



City Council Meeting Agenda

Tuesday, April 11, 2023

- 1) Call to Order**
- 2) Roll Call of Members**
- 3) Pledge of Allegiance**
- 4) Presentations/Special Guests**
 - a) St. Albans regarding Turkey Trot
- 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) Service Department Update – Andy Bashore
 - b) Finance Department Update – Beecher Hale
 - c) Police Department Update – Chief Gary D. Lewis, Jr.
 - d) Recreation Department Update – Mike Price
 - e) Mayor's Update
- 11) Consent Agenda (No Speaker Slip Required)**



Service Department Update

Service Director

Andy Bashore

April 11th 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 starting to replace sidewalk panels that were damaged in the last wind storm.

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 stump removals. The crews are working on spring clean-up of city owned beds.

Drexel Project

Drexel-Main to Broad-The concrete work will start to resume next week, which will include curbs, medians, and bump outs. Work will tentatively begin work on S Drexel Avenue during the week of April 10th. Work will begin near Main Street up to Bexley Park during April and then progress to the North.

2023 Street Project

Beginning to review bids.

2022-2023 Sewer Lining Project

Sewer Lining and Rehabilitation:

Cleaning and Video inspection of the Storm Sewer Mains on College Avenue (South of Mound) and the Storm and Sanitary Sewer Mains on Astor Avenue (between Pleasant Ridge and College) is scheduled to begin in the second week of April with the pipe liner installation occurring during May. There will be daytime traffic detours and flagging operations between 8 am to 5 pm each weekday. Access to local residences will be maintained. Please observe the traffic/ detour signs and drive slowly with caution if you need to travel through this area.

2023 Sidewalk project

The bid was awarded and the work will start in mid-May.

Columbia Gas Main Replacement Projects:

There will be several areas of Bexley where work will be taking place this summer beginning in mid-April to early May.

Columbia Gas of Ohio will be providing a map and schedule to each resident of the affected streets. These streets include:

College Avenue from Livingston to Astor

Sheridan Avenue from Mound to Sheridan Park

Sheridan Park Drive

Astor Avenue (West of Sheridan)

Main Street at Parkview

Astor Avenue from College to Pleasant Ridge

Pleasant Ridge Avenue from Astor to Francis Avenue

Francis Avenue from Pleasant Ridge to Livingston



Council Update – Chief of Police

April 11, 2023, 2023

Promotional Process – The written test with supervisory proctor will begin this week and conclude in the coming days. The Assessment Center will take place on April 22nd and three (3) will be promoted to the rank of Sergeant.

Lateral Personnel – We are in the process of evaluating our applicant pool and more specifically, lateral transfers of police officers from other agencies. Tentatively, it appears as if we will have a lateral start with our department on April 24, 2023. Additionally, steps are underway for potentially another lateral to take effect in early May 2023.

Federal Agency Task Forces – We are extending our partnership with the US Marshal's Office post the 90-day beta testing to an additional six-months with the recent success we have experienced with Officer Donovan's participation. Job well done!

Detective Bureau – Detective Fleming issued one warrant and submitted a case to be presented for Grand Jury. He also submitted two subpoenas for fraud cases. Detective Briley closed two cases and submitted two cases for presentation at Grand Jury. He sent five cases to the Juvenile Prosecutor for presentation in Juvenile court. Detective Briley also processed two stolen vehicles that were recovered and sent evidence to the lab for processing. Detective Sgt. Otte located several victims whose property was stolen from them. The property was recovered from a suspect arrested for stealing mail from houses in Bexley. The suspect will be facing more charges for the stolen items recovered.

The renovation to the Detective Bureau office space is nearing completion and Lieutenant Holdren has moved to his new desk.

Detectives have diligently completed all background investigations for the current police officer applicants. The packets have been turned over to the Chief and Deputy Chief for review.

Animal Control – There have been a few coyote sightings in Bexley and people have asked "Is this normal?". It is very normal. Coyotes are in all 88 counties in Ohio. They adapt very well to living in urban areas as rural areas are declining.

Here are some tips from the Ohio Wildlife Center:

Coyotes adapt well to new environments, and their presence should not invoke fear. It is, however, good to take precautions to prevent close encounters between your pets and a coyote. Coyotes mainly prey on rodents, rabbits and deer, but sometimes, outdoor cats and unleashed dogs can be seen as prey. If you encounter a coyote, or know of one in your neighborhood, it is advisable to:

- Keep cats indoors
- Keep your dog on a shorter leash if you walk it at night
- Wave your hands and look as big as possible

Although coyote attacks on humans are extremely rare, never run from coyotes. If you would like to learn more, check out the Urban Coyote Research Project at <https://urbancoyotersearch.com/>.

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	4/6/2023	4585	624	5,209	217	83	57	357	44	14	15	1
1/1/2022	4/6/2022	3349	0	3,349	221	94	36	351	51	6	16	0
4/7/2022	4/6/2023	14528	1178	15,706	979	380	209	1,568	236	73	58	11
4/7/2021	4/6/2022	12678	5	12,683	1,040	445	211	1,696	301	27	78	6

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:

- We received seven proposals for skate park design in response to the recent RFP.
- Skate Park Committee is meeting this week to discuss and select a design team for the skate park.
- Once selected, we will begin discussing the design process, including ways to solicit ideas/feedback from the community.

Egg Hunt:

- It was a beautiful day for the Egg Hunt this past Saturday at Jeffrey Park.
- Huge thank you to Ron Gould and the parks maintenance staff for all of the setup and teardown, Lauren Miller, Marshall Drewry, and Emily Perfect for putting the event together, and Scout Troop 6413 for volunteering throughout the event.
- We had an estimated 500-700 kids and families that joined us for the dash.
- We were also lucky enough to have the Easter Bunny join us.

**David H. Madison Community Pool – Membership Update:**

- We currently have sold 640 individual pool memberships.
- We continue to promote the new membership rate/structure. We are set to announce a membership raffle program in which anyone who has purchased a membership by May 1st will be entered into a raffle for a chance to win a free membership.
- In 2022 we had 3092 individual memberships, which was a very strong year for memberships.
- SwimSafe has filled nearly all of their summer lifeguard, swim instructor, and administrative staff. While there is still some work to do, we are confident that staffing levels will be able to meet the demand needed to maintain regular summer hours.

Jeffrey Summer Camp Registration – Update

- There are 549 individuals registered for the 2023 Jeffrey Summer Camp Program.
- Staff is currently working through the waitlist for each camp. Currently our weekly average and waitlist are as follows for each camp:
 - Playcamp – 52 campers per week with 27 on the waitlist
 - Woods – 95 campers per week with 17 on the waitlist
 - Park – 110 campers per week with 49 on the waitlist
- Current weekly average for all of 2023 JSC is 257 (2022 – 277)
- Staffing levels are very good and will not be a limiting factor on the number of campers we can support.





April 11, 2023 MAYOR'S UPDATE

Coming up in Bexley:

April 12, 5:00 pm:	Civil Service Commission
April 12, 5:30 pm:	Recreation Board
April 12, 6:00 pm:	Board of Education
April 13, 6:00 pm:	Architectural Review Board
April 15, 6:00 pm:	Main Street Music Festival
April 18, 5:30 pm:	Board of Health
April 18, 6:30 pm:	Environmental Sustainability Advisory Committee
April 19, 4:00 pm:	Tree and Garden Commission
April 19, 6:30 pm:	One Bexley Project Planning Meeting at Bexley Library
April 20, 11:30 am - 1:00 pm	Bike Friendly Bexley - Bike Boulevard on Tour
April 22, 10:00 am:	Trash Talk with Mayor Ben
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
- Work on Commonwealth Follies RFP
- Extensive work on Year of the Parks including meetings on Skate Park and Columbia Plaza
- Planning and design work on Main Event 2023 Season
- Meetings on future senior center
- Commonwealth Park Plaza Oversight Meeting
- Meeting regarding House and Garden Tour
- MORPC State of the Region
- Extensive planning and organization of technical panels for Trinity Apartments site
- Meeting with potential developers
- Bexley Recycle Bikes Open Workshop and Montrose Fun-For-All
- OEC Strategic Planning Firm Selection work and meetings
- Lunch with Kathy Adams of Upper Arlington
- Eastern Franklin County Conservation Meeting
- Led Arbor Month Author Talk at library
- Meetings and work on Land Use Strategy Refresh commission
- Egg Dash at Jeffrey
- Featured Speaker at Greater Columbus Cherry Blossom Festival
- Oral Board for Police Officer Candidate
- Work and follow up on Alley of the Future
- Extensive work on Bexley One project including emails, outreach, meetings, and coordination of community planning meeting.

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



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

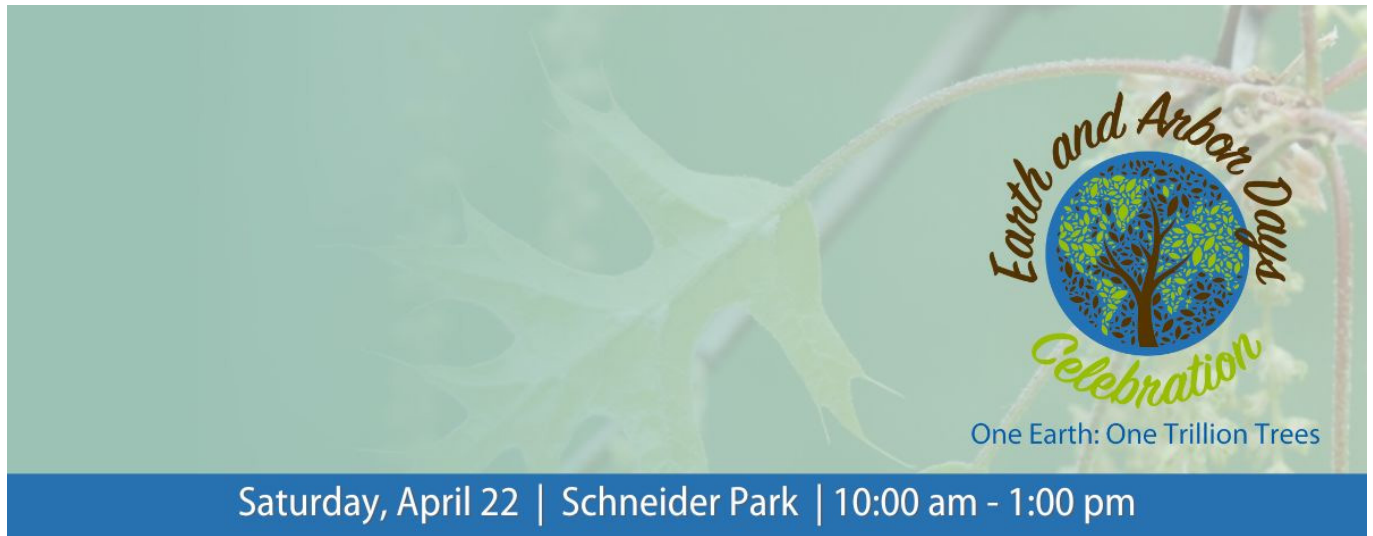
Aggregation Update

PUCO Certification is updated, broker working on preparing RFP

One Bexley Project Planning Meeting

We are holding a planning session for community members interested in helping to proactively plan and lead the One Bexley Project, in anticipation of a wider community program to come. The planning session will be held on April 19th at 6:30 p.m. at the Bexley Public Library Auditorium. In order to help us plan for small-group facilitation and meeting logistics, we ask that participants [RSVP in advance via this link](#).





Earth and Arbor Day Festival April 22nd

Saturday, April 22 from 10:00 am to 1:00 pm at Schneider Park

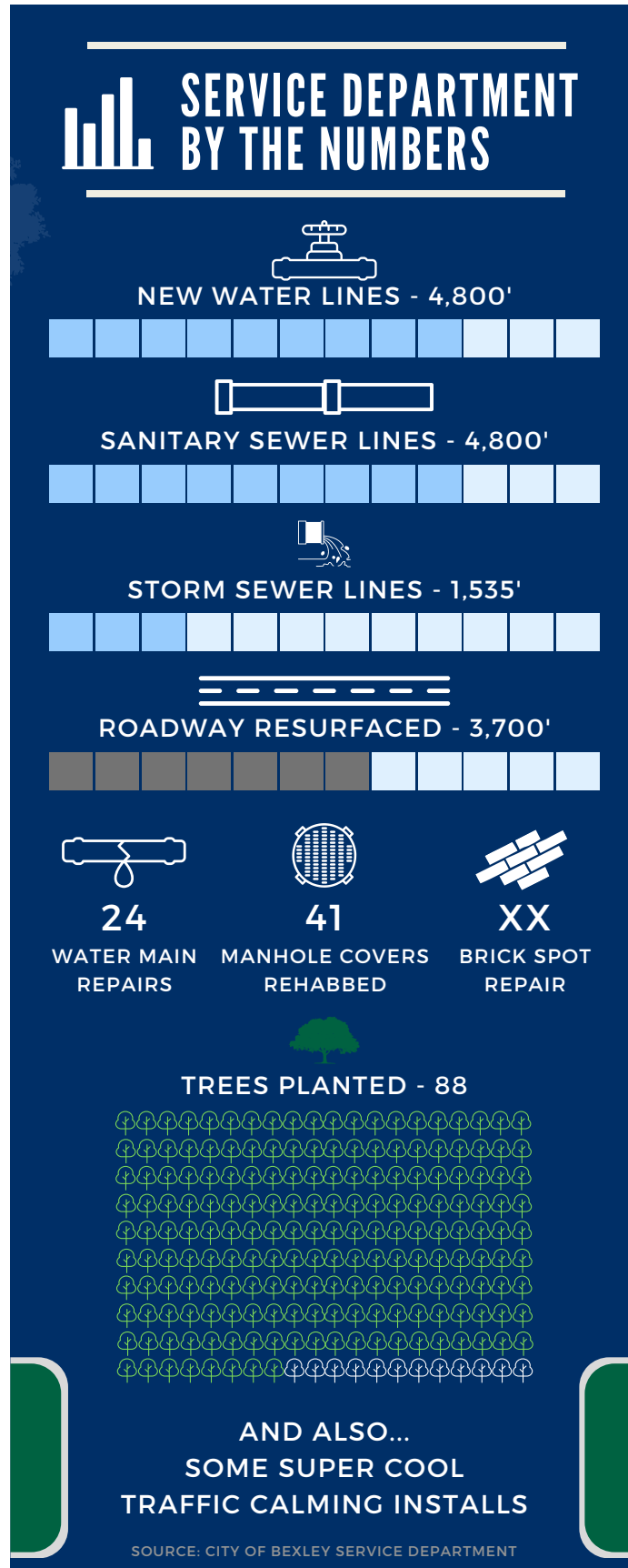
Green Bexley and Bexley's Tree & Public Gardens Commission are excited to join forces on April 22, 2023 for the Earth and Arbor Days Celebration from 10:00 am - 1:00 pm at Schneider Park, a former landfill which now is part of a long trail system and houses the Bexley Community Gardens. This year, we're celebrating one earth, one trillion trees; this concept marries the values of both organizations with the idea that one trillion trees can combat the climate crisis, regeneratively. The event will have fun, hands-on activities for kids and the whole family and will be an opportunity to learn more about taking care of our planet and arboretum! Learn more [here](#).

Green Bexley Cleanup Day April 22nd

Saturday, April 22 from 8:00 to 11:00 am at Delmar Drive Drop-off Point

Drive through the Green Bexley Cleanup Day to discard select unwanted or unusable items on Delmar Drive. A list of accepted items is available [here](#). If you have items to discard that are still in good working order, please consider rehoming them instead of putting them in the landfill! Join us for Bexley's annual Green Bexley Cleanup Day! If you have time to lend a helping hand at the event, sign up [here](#). Learn more about this and other great Arbor and Earth Month events [here](#).

Annual Report Drafting is Underway





Cassingham/Remington

Calm Corridor Public Workshop

Explore and share ideas for a reimagined, safer route between Bexley's school campuses

May 16th, 6:30 pm @ Bexley City Hall



FOUNDED 1908, UPDATED DAILY.

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







- a) Meeting Minutes from March 28, 2023

12) Third Readings (No 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.

13) Second 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.
- 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.

14) First Readings (Speaker Slip Required)

- a) Ordinance 13-23 to provide for an advance to the Main Street Streetscape TIF Fund from the general fund, repayable over a ten-year period commencing in 2024, in order to provide funding for TIF-eligible public space improvements, introduced by Monique Lampke on April 11, 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.



City Council Meeting Agenda

Tuesday, March 28, 2023

15) Tabled Ordinances, cont.

- b) 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.
- c) 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.

16) Finance Committee – Monique Lampke, Chair

17) Safety and Health Committee – Sam Marcellino, Chair

18) Strategic Committee – Jen Robinson, Chair

19) Zoning and Development Committee – Matt Klingler, Chair

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

21) Recreation and Parks Committee – Jessica Saad, Chair

22) Public Comments (No Speaker Slip Required)

23) Adjourn



City Council Meeting Minutes

Tuesday, March 28, 2023

1) Call to Order

President Markham called the meeting to order at 6:01 pm.

2) Roll Call of Members

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

3) Pledge of Allegiance

4) Presentations/Special Guests

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

Ms. Matthews spoke about Jazz Appreciation Month and some of the upcoming events at the library.

5) Public Comments (Speaker Slip Required)

None.

6) President's Report

Mr. Markham spoke about the recent tragic school shooting in Nashville and stated that Council Members speak about this and think about this often. He encouraged concerned residents to reach out not just to local government, but also to state and national government representatives. He also complimented Chief Lewis on this topic and shared that during his interviews he offered a thoughtful and comprehensive plan. Mr. Markham also spoke positively about how helpful and constructive the meeting with multiple Board chairs and vice chairs was and encouraged Council members to attend one of these meetings if possible.



7) City Attorney Report

Mr. Fishel had no report.

8) Auditor's Report

Mr. McPeek spoke about some of the research he's done into funding options for the Year of the Parks projects, including some options for financing this externally or borrowing the money from ourselves with plans to pay back these funds through TIF revenue. Mr. McPeek discussed this matter with Council Members and Mayor Kessler.

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

Mr. Markham then turned the meeting over to the leadership of the Zoning Committee Chair, Matt Klingler.

Mr. Klingler provided some brief background on both ordinances, first covering 06-23 which proposed changing the zoning designation of the gravel lot area across from Rusty Bucket on Main Street to Mixed Use Commercial. It is currently Campus Planning District which should be updated. Ms. Lampke asked if there were any downsides that Mr. Klingler could see. Mr. Klingler, Mr. Fishel, and Mr. Kessler briefly explained why they feel this is a positive change.

Jack Reynolds with Smith and Hale represents the owner of the property. He offered some background on this proposed change and expressed his client's appreciation for the City reaching out to plan more appropriately for the future.

Don Lewis of 663 Euclaire spoke in support of this zoning. He asked if there is a time limit for a developer to complete a development, which Mr. Hale and Mr. Kessler answered.

James Gross of 500 South Parkview stated he is not opposed to this ordinance but asked a technical question about a couple of the parcels included, which Mr. Kessler answered.



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Mr. Kessler also mentioned there will be a second public hearing on this to comply with a public hearing occurring seven or more days after BZAP provides a recommendation to Council. BZAP did recommend both of these ordinances for approval, but the meeting in which this occurred was four days ago, so these ordinances will be up for a second public hearing on April 11.

Mr. Klingler then briefly covered the intent and background of Ordinance 7-23.

10) Administrative Update

a) Recreation Department Update – Mike Price

Mr. Price has nothing to add to his written report. Mr. Kessler asked about how many proposals we've received on the skate park RFP. Ms. Saad asked for some updated on the egg dash, which Mr. Price provided. Ms. Robinson asked about pool memberships, and Mr. Price confirmed there are roughly 600.

b) Service Update – Andy Bashore

Mr. Bashore did add that next week we'll see more work beginning on Drexel and shared that letters for notice went out to these residents today. Mr. McPeck asked about how many trees we lost in the recent storm, and Mr. Bashore confirmed we lost 14 trees. Ms. Feibel complimented the great work of the Service Department on this effort.

c) Finance Department Update – Beecher Hale

Mr. Hale directed everyone to the report and shared that we are still performing better than budget for February. Mr. Hale also invited anyone to ask questions if they find anything they're curious about. Mr. Hale also highlighted some of the new charts that have been included. Ms. Lampke asked about grants, which Mr.



Hale and Mr. McPeck answered. Mr. Kessler also provided some additional information about grants this year. Mr. Klingler expressed his appreciation for graphs and for historical data.

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

Chief Lewis is at a conference in Las Vegas. Mr. Kessler clarified that we approved that trip though the Chief is paying for that personally. He is clarifying that the Chief will need that Council approval for a Chief of Police conference in San Diego in October, which will need a Council vote. Ms. Saad complimented the Emergency response page.

Mr. Kessler requested a voice vote to approve the conference in San Diego.

Mr. Markham moved to approve this training in San Diego.

Ms. Feibel seconded.

This motion passed unanimously by voice vote.

e) Mayor's Update

- Fourth of July Parade Route Update

Mr. Kessler provided a recommendation about the parade to return it to the former route. Council had no updates.

Ms. Constance Lewis of 663 Euclaire stated that she's in support of whatever route works best, but did mention that candy often runs out before South Bexley and asked if perhaps some years the parade could start in South Bexley.

Ms. Robinson did state her disappointment that the additional families couldn't be included but she expressed complete understanding and support of keeping parade participants safe. Ms. Saad also expressed the need to keep everyone safe, and thus spoke in support of the return to the former route. Mr. Markham spoke in support of the change, but did ask that Council consider perhaps in the future making an adjustment to include more families in the South without lengthening the route.



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Mr. Kessler concluded this portion of the meeting and covered the highlights of his report.

Mr. Kessler asked Council to consider an inquiry we're receiving regarding flower beds in the front yard and provided some background to this situation including some efforts from the Tree Commission. Mr. Markham asked if we could get a report on this and Ms. Feibel urged Council to be cautious and mindful about this as people's opinions vary widely. Mr. Kessler spoke a little more on this.

Mr. Kessler also covered the Trinity Site briefing he provided to potential developers.

Mr. Markham pointed out the good work that's being done in partnering with the City of Columbus on safety issues on Cassady and Livingston both.

11) Consent Agenda (No Speaker Slip Required)

- a) Meeting Minutes from March 7, 2023

Mr. Markham moved to adopt the consent agenda.

Mr. Klingler seconded.

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

Motion Passed 7-0.

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.

Mr. Klingler moved to table Ordinance 6-23.



Mr. Markham seconded.

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

Motion Passed 7-0.

- 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. Klingler moved to table Ordinance 7-23.

Mr. Markham seconded.

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

Motion Passed 7-0.

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.

Mr. Fishel read the ordinance and Ms. Lampke provided some background and asked Mr. Kessler to walk Council members through the proposed amendments which he did, but he recommended not amending until we understand the amendments further.

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.

Mr. Fishel read the ordinance and Ms. Lampke provided some background on this ordinance.



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- 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.

Mr. Fishel read the ordinance and Ms. Feibel provided some background and rationale behind the ordinance, which she feels is timely given the month and supports our efforts to reuse and rehome versus sending items to the landfill. Mr. Kessler provided some additional information.

- 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.

Mr. Fishel read the ordinance and Mr. Klingler provided some background on this ordinance. Mr. Kessler also walked Council through some of the ordinance language and the proposed members.
appointed members.

- 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.

Mr. Fishel read the ordinance and Mr. Klingler asked Mr. Kessler to walk Council through the language and rationale behind this ordinance, which he did. Mr. Markham asked a clarifying question. Mr. Klingler asked a follow up question which Mr. Kessler answered. Council discussed this and asked questions.

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.

No action on tabled ordinances.

16) **Recreation and Parks Committee – Jessica Saad, Chair**



Ms. Saad asked Council to fill out the Doodle poll for some DEI training she's working on. Ms. Saad also reminded everyone that the BRAVO Fundraiser is on April 22.

17) Finance Committee – Monique Lampke, Chair

Ms. Lampke shared with everyone that the BWC Awards ceremony will be held on Thursday.

18) Safety and Health Committee – Sam Marcellino, Chair

None.

19) Strategic Committee – Jen Robinson, Chair

Ms. Robinson wished everyone who celebrates a wonderful and meaningful Passover.

20) Zoning and Development Committee – Matt Klingler, Chair

Mr. Klingler reported on some great work Lee Nathans is doing on AED and AED Awareness, and urged Council to support him in this effort.

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

Ms. Feibel wished everyone a Happy Spring, Happy Passover, and Happy Easter. She also urged everyone to sign up for the Ecochallenge.

22) Public Comments (No Speaker Slip Required)

None.

23. Adjourn



City Council Meeting Minutes

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Ms. Feibel moved

Mr. Makham seconded.

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

Motion Passed 7-0.

Council President Markham adjourned the meeting at 7:48 pm.

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 McPeek, Clerk of Council

Approved: _____, 2023

Mayor Ben Kessler

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 McPeek, Clerk of Council

Approved: _____, 2023

Mayor Ben Kessler

First Reading: March 7, 2023

Second Reading:

Third Reading:

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 McPeek, 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 McPeek, 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 McPeek, 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 McPeek, Clerk of Council

Approved: _____, 2023

Ben Kessler, Mayor

First Reading:

Second Reading:

Third Reading:

Ordinance 13 - 23

By: Monique Lampke

An Ordinance to provide for an advance to the Main Street Streetscape TIF Fund from the general fund, repayable over a ten-year period commencing in 2024, in order to provide funding for TIF-eligible public space improvements.

WHEREAS, The Main Street Streetscape Tax Increment Financing Fund was established via Ordinance 91-04 to provide funding for public improvements on, adjacent to, and in service of Bexley’s Main Street corridor; and

WHEREAS, The 2012 streetscape project was successfully completed, with a project that included medians, brick sidewalks, upgraded lighting and public fixtures, and gateway improvements among others; and

WHEREAS, Public space improvements on and adjacent to the Main Street corridor have been identified as the next ten-year project of the Streetscape TIF, to include but not be limited to supporting a park adjacent to the Bexley Public Library,

WHEREAS, The Main Streetscape TIF has more than adequate annual income stream to provide for this next phase of the project;

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

Section 1.

That the following advance from the General Fund be deposited into the Main Street Streetscape TIF fund, and be paid back to the origin fund annually over a ten-year period commencing in 2024:

Fund	Advance Amount	Ten-Year Annual Payback (Commencing 2024)
General Fund	\$1,950,000	\$195,000

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:

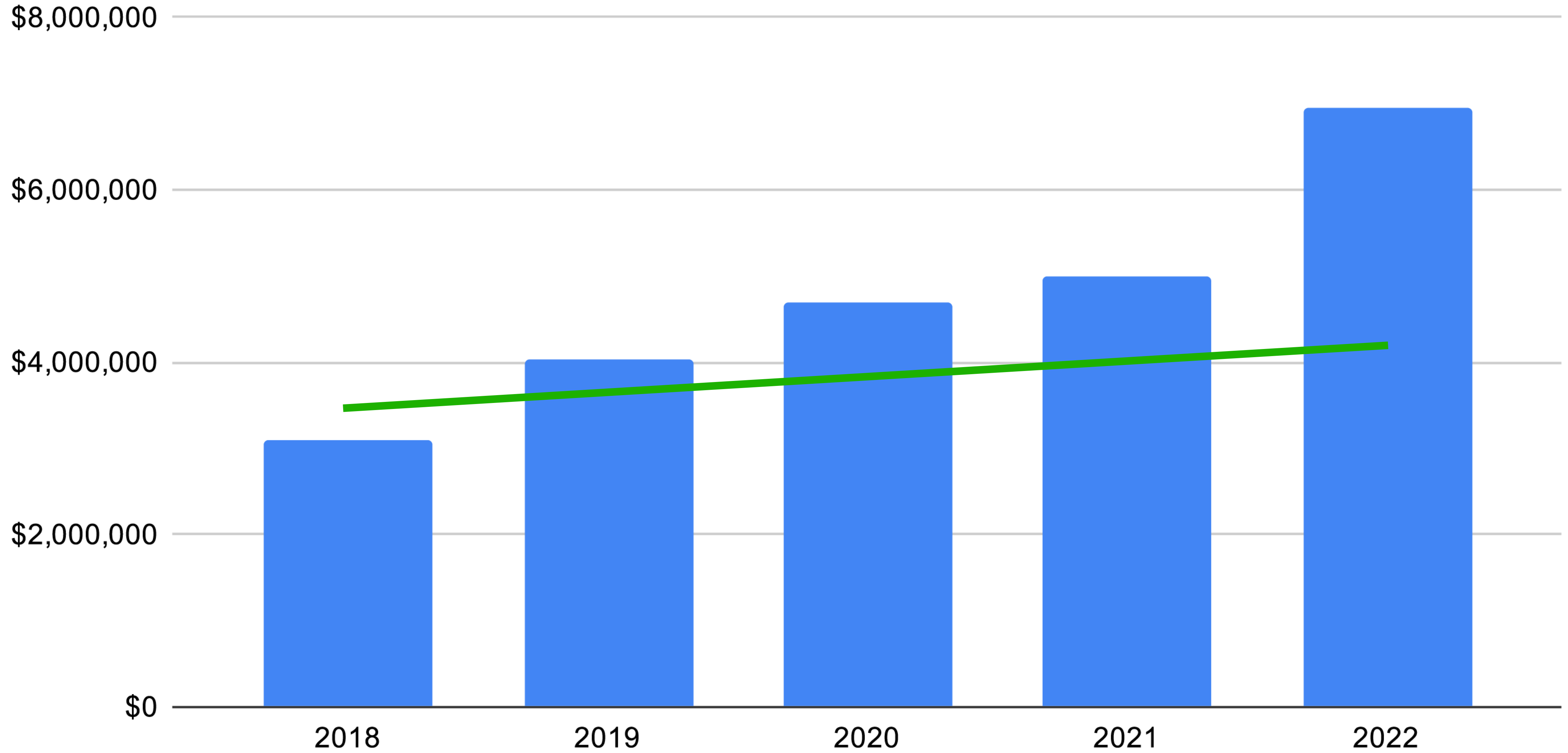
Matt McPeck, Clerk of Council

Approved: _____, 2022

Ben Kessler, Mayor

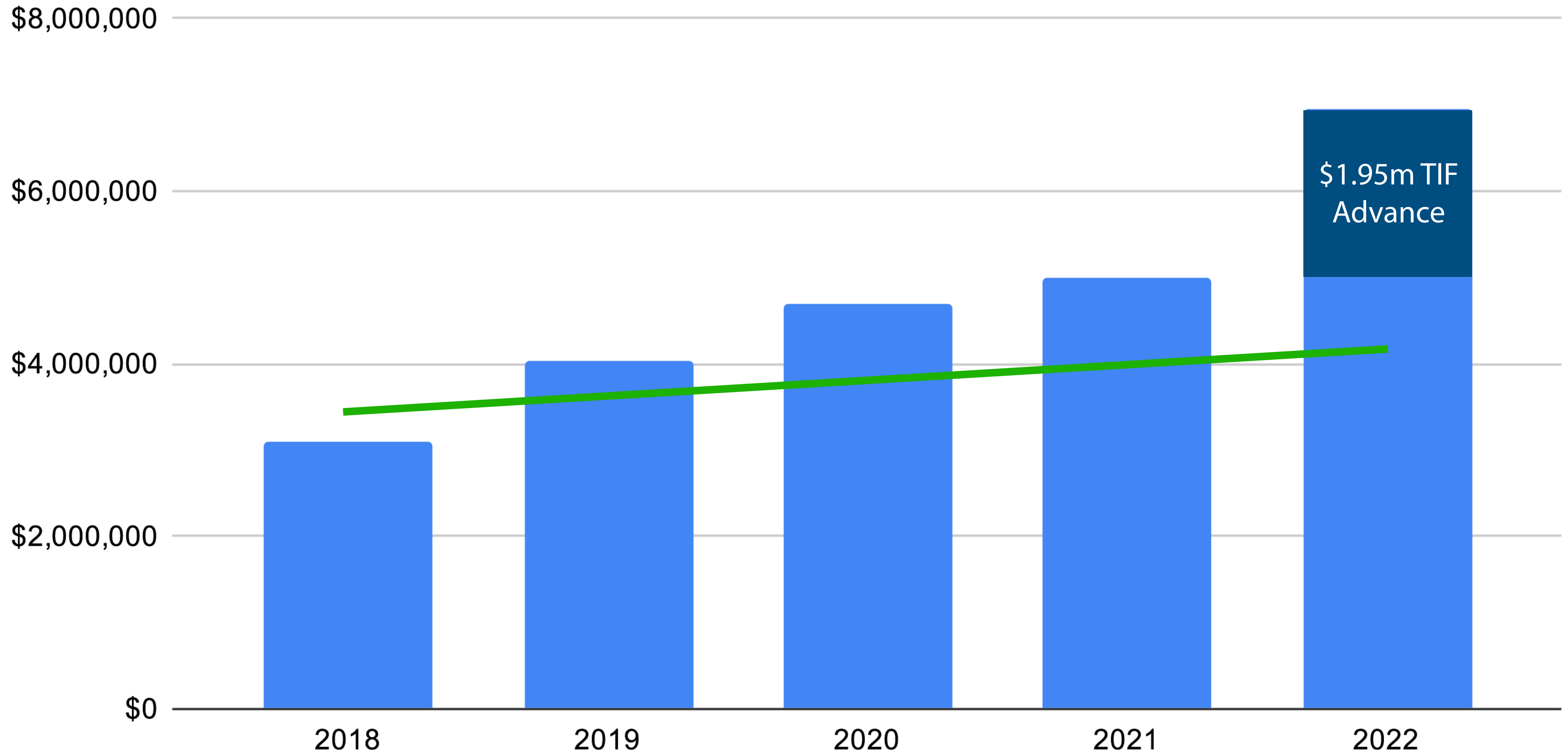
First reading:

General Fund Reserves at Year End



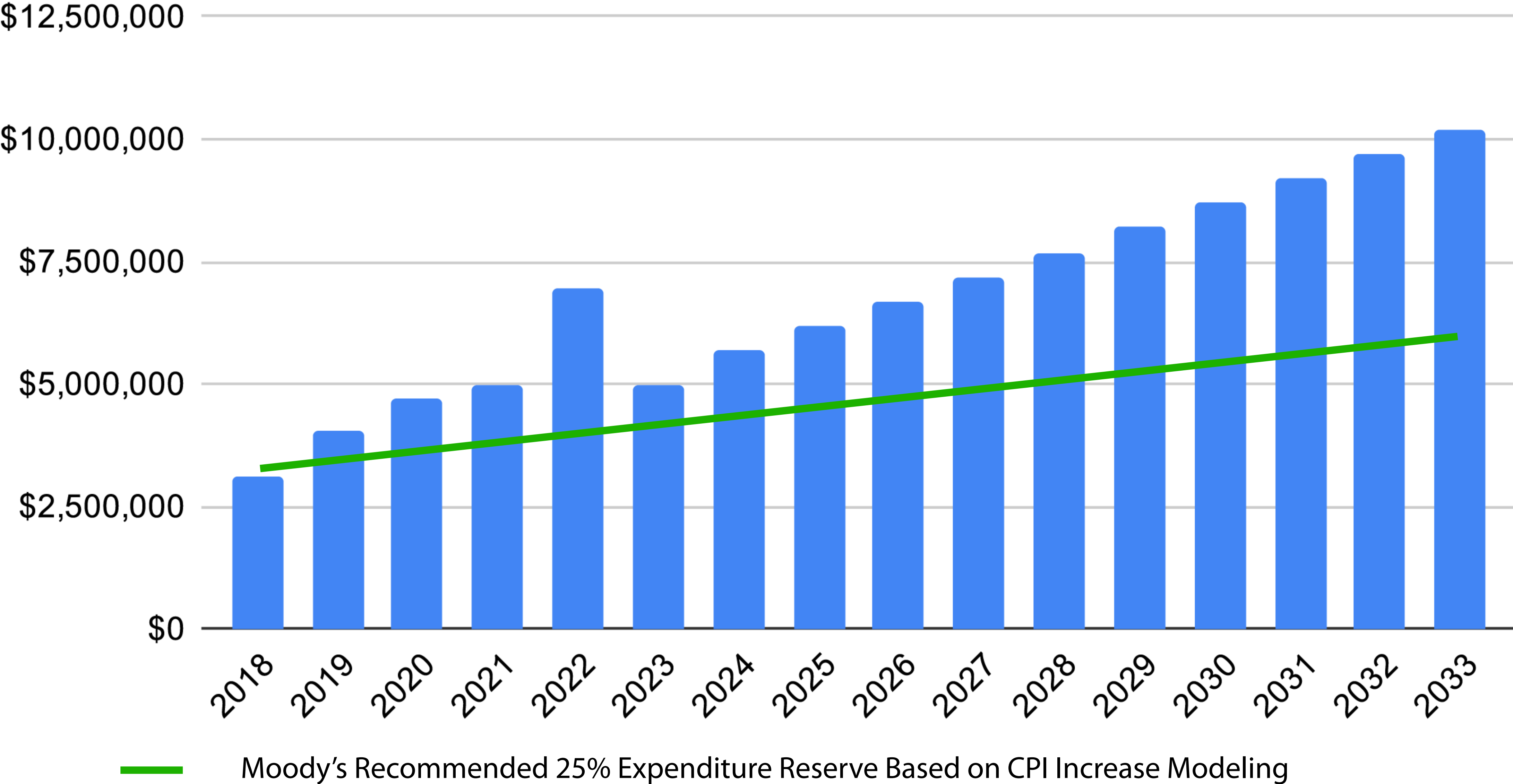
— Moody's Recommended 25% Expenditure Reserve based upon 2023 Operating Budget (\$4.15m in 2023)

General Fund Reserves at Year End



Moody's Recommended 25% Expenditure Reserve based upon 2023 Operating Budget (\$4.15m in 2023)

General Fund Reserve Projections Based on TIF Advance Assumption



Ordinance 35 - 22

By: Lori Ann Feibel

An Ordinance 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.

WHEREAS, The City of Bexley Zero Waste Plan has been adopted by Bexley City Council via Resolution 09-17; and

WHEREAS, the City of Bexley Zero Waste Plan calls for expanding recycling services to multifamily residential properties, businesses, and institutions; and

WHEREAS, the City of Bexley created recycling for single family households in 1990.

WHEREAS, governmental regulations are required in order for greenhouse gas emissions to not exceed more than 2 degrees above pre-industrial levels.

WHEREAS, significant action must be taken by municipalities prior to 2030, as determined by the International Panel on Climate Change; and

WHEREAS, environmental issues are human rights, health, and safety issues; and

WHEREAS, the United States is anticipated to re-commit to the Paris Accord in 2021; and

WHEREAS, the City of Bexley administration has been assisting with the creation of concepts for universal recycling, including pricing and legislative models; and

WHEREAS, the City of Bexley administration, with the support and assistance of the Environmental Sustainability Advisory Committee has been exploring concepts for universal recycling in Bexley; and

WHEREAS, in the Spring of 2020, the Environment, Economy, Development and Sustainability program of the School of Environment and Natural Resources at the Ohio State University assisted with researching similar programs throughout the country, and

WHEREAS, a substantial amount of waste would be diverted from the landfill and recycled as a result of universal recycling;

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

Section 1.

1060.01 Definitions be amended to add the following definitions:

“Multifamily Property” means a property that contains more than one dwelling unit, and includes condominium complexes.

“Institutional Property” means a property used for educational or religious purposes, or as a supervised residential facility with 24-hour onsite staff, and which has a contiguous facility footprint in excess of 10,000 square feet.

Section 2.

That new Section “1060.16 Recycling Service at Commercial, Institutional, and Multifamily Properties” be created as follows:

1060.16 Recycling Service at Commercial, Institutional, and Multifamily Properties

- (a) All Commercial, Institutional, and Multifamily Residential properties shall be provided with onsite single-stream recycling collection service, with the following minimum criteria.
 - a. Collection to occur on a weekly basis at a minimum.
 - b. Minimum capacities:
 - i. In the case of commercial properties under 10,000 square feet, a minimum recycling capacity of a 96 gallon toter shall be provided for single stream recycling.
 - ii. In the case of commercial properties in excess of 10,000 square feet, a minimum recycling capacity of four yards shall be provided for single stream recycling.
 - iii. In the case of Multifamily Properties, a recycling capacity of 24 gallons per unit, with a minimum of one 96 gallon toter provided for single stream recycling.
 - iv. Institutional Properties shall create a recycling plan that adequately services the recycling capacity of their institutions, which shall be submitted to the City by January 1, 2023, and fully implemented after review and approval by the Environmental Sustainability Advisory Committee Executive Committee (ESACEC).
- (b) Administrative Exceptions:
 - a. In instances of commercial users with specialized recycling needs, or where single stream recycling service would be less impactful than a customized recycling service, an exception may be provided after review and approval by the

- ESACEC. In such cases, a minimum 96 gallon single stream toter may still be required by the ESACEC.
- b. In instances of commercial or Multifamily environments where site plans do not allow for adequate capacity, lesser onsite capacity may be allowed if combined with more frequent pickup, subject to review and approval by the ESACEC.
 - c. Lesser onsite capacity may be allowed if capacity is provided by adjoining shared facilities, subject to review and approval by the ESACEC.
- (c) Commercial, Multifamily, and Institutional negotiated rates
- a. The City shall negotiate with a hauler for weekly single-stream recycling service to Multifamily, Commercial, and Institutional properties, to be billed to properties on a quarterly basis. In instance of properties in which a pre-existing contract prohibits using the City's contracted hauler, or in which property owners are able to obtain comparable service which is in compliance with this Chapter, properties may apply for exemption from the quarterly recycling rate, subject to review by the ESACEC.
- (d) Right of Appeal of ESACEC Decisions
- a. Any decision rendered per this Section by the ESACEC may be appealed to a review board comprised of the President of Council, the Service Chair of Council, and the Auditor. The decision of the review board shall be final.
- (e) Charges
- a. To provide necessary funds for equipment, personnel and other expenses in connection with the collection and disposal of recyclable materials as specified in this Chapter, a monthly charge shall be assessed based upon the following schedule:
 - i. 96 Gallon Toters: \$12 per month
 - ii. 4 Yard Dumpster: \$ ___ per month
 - iii. 6 Yard Dumpster: \$ ___ per month
 - iv. 8 Yard Dumpster: \$ ___ per month
 - v. 10 Yard Dumpster: \$ ___ per month
 - b. Monthly charges shall be payable quarterly in advance, commencing January 1, 2023.
 - c. Whenever service begins between payment periods, a payment at the rate of one twelfth of the current annual charge per month, for the balance of the current period, shall be made before service commences.
 - d. For periods of ten days or less in any one month, no charge shall be made, but eleven days or more shall be charged for a full month.
 - e. No refund shall be made for any part of a payment if service is discontinued during such period.

Commented [B01]: This pricing is based upon a Rumpke quote of \$12 per toter per month for commercial toters. Pricing would need to be competitively quoted, and ordinance would need to be updated with actual figures prior to passage.

Section 2.

That this Ordinance shall go into effect and be in force from and after January 1, 2023.

Passed: _____, 2022

Troy Markham, President of Council

Attest:

Matt McPeck, Clerk of Council

Approved: _____, 2022

Ben Kessler, Mayor

First reading:

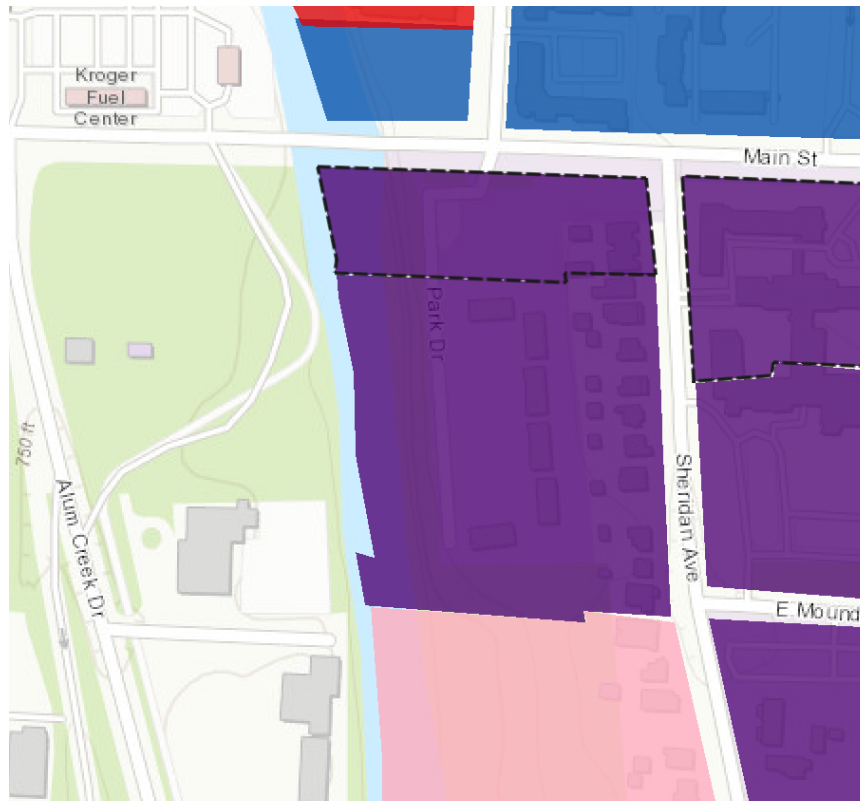
Ordinance 06 -23

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

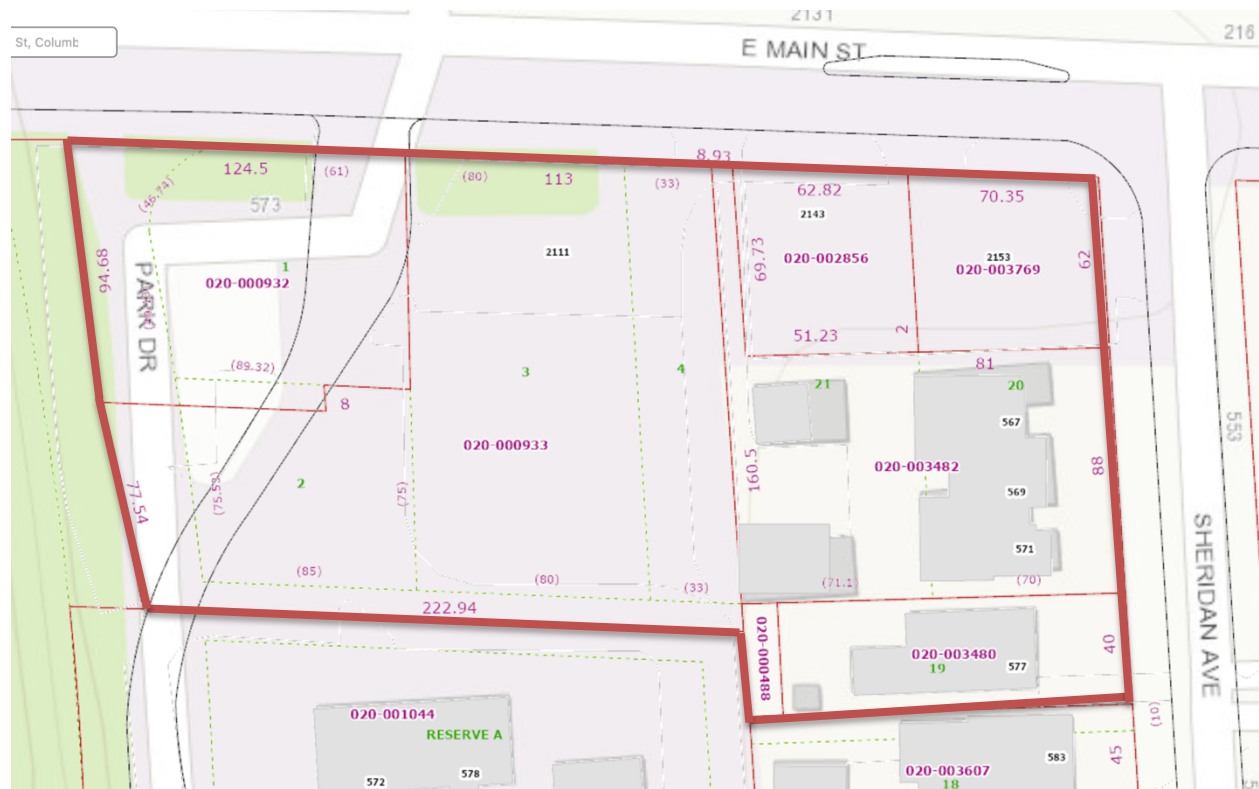
WHEREAS, The collective site has retained Campus Planning District zoning designation despite no longer being a part of the Capital University campus; and



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

WHEREAS, The “Gateway South” site would more appropriately be zoned as MUC, Mixed Use Commercial; and



Parcel Map for “Gateway South Site”

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, further described by the corresponding legal descriptions assembled in “Exhibit A”, to MUC, Mixed Use Commercial, with the Main Street (MS) District Overlay:

- Parcel 020-000932
- Parcel 020-000933
- Parcel 020-002856
- Parcel 020-003769

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 McPeek, 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.

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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;

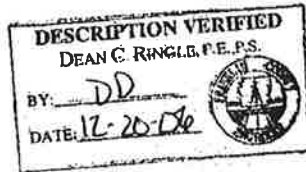
Thence, South 88°07' East, along the southerly line of said East Main Street, and along the northerly line of said Park Drive Vacated, and along the northerly line of said Lot 1, a distance of 124.50 feet to a spike at the northeasterly corner of said Lot 1;

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;

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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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

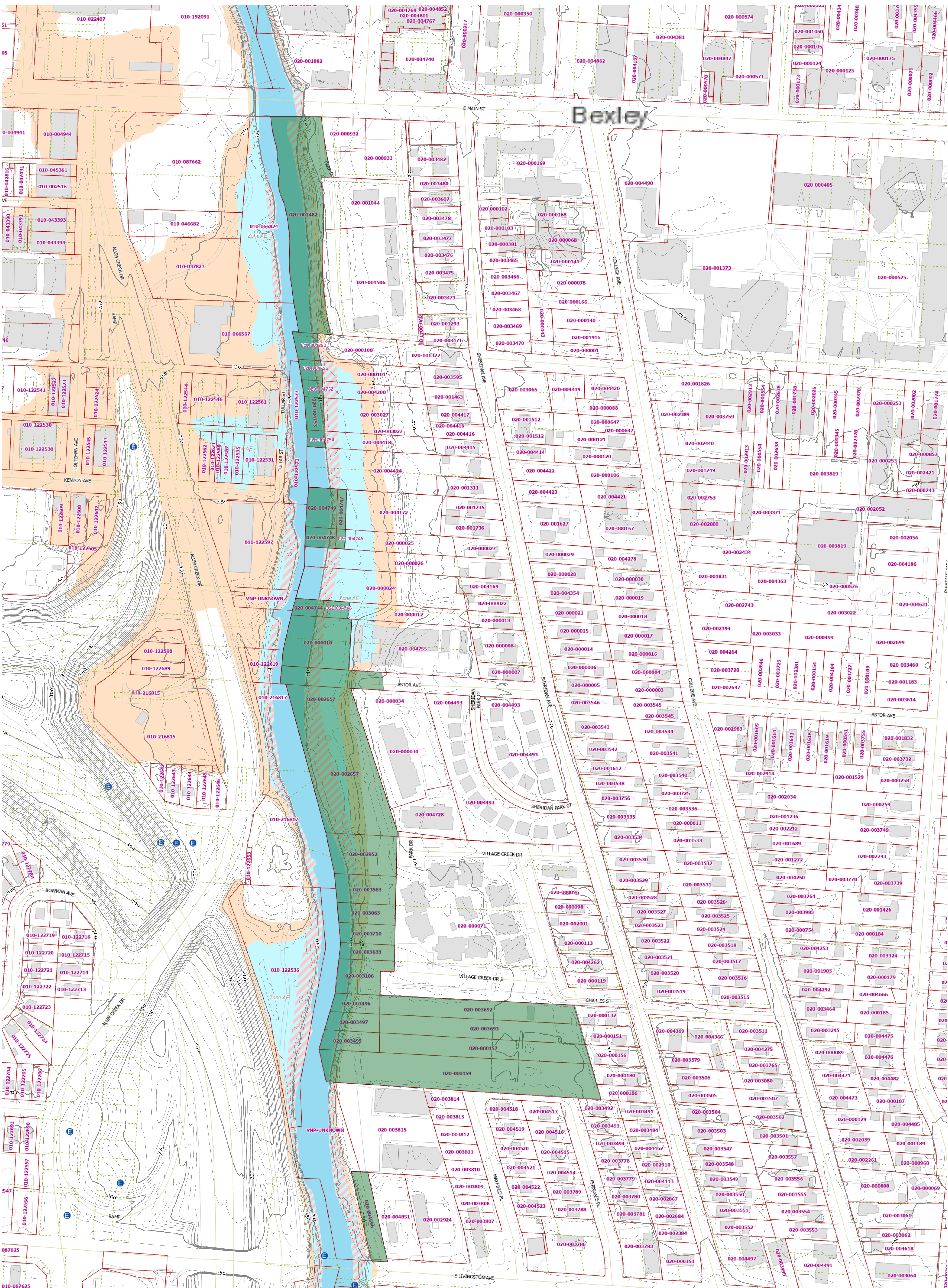
Troy Markham, President of Council

Attest: _____, 2023
Matt McPeek, Clerk 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

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;

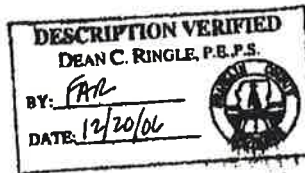
Thence Westwardly along the south line of said parcel so conveyed to said Morrison and on a line parallel to and 90 feet distance from the south line of Lot No. 21, 51.5 feet to a point, said point being 8.93 feet east of the west line of Lot No. 21 and being the southwest corner of the parcel so conveyed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



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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

