easterly line of said Lot 1, a distance of 85.00 feet to a drill hole in concrete at the southeasterly corner of said Lot 1, and the northeasterly corner of said Lot 2;

Thence, North 88°07' West, along the southerly line of said Lot 1, and along the northerly line of said Lot 2, a distance of 31.00 feet to a spike;

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Thence, South 1°53' West, across said Lot 2, a distance of 8.00 feet to a spike;
Thence North 88°07' West, across said Lot 2, and across said Park Drive Vacated, and
along a line parallel with the northerly line of said Lot 2, and the southerly line of said lot
1 and along said line produced westerly a distance of 82.26 feet to a spike on the
centerline of said Park Drive Vacated;
Thence in a northerly direction, along the centerline of said Park Drive Vacated, and
along the arc of a curve to the left having a radius of 1525.00 feet along chord bearing
and distance of North 10°18'54" West, 94.68 feet to the place of beginning, containing
0.2466 acres, subject, however, to all highways and easements of record and of records,
easements, and restrictions in the respective utility offices.

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Parcel 020 - 003482

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

Being a part of Lots Number 20 and 21, of MINARD HOLTZMAN'S BEXLEY DRIVE Subdivision the City of Bexley Marion Township, Franklin County, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 14, Page 22, Recorder's Office, Franklin County, Ohio and being more fully described as follows:

Beginning at appoint in the east line of said Lot No. 20, 88 feet north of the southeast corner thereof;

Thence Westwardly on a line parallel to and 88 feet distance from the south line of said Lots No. 20 and 21, 81 feet to a point;

Thence northwardly on a line parallel with the east line of Lot No. 21, 2 feet more or less to the southeast corner of a part of said Lot no. 21 heretofore conveyed by Alice R. and Edward R. Reeves to Walter W. Morrison by deed recorded in Deed Book 812, page 320, Recorder's Office, Franklin County, Ohio;

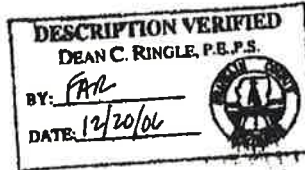
Thence Westwardly along the south line of said parcel so conveyed to said Morrison and on a line parallel to and 90 feet distance from the south line of Lot No. 21, 51.5 feet to a point, said point being 8.93 feet east of the west line of Lot No. 21 and being the southwest corner of the parcel so conveyed to said Morrison;

Thence Northwardly on a line parallel to and 8.93 feet distance from the west line of said Lot No. 21 and being the west line of the parcel so conveyed to said Morrison, to a point in the north line of said lot, said North line being the south line of East Main Street in said city;

Thence westwardly along the north line of said Lot No. 21 to the northwest corner of said Lot no. 21, Thence outwardly with the west line of said Lot No. 21 to the southwest corner of said lot No. 21;

Thence Eastwardly with the south lines of Lots 20 and 21 to the southeast corner of Lot no. 20;

Thence Northwardly with the east line of Lot no. 20, 88 feet to the point beginning



Parcels 020 - 003480 & 020 - 000488

LEGAL DESCRIPTION

Situated in the County of Franklin in the State of Ohio and in the City of Bexley and bounded and described as follows:

Parcel I:

Being forty (40) feet off the north side of Lot Number Nineteen (19) to a depth of One Hundred and Twenty-five (125) feet, with the rear line parallel with the front lot line, of Minard Holtzman's Bexley Drive Subdivision, as the same is numbered and delineated upon the recorded plat of said subdivision, of record in Plat Book 14, page 22, Recorder's Office, Franklin County, Ohio.

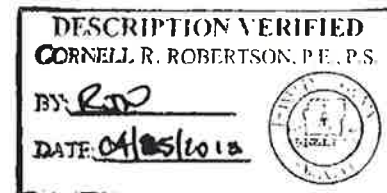
Parcel II:

Being 16.1 feet off the west end of Lot Nineteen (19) of Minard Holtzman's Bexley Drive Subdivision, as the same is numbered and delineated upon the recorded plat of said subdivision, of record in Plat Book 14, page 22, Recorder's Office, Franklin County, Ohio, EXCEPTING THEREFROM, a strip of land ten feet (10') in width off the south side thereof.

Parcel Nos.: 020-003480 and 020-000488

Also known as: 577 Sheridan Avenue, Bexley, Ohio 43209

<u>PARCEL I</u>	<u>PARCEL II</u>
ALLOF	ALLOF
(020)	(020)
003480	000488





City of Bexley Board of Zoning and Planning

Decision and Record of Action – March 23, 2023

The City of Bexley Board of Zoning and Planning took the following action at this meeting:

Application No.: Exempt
Applicant: City of Bexley
Location: Southwest corner of Main Street & Sheridan

Request: Recommendation on An Ordinance No. 06-23, to amend the zoning of certain parcels in the City, in order to zone the property at the southwest corner of Sheridan Avenue and Main Street, here further described, as Mixed-Use Commercial (MUC) with a Main Street District (MS) overlay, and to amend and replace the Official Zoning Map of the City of Bexley.

MOTION: The following motion was to provide a recommendation by Mr. LeVine and seconded by Mr. Marsh:
The findings and decision of the Board, as stated by Jason Sudy:
Upon consideration of the application and testimony before it, the Board recommends approval of Ordinance 06-23 to Bexley City Council, Amending the Official Zoning Map at the southwest corner of Sheridan Avenue and Main Street as noted in the ordinances and labeled "Gateway South Site" and includes 7 Parcels.

VOTE: Mr. Schick, Mr. Levine, Mr. Marsh and Chairman Behal voting - yes; motion passed

RESULT: The recommendation for Ordinance No. 06-23, to amend the zoning of certain parcels in the City was favorable.

Staff Certification: Recorded in the Official Journal this 23rd day of March, 2023.

Kathy Rose, Zoning Officer

Cc: Applicant, File Copy

Ordinance 07 -23

By: Matt Klingler

An Ordinance to amend the zoning of certain parcels in the City, in order to zone all property located within Schneider Park as Open Space (OS), and to amend and replace the Official Zoning Map of the City of Bexley.

WHEREAS, the City of Bexley has adopted an “Official Zoning Map” of the locations of districts established in the Bexley Planning and Zoning Code; and

WHEREAS, the City-owned parcels that comprise Schneider Park have retained their original zoning, being zoned similarly to adjacent properties along the course of the park, including CP, R-12, and PUD zoning; and

WHEREAS, the City-owned parcels that comprise Schneider Park would more appropriately be zoned as OS, Open Space, given their use as public park land; and

WHEREAS, City Council has held public hearings upon the proposed change in district boundaries and zoning designation as required by the Planning and Zoning Code of the City of Bexley currently in effect;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, THAT:

Section 1. The current zoning map of the City of Bexley is hereby revised to change the zoning designation of the following parcels to OS, Open Space:

020-001482
020-004750
020-004751
020-004752
020-004753
020-004754
020-004749
020-004747
020-004748
020-004746
020-004744
020-004745
020-000010
020-002657
020-002952
020-003563
020-003063

020-003710
020-003633
020-003106
020-003496
020-003497
020-003495
020-003692
020-003693
020-000157
020-000159
020-004696

All other zoning classifications and designations shall remain unchanged.

Section 2. The Zoning Officer is directed to make the change on the original zoning map in the City and the City Administration is directed to create a new Zoning Map in accordance with Section 1.

Section 3. This Ordinance shall become effective from and after the earliest period provided by law.

Passed _____, 2023

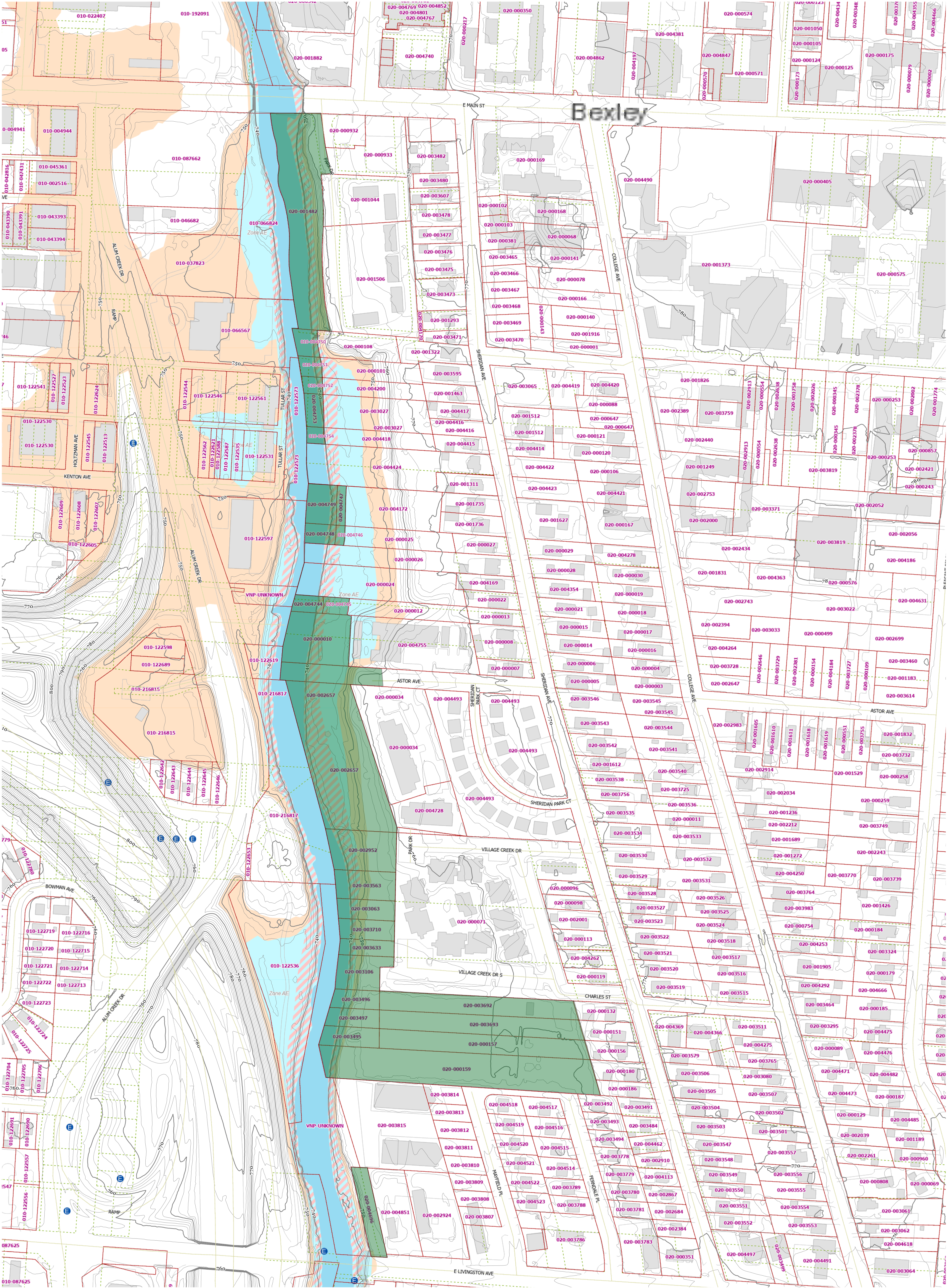
Attest: _____, 2023
Matt McPeck, Clerk of Council

Troy Markham, President of Council

Approved: _____, 2023

Benjamin Kessler, Mayor

First Reading: February 21, 2023
Second Reading:
Third Reading:



Schneider Park Zoning



City of Bexley Board of Zoning and Planning

Decision and Record of Action – March 23, 2023

The City of Bexley Board of Zoning and Planning took the following action at this meeting:

Application No.: Exempt
Applicant: City of Bexley
Location: Schneider Park and certain parcels along Alum Creek

Request: Recommendation on An Ordinance No. 07-23, to amend the zoning of certain parcels in the City, in order to zone all property located within Schneider Park as Open Space (OS), and to amend and replace the Official Zoning Map of the City of Bexley.

MOTION: The following motion was to provide a recommendation by Mr. Marsh and seconded by Mr. Schick:
The findings and decision of the Board, as stated by Jason Sudy: Upon consideration of the application and testimony before it, the Board recommends approval of Ordinance 07-23 to Bexley City Council, Amending the Official Zoning Map as shown and includes 28 parcels located within Schneider Park and along Alum Creek to the appropriate OS District.

VOTE: Mr. Schick, Mr. Levine, Mr. Marsh and Chairman Behal voting - yes; motion passed

RESULT: The recommendation for Ordinance No. 07-23, to amend the zoning of certain parcels in the City was favorable.

Staff Certification: Recorded in the Official Journal this 23rd day of March, 2023.

Kathy Rose, Zoning Officer

Cc: Applicant, File Copy

ORDINANCE NO. 8 - 23

By: Monique Lampke

An ordinance to appropriate \$7,982 from the unencumbered General Fund to the Building Department and \$6,428 from the Water Fund to the Water Administration Department for the purpose of paying back Medicare taxes for 2020-2022.

Whereas: State and local government employees hired (or rehired) after March 31, 1986, are subject to mandatory Medicare coverage; and

Whereas: Two employees who were originally hired prior to March 31, 1986 and subsequently retired and were rehired in 2016 and should have had Medicare tax withheld moving forward but did not; and

Whereas: The City must pay the back Medicare tax back to January 1, 2020 which is the statute of limitations for paying the unpaid Medicare tax.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY.

Section 1.

That \$7,982 is hereby appropriated from the unencumbered General Fund to the Building Department (01-350) for the purpose of paying back Medicare taxes for 2020-2022.

Section 2.

That \$6,428.08 is hereby appropriated from the Water Fund to the Administration Department (09-365) for the purpose of paying back Medicare taxes for 2020-2022.

Section 3.

That this ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

Troy Markham, President of Council

Attest: _____
Matt McPeck, Clerk of Council

Approved: _____, 2023

Mayor Ben Kessler

First Reading: March 7, 2023

Second Reading:

Third Reading:

PROPOSED AMENDED ORDINANCE NO. 8- 23

By: Monique Lampke

An ordinance to appropriate \$7,982 from the unencumbered General Fund to the Building Department and \$2,444 from the unencumbered General Fund to the Auditor's Department and to appropriate \$6,428 from the Water Fund to the Water Administration Department for the purpose of paying back Medicare taxes for 2020-2022.

Whereas: State and local government employees hired (or rehired) after March 31, 1986, are subject to mandatory Medicare coverage; and

Whereas: Among the factors necessitating the payment of back Medicare taxes is that two employees who were originally hired prior to March 31, 1986 and subsequently retired and were rehired in 2016 and should have had Medicare tax withheld moving forward but did not; and

Whereas: The City must pay the back Medicare tax back to January 1, 2020 which is the statute of limitations for paying the unpaid Medicare tax.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY.

Section 1.

That \$7,982 is hereby appropriated from the unencumbered General Fund to the Building Department (01-350) for the purpose of paying back Medicare taxes for 2020-2022.

Section 2.

That \$2,444 is hereby appropriated from the unencumbered General Fund to the Auditor's Department (01-110) for the purpose of paying back Medicare taxes for 2020-2022.

Section 3.

That \$6,428.08 is hereby appropriated from the Water Fund to the Administration Department (09-365) for the purpose of paying back Medicare taxes for 2020-2022.

Section 4.

That this ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

Troy Markham, President of Council

Attest: _____
Matt McPeck, Clerk of Council

Approved: _____, 2023

Mayor Ben Kessler

ORDINANCE NO. 9 - 23

By: Monique Lampke

An ordinance to establish the rate of pay for the Police Department Communications Technician at \$31.86 per hour effective January 1, 2023.

Whereas, The rate of pay for the Police Department Communications Technician was inadvertently left at the 2022 rate of \$30.61 per hour on the 2023 non-bargaining unit employees pay ordinance (47-22); and

Whereas, The position should have received a four percent (4%) increase bringing the rate to \$31.86 per hour effective January 1, 2023;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY:

Section 1.

That the rate of pay for the Police Department Communications Technician is hereby established at \$31.86 effective January 1, 2023.

Section 2.

That this ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

Troy Markham, President of Council

Attest: _____
Matt McPeck, Clerk of Council

Approved: _____, 2023

Mayor Ben Kessler

First Reading: March 28, 2023

Second Reading:

Third Reading:

ORDINANCE NO. 10 - 23

By: Lori Ann Feibel

**An ordinance to amend Chapter 1060.09,
in order to expand the ability of residents to recirculate household items.**

WHEREAS, The City of Bexley underwent a Zero Waste Plan planning effort in 2017; and

WHEREAS, The Bexley Zero Waste Plan is a multi-year plan intended to dramatically reduce the contribution of solid waste to the landfill from Bexley's residents, businesses, and institutions; and

WHEREAS, The Franklin County Sanitary Landfill has an estimated 42 years of life left; and

WHEREAS, Reducing solid waste to landfills is best achieved by diverting recyclable, reusable, and compostable materials for more productive use elsewhere; and

WHEREAS, Choosing reused products is financially and sustainably responsible; and

WHEREAS, Choosing a reused product not only keeps an items out of the landfill, but also reduces the need for additional resources and energy used to produce a new product; and

WHEREAS, There is no such place as "away";

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

Section 1.

That Chapter 1060.09 AUTHORIZATION FOR TRASH COLLECTION AND LICENSING OF HAULERS, be amended as follows:

1060.09 AUTHORIZATION FOR TRASH COLLECTION AND LICENSING OF HAULERS.

(a) The Mayor shall, through the Department of Public Service **and/or contracted haulers**, collect and dispose of all garbage, trash, recyclables, yard waste and brush from residential condominium units, single-family, two-family and multi-family dwellings consisting of eight or fewer units in the City, provided, however, that they shall not be required to remove the same if the foregoing provisions as to receptacles and deposit of refuse have not been complied with.

~~—(b) The Department is hereby authorized to grant a license to any person of good character upon the payment by such person of one hundred dollars (\$100.00), which license shall be effective for the remainder of the calendar year during which the same is issued, expiring on January 1, next following the date of issuance. The Department shall have the right to revoke any such license for just cause.~~

(c) No person who is not employed by the owner, tenant, lessee or occupant (owner) of any premises within the City and acting without authority, except the City and its employees and agents, shall remove or carry away any garbage, trash, recyclables, yard waste or brush from such premises or from trash receptacles maintained by the owner for collection by authorized persons or the City. Whoever fails to comply with the provisions of this section shall be subject to the penalties as specified in Section 1060.99. **This section shall not be construed as to prevent the lawful removal of unwanted items that have been placed for collection and have been prominently labeled “free” or have been otherwise labeled as freely available for the taking via communication affixed to the item.**

Section 2.

That this Ordinance shall go into full force and effect at the earliest period allowed by law.

Passed _____, 2023

Troy Markham, President of Council

Attest: _____, 2023
Matt McPeck, Clerk of Council

Approved: _____, 2023

Benjamin Kessler, Mayor

First Reading: March 28, 2023
Second Reading:
Third Reading:

Ordinance 11 - 23

By: Matt Klingler

An Ordinance to amend Chapter 289, Land Use Strategy Commission, and to appoint members to the Land Use Strategy Commission

WHEREAS,

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

Section 1.

That Chapter 289, Land Use Strategy Commission, shall be amended to be as follows:

CHAPTER 289 Land Use Strategy Commission

289.01 Mission.

The mission of the Land Use Strategy Commission is to develop a strategic planning framework and land-use vision for the City of Bexley that protects and enhances our unique community assets by:

- Identifying and addressing short and long term planning options and land-use challenges.
- Recommending opportunities for civic improvement and beautification through land-use policies and initiatives.

289.02 Convening, Appointment, and Expiration.

At such a time as the Mayor and City Council deem it necessary to re-convene a Land Use Strategy Commission in order to refresh the Land Use Strategy, the Mayor shall, subject to confirmation by Council, and in accordance with Section 8(f) of the City Charter, appoint a Land Use Strategy Commission. All of the voting members shall be electors of the City.

The Mayor, the President of Council, and the Chairs of Council's Zoning and Development and Strategic Committees shall be ex officio members who may attend and participate, but shall not vote, at meetings of the Commission.

Upon completion of a Land Use Strategy refresh and its adoption by Council, the Land Use Strategy Commission shall expire until such a time as a new Commission is convened.

289.03 Duties and Functions

In the process of crafting an updated Land Use Strategy, the Commission shall:

- (1) Study and analyze strengths and areas of opportunity relative to land use and development within the City;
- (2) Organize and host public forums and other public feedback mechanisms to solicit input from residents of the City regarding land use within the City;
- (3) Consider principles of equity; environmental justice; racial justice; environmental sustainability; and the quality of housing and neighborhood stability for lower income areas of the City;
- (4) Select and retain appropriate professional technical assistance, in accordance with applicable law, to assist the Commission in developing the Strategy;
- (5) Based on the above, prepare a Land Use Strategy for submission to Council

289.04 Durability of the Strategy

The most recently adopted Land Use Strategy shall serve as a component of the City's Strategic Plan until such a time as it is replaced or revoked by Council. Additionally, the Land Use Strategy shall serve as the Plan of the City and the Bexley Community Improvement Corporation, in accordance with ORC 1724.10 (B) (1).

Section 2.

That the following members shall be appointed to the Land Use Strategy Commission, for a term to expire upon completion of an updated Land Use Strategy and its adoption by Council.

Member	Member Type
Ben Kessler	Co-Chair* / Ex-Officio (non-voting)
Matt Klingler	Co-Chair* / Ex-Officio (non-voting)
Brian Ashworth	Voting Member
Tod Friedman	Voting Member
Ken Gold	Voting Member
Lisa Goldsand	Voting Member
Larry Helman	Voting Member
Ira Kane	Voting Member
Troy Markham	Ex-Officio
Jen Robinson	Ex-Officio

Andrew Rosenthal	Voting Member
Josh Sikich	Voting Member
Jo Ann Strasser	Voting Member
Steve Tugend	Voting Member
Jim Wilson	Voting Member

* The role of the co-chairs shall be to facilitate meetings of the commission; oversee the public input process for the work of the commission; and arrange for any professional technical assistance necessary to support the work of the commission.

Section 3.

That this Ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

Troy Markham, President of Council

Attest: _____
Matt McPeck, Clerk of Council

Approved: _____, 2023

Ben Kessler, Mayor

First Reading: March 28, 2023

Second Reading:

Third Reading:

ORDINANCE NO. 12 - 23

By: **Matt Klingler**

An ordinance to amend Section 886 of the Bexley Codified Ordinances, in order to amend the Bexley Community Reinvestment Area program.

WHEREAS, existing Community Reinvestment Areas (“CRAs”) along Main Street, North Cassady Avenue, and in the southwest area of Bexley provide for incentives to rejuvenate and rehabilitate these areas of the City; and

WHEREAS, in 2015, City Council expanded the existing residential tax abatement program within these CRAs to provide more robust incentives for the creation of new affordable housing stock; and

WHEREAS, more sophisticated models for incentivizing mixed-income housing in the region have emerged, and the City wishes to refine the affordable housing criteria of these CRAs; and

WHEREAS, additional amendments are proposed in order to streamline incentives and focus on more robust reinvestment in these areas; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY:

Section 1.

That Section 886 of the Bexley Codified Ordinances be amended as follows:

886.01 Purpose.

The purpose of this chapter is to establish policies, procedures, and conditions for the provision of certain community reinvestment area tax incentives to foster investment in, and the development of, market rate and affordable housing in mixed-use and commercial districts throughout the City.

886.02 Definitions

(A) ***Affordable Housing Unit:*** includes the following:

1. ***Rentals:*** housing consisting of an appropriate number of bedrooms based on the household size, as determined by city code, rented to tenants whose annual household income is at or below sixty percent (60%) of area median income (AMI) as defined below; at or below eighty percent (80%) of AMI; at or below one hundred percent (100%) of AMI; or at or below one hundred and twenty percent (120%) of AMI, and for which the annual rent charged complies with affordable rents at 60%, 80%, 100% and 120% AMI as defined by the U.S. Department of Housing and Urban Development (HUD).

2. ***Owner-occupied:*** housing occupied by the legal owner or owners of the housing unit, whose annual household income is at or below sixty percent (60%) of area median income (AMI) as defined below; at or below eighty percent (80%) of AMI; or at or below one hundred percent (100%) of AMI; or at or below one hundred and twenty percent (120%) of AMI; and for

which the annual cost of ownership does not exceed thirty-five percent (35%) of the household's gross annual income.

Commented [MF1]: How is annual cost of ownership defined?

(B) **Area Median Income (AMI):** the area median income, as calculated annually by HUD for various household sizes within the Columbus, Ohio Metropolitan Statistical Area.

(C) **Cost of Ownership:** the annual cost of owning a housing unit, as determined by rules adopted by the Director taking into consideration the following:

1. principal, interest, private mortgage insurance, and amortization of a loan to finance purchase of the property;
2. property taxes and assessments;
3. fire and casualty insurance covering replacement value of the property improvements;
4. non-optional homeowner or condominium association fees;
5. space rent, if the housing unit is situated upon rented land

(D) **Development Project:** the new construction or remodel of housing units, whether single-family (one to three housing units), or multifamily (four or more housing units) structures. A single Development Project may consist of varying housing units within a single structure, or housing units contained in different structures. A single Development Project within a CRA may consist of multiple single-family structures as determined by the Director, with such determination criteria including but not limited to proximity to the site, common plan of financing, and common ownership. For a Development Project consisting of housing units in different structures, each structure or dwelling unit must independently satisfy the minimum investment requirements set forth in Chapter 3735.67 of the Ohio Revised Code.

(E) **Household:** all individuals residing in a housing unit.

(F) **Household Income:** the gross annual income of all individuals residing in a housing unit who have reached the age of eighteen (18) years old and are not enrolled as full-time students. An individual who has reached the age of eighteen (18) years old and is enrolled as a full time student has the first \$480.00 of the student's income counted in household income.

(G) **Housing Unit:** one or more rooms arranged, intended, and designed and used solely for independent residential occupancy by an individual, group of individuals, or family for living and sleeping purposes. The unit must include cooking, bathing, and toilet facilities within the unit for the use of the unit's occupants. For purposes of this chapter, housing unit does not include facilities such as nursing homes, convalescent homes, hospitals, or residential treatment facilities.

(H) **Owner-occupied:** a housing unit inhabited as the principal place of residence by the person who holds fee simple absolute title, or a substantially equivalent property interest, as determined by the Director, in a manner that ensures the unit is not rented or used as a primary residence by a person not a member of the household.

(I) **Project Sponsor:** an applicant seeking approval to construct a Development Project that contains residential housing within the boundaries of a CRA as provided in this chapter.

(J) **Rent:** the cost of tenancy in a housing unit, including the rental rate stated in the lease, any non-refundable, non-optional fee or surcharge, and an allowance for reasonable utility expenses as defined in 26 CFR 1.42-10, as may be amended from time to time. The Director shall define reasonable utility expenses consistent with that code provision. Pet fees or surcharges shall not be considered "rent" for purposes of this chapter.

886.03 HOUSING OFFICER.

The Mayor or the Mayor's designee shall serve as the "Housing Officer" for all "community reinvestment areas" established by resolution of Council, and the Housing Officer is authorized and directed to administer and implement Sections 3735.65 to 3735.69 of the Ohio Revised Code. The Housing Officer shall also verify the construction of a new structure and shall determine whether the costs of remodeling meet the requirements for an exemption under Section 3735.67 of the Ohio Revised Code.

886.04 COMMUNITY REINVESTMENT AREA PROGRAM.

(a) The City of Bexley shall utilize the procedures described under Section 3735.65 to 3735.69 of the Ohio Revised Code in review of proposals for the establishment of new Community Reinvestment Areas .

(b) The Housing Officer shall forward each such proposal, which satisfies the requirements of the state statute in all particulars, to City Council for consideration. Each proposal shall be accompanied by legislation pursuant to Section 3735.66 of the Ohio Revised Code and recommendation for approval or disapproval from the Housing Officer.

(c) The legislation prepared pursuant to Section 3735.66 of the Ohio Revised Code shall describe the boundaries of the Community Reinvestment Area under consideration, establish that conditions described under Division (B) of Section 3735.65 of the Ohio Revised Code exist in the area and establish the amount and period of tax exemptions within the limits authorized by Section 3735.67 of the Ohio Revised Code and the Tax Incentive Program, Policy and Procedures Plan as adopted by Council. Legislation adopted and approved pursuant to this subsection shall be published in a newspaper of general circulation once a week for two consecutive weeks immediately following its adoption as required by Section 3735.66 of the Ohio Revised Code.

886.05 APPLICATION FOR TAX EXEMPTION.

The owner of eligible real property located in a Community Reinvestment Area may file an application for an exemption from real property taxation for a new structure or remodeling completed after the effective date of the legislation adopted pursuant to Section 886.02(c) (for residential properties) or after the execution of a written Community Reinvestment Area Agreement pursuant to Section 886.08 (for commercial and industrial properties) with the Housing Officer.

886.06 VERIFICATION BY HOUSING OFFICER.

The Housing Officer shall verify the construction of the new structure or the cost of remodeling and the facts asserted in the application. The Housing Officer shall determine whether the construction or the cost of remodeling meets the requirements for an exemption. In cases involving a structure of historical or architectural significance, the Housing Officer shall not determine whether the remodeling meets the requirements for a tax exemption unless the appropriateness of the remodeling has been certified, in writing, by the society, association, agency, or legislative authority that has designated the structure or by any organization or person authorized, in writing, by such society, association, agency, legislative authority to certify the appropriateness of the remodeling.

886.07 FILING OF APPLICATIONS WITH FRANKLIN COUNTY AUDITOR.

The Housing Officer shall forward applications which meet the requirements for the exemption to the Franklin County Auditor with a certification as to the division of Section 3735.67 of the Ohio Revised Code under which the exemption is granted and the period of the exemption as determined by the legislative authority by legislation pursuant to Section 886.02(c).

886.08 TAX EXEMPTION.

For residential projects, the tax exemption shall first apply in the tax year in which the exemption application described in Section 886.03 is filed by the property owner. For commercial projects, the tax exemption shall first apply in the first tax year for which the new construction or remodeling would first be taxable but for the CRA exemption. If the remodeling qualifies for an exemption under Section 886.08, during the period of exemption the dollar amount by which the remodeling increased the market value of the structure shall be exempt from real property taxation. If the construction of a new structure qualifies for an exemption under Section 886.08, the assessed value of the new structure shall be exempt from real property taxation.

886.09 FEES.

All commercial and industrial projects are required to comply with the State of Ohio application fee requirements under Section 3735.672(C) of the Ohio Revised Code and the local processing fees outlined pursuant to legislation and in the Tax Incentive Program, Policy and Procedures Plan as adopted by Council.

886.10 DECLARATION OF PUBLIC PURPOSE.

The construction of new structures and the remodeling of existing structures are hereby declared to be a public purpose for which exemptions from real property taxation may be granted in accordance with this Section 886.

886.11 RESIDENTIAL NEW CONSTRUCTION INCENTIVES

For Community Reinvestment Areas in which property tax abatements are provided for Residential New Construction Properties, abatements shall be provided based upon the following schedule and subject to the following conditions and requirements:

- a) All residential new construction properties consisting of four (4) or more housing units shall be eligible for a one hundred (100%) percent abatement of the increase in assessed value of the structure for a period of fifteen (15) years from the date of the issuance of a

certificate of occupancy (or an earlier date, if elected by the Project Sponsor with the City's consent), provided they meet the following requirements:

- i) For the duration of the incentive, a minimum of ten percent (10%) of the housing units in the Development Project are affordable housing units rented or sold to occupants with household income at or below one hundred percent (100%) AMI, and an additional ten percent (10%) or more of the housing units in the development are affordable housing units rented or sold to occupants with household income at or below eighty percent (80%) AMI.
- b) Default on Affordable Housing Unit Requirement.
 - i) If the required number of Affordable Housing Units rented or owned by persons whose household income is at or below one hundred percent (100%) AMI or eighty percent (80%) AMI, as applicable, falls below the minimum requirements prescribed by division (A) of this Section, for a period of ninety (90) days, the Project Sponsor or owner as applicable must provide written notice of the shortfall to the Director within ten (10) business days of such shortfall.
 - ii) If the required number of Affordable Housing Units rented or owned by persons whose household income is at or below one hundred percent (100%) AMI or eighty percent (80%) AMI, as applicable, falls below the minimum requirements prescribed by division (A) of this Section, for a period of one hundred eighty (180) days, the Project Sponsor shall be responsible for making payment to the City of Bexley in an amount determined by reference to the following table:

Affordable Housing Shortfall (by % below required number of units)	Required Payment (by % of annual real property tax abated)
Up to 25%	20%
>25% up to 50%	40%
>50% up to 75%	65%
>75%	90%

- iii) If the number of Affordable Housing Units rented or owned by persons whose household income is at or below one hundred percent (100%) AMI, or at or below eighty percent (80%) AMI, as applicable, and remains below fifty percent (50%) of the number of Affordable Housing Units prescribed in division (a) of this Section, for a period of two consecutive years, the Housing Officer shall have cause to take such action as necessary to cause the abatement to cease and return the property to fully taxable status. In the alternative, the Project Sponsor and the City may execute an addendum to the agreement by which the Project Sponsor agrees to pay a fee for the Affordable Housing Unit shortfall for the remaining duration of the abatement, which amount shall be \$35,000 for each unit that is required to be an Affordable Unit, divided by 15, multiplied by the number of years remaining in the abatement period.

- iv) **The remedies provided for default herein are not intended, and shall not be so construed, to limit the City's ability to avail itself of other remedies at law or in equity for breach of the agreement.**

886.12 MAIN STREET RE/DEVELOPMENT DISTRICT COMMUNITY REINVESTMENT AREA.

- 1) Within the Main Street Re/Development District Community Reinvestment Area, as described in and established by Ordinance 68-02, only (i) residential properties, and (ii) commercial properties for mixed-use development consisting of any combination of residential, commercial and retail uses including hotel, conference center and lodging facilities; corporate headquarters; high technology, computer and other information-based operations are eligible to apply for tax exemption. To apply for the tax exemptions, the properties must be consistent with the applicable zoning regulations, municipal plans for development or redevelopment, and the Main Street Design Guidelines.
- 2) For commercial properties for mixed-use development (as described above), exemptions shall be available for new construction and remodeling of existing structures, and shall be negotiated on a case-by-case basis in advance of construction, all in accordance with Section 3735.67 of the Ohio Revised Code and generally consistent with the Tax Incentive Program, Policy and Procedures Plan adopted by Council. The results of the negotiation of any exemption shall be set forth in writing in a Community Reinvestment Area Agreement pursuant to and in accordance with Section 3735.671 of the Ohio Revised Code, each of which shall be approved by City Council.
- 3) **Residential New Construction Properties.**
 - i) **Tax abatements shall be provided for Residential New Construction Properties in accordance with Section 886.11.**
- 4) Such exemptions shall be granted upon application by the property owner and certification thereof by the Housing Officer. For purposes of the Main Street Re/Development District Community Reinvestment Area, residential properties include stand-alone residential buildings, residential properties that are part of a multiple-unit residential building, common area or limited common area portions of multiple-unit residential buildings, residential properties that are part of a mixed-use building, and common area or limited common area portions of a mixed-use building that may be used only for the benefit of the residential properties within the mixed-used building.
- 5) No industrial properties shall be eligible for exemption.

886.13 NORTH CASSADY/DELMAR DRIVE RE/DEVELOPMENT DISTRICT COMMUNITY REINVESTMENT AREA.

Within the North Cassady/Delmar Drive Re/Development District Community Reinvestment Area, as described in and established by Ordinance 71-06, new construction and/or remodeling of ~~all~~ **qualifying** structures, ~~whether residential, commercial or industrial with a minimum investment of \$25,000~~ are eligible to apply for tax exemption. To apply for the tax exemptions, the properties must be consistent with the applicable zoning regulations.

For commercial and industrial properties, exemptions shall be available for new construction and remodeling of existing structures, and shall be negotiated on a case-by-case basis in advance of construction, all in accordance with Section 3735.67 of the Ohio Revised Code and generally consistent with the Tax Incentive Program, Policy and Procedures Plan adopted by City Council. The percentage of exemption for commercial and industrial projects is set forth in the schedule below. The results of the negotiation of any exemption shall be set forth in writing in a Community Reinvestment Area Agreement pursuant to and in accordance with Section 3735.671 of the Ohio Revised Code, each of which shall be approved by City Council.

All **qualifying** residential new construction and/or remodeling shall be eligible for tax exemptions for the increase in the assessed valuation resulting from the improvements as described in O.R.C. Section 3735.67 as under the schedule described below. For purposes of the North Cassady/Delmar Drive Re/Development District Community Reinvestment Area, residential properties include stand-alone residential buildings, residential properties that are part of a multiple-unit residential building, common area or limited common area portions of multiple-unit residential buildings, residential properties that are part of a mixed-use building, and common area or limited common area portions of a mixed-use building that may be used only for the benefit of the residential properties within the mixed-used building.

Exemption Terms and Percentages For North Cassady/Delmar Drive Re/Development District Community Reinvestment Area

Project Type	% Abated	Maximum Term
1 & 2 Family Dwelling—Remodeling	50%	5 years
3+ Family Dwelling—Remodeling	50%	5 years
Commercial/Industrial Remodeling in excess of \$200,000 of new investment	75%	10 years
3+ Family New Construction	50%	10 years
Commercial/Industrial New Construction	75%	10 years
Mixed Use New Construction	75%	12 years

Additionally, Residential New Construction projects shall qualify for property tax abatements in accordance with 886.11.

886.14 SOUTHWEST BEXLEY COMMUNITY REINVESTMENT AREA.

Within the Southwest Bexley Community Reinvestment Area, new construction and/or remodeling of **all qualifying** structures, ~~whether residential, commercial or industrial with a minimum investment which is the lesser of \$25,000, or 25% of the Franklin County Auditor's valuation of the land and improvements as of the date of the certificate of occupancy of the improvements,~~ are eligible to apply for tax exemption. To apply for tax exemptions, properties must be consistent with the applicable zoning regulations.

For commercial and industrial properties, exemptions shall be available for new construction and remodeling of existing structures, and shall be negotiated on a case-by-case basis in advance of construction, all in accordance with Section 3735.67 of the Ohio Revised Code and generally consistent with the Tax Incentive Program, Policy and Procedures Plan adopted by City Council. The percentage of exemption for commercial and industrial projects shall be negotiated on a case-by-case basis, subject to approval by City Council. The results of the negotiation of any exemption shall be set forth in writing in a Community Reinvestment Area agreement pursuant to and in accordance with Section 3735.671 of the Ohio Revised Code, each of which shall be approved by City Council.

All residential new construction and/or remodeling shall be eligible for tax exemptions for the increase in the assessed valuation resulting from the improvements as described in O.R.C. Section 3735.67 as under the schedule described below. For purposes of the Southwest Bexley Community Reinvestment Area, residential properties include stand-alone residential buildings, residential properties that are part of a multiple-unit residential building, common area or limited common area portions of multiple-unit residential buildings, residential properties that are part of a mixed-use building, and common area or limited common area portions of a mixed-use building that may be used only for the benefit of the residential properties within the mixed-use building.

Exemption Terms and Percentages for Southwest Bexley Community Reinvestment Area

Project Type	% Abated	Maximum Term
Residential—Remodeling in excess of \$100,000 of new investment	50%	10 years
Residential—New Construction	75%	15 years
Commercial/Industrial/Mixed Use Remodeling & New Construction	Case-by-Case	Case-by-Case

Additionally, Residential New Construction projects shall qualify for property tax abatements in accordance with 886.11.

886.15 Income and Asset Verification.

(A) The Housing Officer shall establish rules by which the annual household income of prospective tenants and purchasers of affordable housing units subject to this chapter shall be verified. The Housing Officer shall also establish rules by which the asset holdings of prospective tenants and purchasers of affordable housing units subject to this chapter shall be verified, as well as a means of imputing income to these assets where appropriate.

(B) Project sponsors or (if the project sponsor has divested its ownership or control of the development project) the condominium association or homeowners' association, or other successor in interest of the project sponsor, shall provide an annual report, in a form to be established by the Director, attesting that it has verified that households occupying affordable housing units in the development project are qualifying households. Project sponsors shall be subject to audit of any verification documentation required to be collected by the rules established by the Director under division (A) of this section. For owner-occupied affordable housing units, a statement attesting to occupation by a qualifying household shall only be required upon transfer of title.

886.16 ANNUAL INSPECTIONS.

The Housing Officer shall make annual inspections of the properties within the Community Reinvestment Area upon which are located new structures or remodeling for which an exemption has been granted. If the Housing Officer finds that the property has not been properly maintained or repaired due to the neglect of the owner, the Housing Officer may revoke the tax exemption at any time after the first year of exemption. The Housing Officer shall notify the Franklin County Auditor and the owner of the property that the tax exemption no longer applies. If the Housing Officer revokes a tax exemption, the Housing Officer shall send a report of the revocation to the Community Reinvestment Area Housing Council established pursuant to this chapter below containing a statement of the Housing Officer's findings as to the maintenance and repair of the property and the Housing Officer's reason revoking the exemption.

886.17 COMMUNITY REINVESTMENT AREA COUNCIL.

(a) A Community Reinvestment Area Housing Council shall be appointed for each Community Reinvestment Area, pursuant to Section 3735.69 of the Ohio Revised Code. The Council shall be composed of two members appointed by the Mayor, two members appointed by the Council, and one member appointed by the Planning Commission. The majority of the foregoing members shall then appoint two additional members who shall be residents within the area. Terms of the members shall be for three years. Unexpired terms resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made.

(b) The Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the Community Reinvestment Area for which an exemption has been granted.

The Council shall also hear appeals under Section 886.12, pursuant to Section 3735.70 of the Ohio Revised Code.

886.18 TAX INCENTIVE REVIEW COUNCIL.

A Tax Incentive Review Council shall be established pursuant to Section 5709.85 of the Ohio Revised Code, and shall consist of three members appointed by the Board of County Commissioners, two representatives of the City, appointed by the Mayor with Council concurrence, the County Auditor or designee and a representative of the Bexley Board of Education. At least two members shall be residents of the City. The Tax Incentive Review Council shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under Section 3735.671 of the Ohio Revised Code and make written recommendations to this Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

886.19 APPEALS BY AGGRIEVED PERSONS.

Any person aggrieved under this chapter may appeal to the Community Reinvestment Area Housing Council, which shall have the authority to overrule any decision of the Housing Officer. Appeals may be taken from a decision of the Council to the Franklin County Court of Common Pleas.

Section 2.

That this ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

Troy Markham, President of Council

Attest: _____
Matt McPeck, Clerk of Council

Approved: _____, 2023

Ben Kessler, Mayor

First Reading:

Second Reading:

Third Reading: