



City of Powell, Ohio
City Council

MEETING MINUTES
November 4, 2015

CALL TO ORDER/ROLL CALL

A regular meeting of the Powell City Council was called to order by Mayor Jim Hrivnak on Wednesday, November 4, 2015 at 7:30 p.m. City Council members present included Frank Bertone, Richard Cline, Tom Counts, Jim Hrivnak, Brian Lorenz, and Emma Friedauer, Honorary Mayor for the Day. Jon Bennehoof and Mike Crites were absent. Also present were David Betz, Development Director, Rocky Kambo, GIS/Planner; Megan Canavan, Communications Director; Eugene Hollins, Law Director; Steve Lutz, City Manager, Karen J. Mitchell, City Clerk, and interested parties.

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION

Mayor Hrivnak opened the citizen participation session for items not on the agenda.

Hearing nothing further, Mayor Hrivnak closed the public comment session.

PROCLAMATION: American Diabetes Month – Gary Dougherty

PROCLAMATION: Top Cop Award – Detective Ryan Pentz honored.

PROCLAMATION: Pancreatic Cancer Awareness Month – Jill Pierson

APPROVAL OF MINUTES – October 20, 2015

MOTION: Councilman Cline moved to adopt the minutes of October 20, 2015. Councilman Counts seconded the motion. By unanimous consent of the remaining members of Council, the minutes were approved.

FIRST READING: ORDINANCE 2015-52: AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR A PROPOSED 308 RESIDENTIAL UNIT ACTIVE ADULT COMMUNITY, AND 5 ACRES OF PLANNED COMMERCIAL DEVELOPMENT ON ROUGHLY 39 ACRES.

Mr. Lutz: This proposed development is located on the southeast corner of Sawmill Parkway and Seldom Seen Road. This property was recently rezoned to Planned Commercial, including the Powell Grand preliminary plan and text. This is the final step in the proposed development. It is the presentation and adoption of the final development plan. Tonight, the representative of the developer is going to give a presentation and then Staff will present a report.

Tom Hart, Zoning lawyer for the Powell Grand Plan and the joint developers, Margello Development Company and Schottenstein Real Estate Group. I will begin by discussing overview comments about context and some issues/questions received along the way. Messrs. Margello and Schottenstein will then address Council. Lastly, design professionals, Jim Houk of OHM and landscape architect and Joe Sullivan, architect will detail the changes and the improvements that were made through the process.

- Context
 - This is not a rezoning hearing, but a final development plan hearing. This property has been zoned by virtue of council action on 9/15/2015. The land uses, zoning development text for the property were approved and went into effect on 10/15/2015. This property is also annexed into Powell now and is a part of Powell property.

- This is our eleventh hearing in the process of about 15-20 hours total to approve the land use and zoning leading up to tonight's hearing.
- We're in the legal realm of a planned district under the Code. It is a planned commercial district with a residential element to it. As such, planned districts have their own standards. Code allows applicant to write and propose their own development standards away from base code.
 - There are no variances in this plan. A variance is a totally different animal under the law. Legally it has different procedural processes to consider it.
 - City weighs benefits against what's being proposed when the applicant writes their own standards for consideration. In this case, the Code requires that the application be judged against the Comprehensive Plan.
 - We are prepared to walk through and document how this site meets the Comprehensive Plan in the mixed-use part of the Comprehensive Plan.

[Referring to **Exhibit 1 – Powell Grand Facts**]

- 85 neighbors from adjacent neighborhood signed a petition in favor of this plan.
- Concerned citizen input, P&Z/City Council feedback met with design changes.
- Roadway and traffic challenges addressed and existing traffic problems addressed.
- Significant new property tax revenue.
- Fewer school age children in rental communities – 0.15 students per multi-family unit. This property is age-targeted and should have even fewer, if any, children. (Cites the *Olentangy Local School District Study – Exhibit 2*).
- Age-targeted rather than age-restricted (cites The Woods at Big Bear Farms development as example of community designed for older residents and that has few children living there).
 - Requests have been made for deed restrictions restricting this development to certain ages. This was popular through the 1970s-90s in warmer climates and has been focused on retirement communities, not active adult, empty nester communities like we have. People don't want age policing. It is not marketable. It is appropriate to regulate occupancy through lease provisions that limit the numbers of people in a unit. But this is a private lease control rather than a deed restriction.
- We heard a lot about the height of the building - 3 story buildings. Our average roof height is 38 feet, 10 inches. The average residential standard around central Ohio and in Powell is 35 feet. We don't think we are too out of line. We are also next to a 40 foot high building. There has also been a 47 foot building approved in the community.

Councilman Cline: I heard you say the use of the word "variance" as it talks about the differences between what is proposed here and what is in Powell's Code is really a misuse of that word. Conceptually I understand what you are saying, but we have to have something to call those differences. What term would you use?

Mr. Hart: Specifically, the Powell application process for a planned district requires us to call out changes from the Code as divergences.

Vince Margello, Margello Development Company and Brian Schottenstein, Schottenstein Real Estate Group.

Mr. Margello: I am confident that this [development] meets the standards of this community. I have been a member of this community for 37 years and was the first chamber of commerce president. I have done several different previous projects in Powell, including Saturdays Sports Club, now Local Roots. I've done several shopping centers and several subdivisions, including the Woods of Sawmill and Lakes of Powell. In my years living here, I always hear residents say 'Where do we go when our children are no longer at home – when we are in our 50s, 60s and 70s – and we have a \$500-800K home. If we sell that home, what do we do? Do we buy a condominium and then leave it to our children to dispose of after we're gone or do we go into a \$900 a month apartment and watch them change oil in the parking lot on Sundays instead of mulching and planting flowers?

What we've created here is a structure that allows for different styles of living for active adults (seniors). Some of the units include 2 master bedrooms on the first floor. Townhouses for the privacy upstairs. Then the three story buildings have elevators. It allows different styles of living for different age groups of people. It allows residents an option to downsize, stay in Powell and age in place.

Mr. Schottenstein: We are proud of this development. We have 85 signatures of support from an adjacent community. The reason that they are supporting us is because it is the same layout of their product. This building has never been built in Ohio for rent. It's only been built for sale and we are willing to try it out as a rental property because we think it will be a good fit for this community.

The original zoning before this annexed and zoned into Powell was commercial industrial in Liberty Township. We want to be in Powell. That is why we chose to annex into Powell. But if this was still in Liberty Township, you could have ugly industrial buildings there and no money would be coming into Powell. This project is going to help support a million dollars toward the park across the street from our development, so this is a big positive for Powell.

Jim Hawk, Managing Partner, OHM Advisors (Landscape Architects/Land Planners): I thought it would be helpful to talk about some of the issues we've dealt with since the last time we were before you, and some of the evolutions we have made in the plan along the way to address the community issues as well as working with your staff.

One of the issues we were asked to address was the decisions we made to site the various buildings and the theory behind the site plans, especially as it relates to the scale of the buildings.

- We want a different product to meet different needs of the active adult. (Gestures to slide)
 - Started from a contextual basis – trying to fit into the neighborhood with these buildings. We brought the 3 story buildings to the north to be contextual not only to the adjacent buildings, but to the scale of the roadway.
 - In the middle area are the townhomes buildings so we are staggering the height from the more intense area which fits the commercial areas environment around the lower scale, ranch-style pinwheels. All are tied together with a walkway system and open space system.
- How did you calculate your open space?
 - Programmed activity space, which includes the clubhouse, pool, putting green, bocce ball, pickle ball. We believe these are very high class, resort style amenities and this takes up about 6.8 acres.
 - Passive spaces are defined as wider spaces that are non-traditional and includes the courtyards between buildings, the dog park, community gardens and gazebo. That makes up an additional 4.1 acres.
- Light Pollution. We want to highlight that we are dealing with a 100% cut off fixtures. These are the latest design fixtures to control light pollution. Our parking lot lighting is 14 feet high compared to what's next door at LA Fitness, which is 30 feet high. We have lighted our pedestrian paths with low light. We've taken everything to use the latest standard to eliminate light pollution. The light pollution coming off this project will be much less than anything coming off the surrounding properties.
- Landscaping Program. This is a detail of the landscaping [indicating]. We added buffering in the way of hedges and evergreen trees to screen the parking from the adjacent roadways. The pedestrian mallway that ties to the tunnel that will connect to the park. We've put in extensive tree rolls on each side. It buffers that walkway with a row of trees on each side to buffer walkway from adjacent parking and creates a landscape screen that will separate building areas and breaks the mass of the area down. Courtyard areas are one of the highlights of the way we've sited the units. These are meant to be public spaces. Flanking each end of the courtyard is a hardscaped patio.

Joe Sullivan, Sullivan Bruck Architects. We are the architects for the townhouse buildings and the one-story pinwheel buildings. The three story building that they were proposing were originally designed by a South Carolina architect that they had worked with on another project. The architectural consultant felt the original design was 'un-Powell like' relative to its detail and character and seemed incompatible. I came in to give that architect a little help to try to make some adjustments to that building to make it

more compatible with everything else on the site. There were some concerns that it felt like a single, large building. I did an overlay on that building to break the scale down (indicating) to make it appear that we had a series of elements. We have a center element that's proportional to the character of the building. We took the roof off the balconies because we thought it exaggerated the height of the building and it brought the scale down. The end elements feel more house-like in the sense of the scale and breaks the building scale down. We've mixed the materials to include shake siding, lap siding, and brick to enhance and break the scale of the building down.

Councilman Cline: Are those two buildings approximately the same height or is one of them roughly 10 feet taller than the other?

Mr. Sullivan: The eave line of the building is the same. I've also learned that perception is more real than reality. The first building felt taller than it was.

I also want to talk about materials and detail. We do multimillion dollar houses and have been doing for over 30 years. We are sticklers for details. In an apartment community, trying to find materials to hold up over the long term from a maintenance standpoint. There is an evolution in the marketplace relative to materials. We've come a long way in the last 20 years as to quality. As we talk about vinyl siding, the products that are available today are far different than some of the things we saw 25 to 30 years ago that were flimsy, only had color on the surface, no effective locking mechanisms to put them in place, or didn't really address the historic details about corner trims and window wraps and how materials needed to look to replicate the character of wood siding, but not have the maintenance issues associated with painting. We have been involved in projects that we've used vinyl siding on that are 10-15 years old and they look the same now as they did the day they went up. The [vinyl] material we are proposing is Alside, called Odyssey Plus, which is their highest quality and has a lifetime transferable warranty on the product and will look great for the long-term. We are not aware of any other development in Ohio where a product like that was offered for rentals.

Councilman Lorenz: Do you have physical samples to show Council?

Mr. Sullivan: Yes, but we don't have small physical samples to show tonight. We can bring in small samples for the next council.

Dave Betz, Development Director: I want to go over several items of interest regarding this development plan application. As you know, you had this annexation and preliminary plan before you already. I wanted to show some of that were approved for this site in the past, which was a planned commercial district called Seldom Seen Acres in Liberty Township which included 700,000 square feet of commercial as well as storage units in the area along the railroad.

1. The approved plan, Seldom Seen Acres, at that time showed a strip shopping center and out lots that was approved by Liberty Township.
2. Another plan, Village of Powell Commons, showed cinemas and other commercial with a lot of parking lot. These are the types of things that can happen on our planned commercial district and was slated to happen at one time.
3. The current plan also sets forth 2 areas of commercial for uses such as retail or offices. The areas will come back through the development plan process as they find users for the site.
 - a. Traffic – A new traffic signal at the new road (Bunker Lane extension) down to where there is an existing approach area on Sawmill Parkway. There will also be a deceleration lane and the existing Sawmill Drive turns into a right in, right out.
 - b. Improvement on Seldom Seen Road include striping and a deceleration lane northbound into The Woods at Big Bear Farms.
 - c. Bike path. A bicycle path connection will be constructed to the Beechwood Park path, and also along Bunker Lane down to Big Bear Avenue. Additionally, it will connect to the current bike pathways at two sections.
4. There is a lot of landscaping around that exceeds our minimum Code requirements with respect to number of trees. Base plantings around buildings. Planting of open areas and buffer zones along the railroad. They are reserving the right-of-way at Seldom Seen Road if it is desirable to have an overpass at Seldom Seen Road.
5. The existing plat for this area, if this development plan is approved, will be revised for removal

of right of way that was dedicated to the township that is not approved. Easements will change based upon utilities that will be done and so forth.

6. Storm water being projected. They understand our storm water requirements. The size of the pond does take into account offsite storm water that is now in a ditch that goes along here indicating] and to a man-made detention area that's detaining the Sawmill Parkway storm water. That will all be piped into the pond and detained there and brought out per our regulations.

In the body of the ordinances, the P&Z Commission recommended and approved divergences as stated in Section 1, Item 4(a)-(h). The additional open space, recreational space and bike path extensions that they've provided are over what is required. Those other considerations is some of the reasoning behind P&Z's recommendation on divergences they have proposed.

Chris Meyers, Meyers & Associates Architects. As you've heard, we've been looking at this project and design for 7 to 8 months. There are 3 points of direction that we focused on:

- Density. This is considered a walkable, new urban concept. The tightness of the building is palatable based on the pedestrian scale, some of the streetscape components and all of these greenscape elements and interconnectivity that's created amongst the overall planning. We don't just look at the connectivity of these independent developments, but how they are interlacing to the bigger community. We asked them to broaden their view beyond just the limits of their property, so you see how it connects to the park and some of the adjacent properties. What we are consistently doing with P&Z, is creating a really well knit together city.
- Height and Scale. The three story building has received the most attention – what can be done to manipulate the presence of scale, the perception of height and dimension of the building. We talked a lot about color and roof lines, and hyphenated components to break down some of the massing and scale. The bigger piece was the disconnect that the first concept had to the rest of the buildings. The three story building offers multi-level living with elevator access. There's a very strong component of a need for that in the marketplace. So, from an architectural standpoint, it was how do we enhance some of the character, detail and scale/perception of this building? The location of getting these buildings close to Seldom Seen Road was pretty important due to the scale/compatibility of height to the buildings on the adjacent sites.
- Materiality. As a combination of a higher quality, active adult community, we had a collection of materials for the four sided buildings. Most conversations had to do with scale and breakup of material and massing to capitalize on the effect of some of the materials. These are not big, long walls which really articulate the variations or poorer quality material – i.e. – long, flat wall will be wavy and show imperfections. In our development, there is a lot undulation, massing changes, material changes, roofline and profile changes that keeps the effect of the pedestrian, walkable, approachable scale of the buildings.

The big sticking point with a lot of the design process and the P&Z review is the use of vinyl. Vinyl has gotten a bad rap for a long time. For a while, everyone wanted to use cedar. Now cedar is taboo, and everyone wants to use Hardiplank. There is an evolution in products, product technology, durability and usefulness. Vinyl has caught up. Not every vinyl product is suitable for an application such as this. Top quality vinyl has been used for this project. Even a product like Hardiplank or cement board requires a lot of maintenance, and vinyl gives the community the best longevity towards a quality aesthetic with a limited amount of performance-based maintenance.

Mr. Betz: One additional item I'd like to add. This is a mixed use center as described on page 34 of the recently updated Comprehensive Plan. It allows integration of residential and commercial in either the same building or in mixed together in different areas. [Reads Development Guidelines for Mixed Use Activity Center of the Comprehensive Plan].

Councilman Cline: Gene, we are here on a final development plan approval. It is not a zoning decision. Could you review for me administrative versus legislative standards I'm supposed to apply:

Gene Hollins, Law Director: In our planned district code, even though it's not a rezoning step, we have the final development step to come back to council as well as P&Z, to see the details of each phase or they can bring back [unable to decipher] the entire sight if you so choose. What the applicant is doing

is saying 'you have straight, cookie-cutter, zoning language, but what I'd like to do is be more creative.' Give us a proposal, put it in a preliminary plan, submit that to us with your rezoning requests, and propose a site specific zoning code. Then, second step, final development plan, what we're looking at, at that point is: Does what they have submitted as a final development plan, including the architecture, meet those standards that were set forth in the preliminary plan? We're applying existing code to a plan to see if it meets those criteria.

Councilman Cline: That raises a couple of questions for me. First, when we talk of divergences, are we talking about a divergence from this intermediate site specific plan or are we talking about a divergence from the general plan that existed before any proposal was made?

Mr. Hollins: We asked that when you submit that original plan and text, we know there are some standards that you make [unable to decipher], but some standards that is a trade off you may ask us to water down. Those are the divergences – the tradeoffs. You're getting away from the cookie-cutter approach. But we need you to tell us where you are asking us for the flexibility so we can review those things. They were called out in the original preliminary plan and text as divergences and since then have been approved. I asked Tom to be very specific for tonight. Are you diverting from any of your development standard or criteria i.e. does your plan meet every development standard and criteria set forth in the preliminary plan and text? The answer is yes. They are not asking for any divergences from the approved site specific.

Councilman Cline: The second question applies to the decision-making process that we have to make. Should we view this as a legislative action? Do we review this as an administrative review? What is the standard we are applying when we decide to vote on Ordinance 2015-52?

Mr. Hollins: The legal definition of administrative review is applying existing code to a specific plan. The legal definition of a legislative act is creating new code. So this is not the creating code step. You did that earlier. This is the administrative step of applying existing standards to a specific plan.

Mayor Hrivnak: The word 'divergence' that we use tonight, did I understand correctly that in the case of the Ordinance that is in front of us, that is a divergence from our cookie cutter code?

Mr. Hollins: Yes. *[multiple speakers]* We do have suggested standards in our planned commercial code, but those are suggestions that are up to the applicant to specify exactly what development standards he decides he is proposing as part of the plan text. But we to ask if there is something other than our suggestion, point them out to us as divergences so we can review them.

Mayor Hrivnak: Some of these divergences that we see in Item 4, someone could describe to us by letter what's proposed now and what makes that a divergence if we wanted that detail?

Mr. Hollins: Yes. We can still ask what the thought process was in that original divergence.

Councilman Lorenz: When I'm looking at a development text, I'm not seeing one in here Tom, I see more answers to our application. And when I see a development text, I think of something like we do at CPD or the City of Columbus. I think I understand what you are saying. We got the straight code and then we have the negotiated standards which are the unit development text. Are we asking for just a format or straight outline of what the changes from the straight zoning allows?

Mr. Hollins: We didn't redistribute the preliminary plan text. So it may be hard for you to see whether the final does comply 100% to the preliminary plan text, but we certainly could get that *[multiple speakers – unintelligible]*.

Mr. Betz: The text does follow the same format as the preliminary plan. The divergences that you are seeing are what's going away from the guidelines of the code.

Councilman Lorenz: So am I to assume that everyone else other than what we're calling divergences are back on the straight zoning bulk density requirements?

Mr. Hollins: I think they'd be divergences from our plan commercial code development suggestions.

Mayor Hrivnak: Does council want staff to run through each of these items and describe what makes this a divergence? Would that be helpful?

Mr. Hollins: We could, but it may be easier to provide that to you in a document for your next council meeting so that we have the preliminary plan and text in front of us.

Councilman Counts: It seems to me that there are certain divergences that are of more concern than others. I'm not sure at this late time it would be worthwhile to go through the exhaustive list, but rather focus on these items that are of great concern to us as a body.

Mayor Hrivnak: Dave, maybe you can run through the height, [multiple speakers] and density divergences.

Mr. Hart: We are under straight code for density. We have no divergence for density.

Mr. Betz: In the body of the Ordinance [2015-52], Section 1, item 4(a) – (h) identifies the divergences from our zoning ordinance guidelines for standards, and they are as follows: (reads the divergences listed on the ordinance).

Item A – [reads from Ordinance]: Our code recommends the maximum allowable building footprint of 20%. When you add up all the building footprints on the residential site, it adds up to 22.3%.

Item B – [reads from Ordinance]: Buildings A sets on a minimal amount of acreage within the site. Building A contains four of those buildings. There are a 120 units in Buildings A. That is well about the 12 unit per acre allowable within an area of that size.

Item C – [reads from Ordinance]: Our code guideline recommends a single 5 acre open space area for recreational uses. That is provided for the residential development that is being proposed. What this plan has is an area where the clubhouse is at that has multiple activity areas. There is also activity area for a dog park and garden area over here [indicating]. There is green space around the pond. And as discussed in the presentation, it exceeding the 5 acres overall, but they've broken it down in to various locations.

Item D – [reads from Ordinance]: The code guidelines recommend that no more than 4 units be attached for these type of developments. What they have here are 4 units in the Bs, but they have 8 units the Buildings C that are attached together as townhomes, and the A buildings.

There are some requirements for gates, fences and columns in the front yard to be back in the planned commercial district set back right here [indicating], down to zero feet set back to allow for gates at entrances. They are also showing 3 sign locations. These will be joint monument signs for both the commercial lot as well as the Powell Grand community. Otherwise there would be two allowed because they have two frontages here [indicating].

Maximum height for the A building. Our height requirements is no more than two stories or 35 feet, which is measured from the median of the eave line to the ridge at the top. In this case, it measures out to be about 39 feet – so divergence of about 4 feet now that they've lowered the A building from the preliminary plan.

One of our other requirements for residential developments is certain materials that allowed – vinyl not one of them – and this is allowing that.

Councilman Lorenz: Can I just get additional clarification on Item 4(b)? So in building A, you're going to have 30 units, it says 'shall exceed the 12 unit per acre.' So is 12 the standard/threshold?

Mr. Betz: The code allows for overall density of being no more than 9 units an acre. In any one acre, can't be over 12. So that any one acre is being exceeded here. This will be 21 in that one acre.

Councilman Lorenz: But the overall development would be less than 9?

[multiple speakers]

Mr. Betz: It's another layer inside the overall development.

Mr. Hart: Both the 12 units per acres and the 4 unit building limitation we really view as appropriate to change in a planned district because we see them as outdated concepts that probably are not going to work well with mixed use environment. We have really strong support in the new Comprehensive Plan for supporting mixed-use environments, supporting 3 story buildings where appropriate. But those two code provisions are in the way of that future. The planned district process is negotiative. I think what we are trying to present is outstanding amenities, very nice open spaces, some other community connections, lots of other improvements that we would present to justify those kind of changes from base code.

Councilman Counts: Dave, can you tell me where in the city or township buildings of 3 stories or more are either existing or are proposed?

Mr. Betz: There are several on Sawmill Parkway right now – Spectrum development that's going on is 3 stories. In Liberty Township, near this site, plans have been approved for a four story retirement assistant living facility. The Kinsale Golf Club in its essence is 3 stories, but it's designed as a two story roofline.

Councilman Counts: And any of those 3 stories buildings or the Kinsale clubhouse would be 38 feet or higher?

Mr. Betz: Similar. Kinsale is 45 feet. Spectrum community is 47 [feet] to the peak.

Mayor Hrivnak: But the median dimension to compare with what we're talking about today...

Mr. Betz: I'm not sure what that is there. I think it will be higher than this proposal. Certainly the Liberty Township plan for the assisted living and the other property is at 40 feet, maybe a little be higher on some of the parts of the building. LA Fitness is 40 feet high to the top of the flat parapet.

Councilman Counts: So it's not that this is the only building that would tower above the rest of Powell or Liberty Township. There are existing buildings –

Mr. Betz: There are some that have recently been approved and some that have been approved in the past.

Councilman Counts: Vinyl siding. We've talked about that as being a divergence. Are there other instances in the City where we have granted a divergence or a variance for vinyl siding?

Mr. Betz: In our downtown area we have allowed for that for rehab structures and some new additions with the rest of the body of the building when it is getting redone. Lakes of Powell subdivision is one where special vinyl siding was chosen. Morgan Place has this type of vinyl siding approved. Now only one of those houses is getting it, but it was approved for that.

Councilman Counts: And on the unit in South Carolina, is that vinyl siding or Hardiplank? [Mr. Schottenstein: It's vinyl. We've always done vinyl]. Was there any consideration to do Hardiplank [Mr. Schottenstein: No]. Can you tell me the decision behind that?

Mr. Schottenstein: It just doesn't work for rental communities. We've never done it in the 40 years we've been in business even in our condominiums communities. In 10-15 years from now it would look terrible – the paint wouldn't match up right.

Mr. Sullivan: Hardi material wasn't initially a material approved in Powell and was added. Vinyl is not necessarily an excluded material, but it's not an included material either because it's not specifically listed in the code. I don't know if there's a panacea relative to what materials are out there. We are

dealing with things today that historically we didn't deal with i.e. buildings are much tighter. All these kind of things effect the performance of a building. Vinyl siding is really a rain screen. It has to be installed over a moisture barrier. The objection to the material is more a function of ascetics or poor detailing of earlier generations of that material. What we've been trying to do is find materials that will perform at a high level - corner detail, no J-trim. The evolution of vinyl siding is such that you now have corner details that have a slot where the vinyl slides behind so there is no J-trim. Window wraps are the same thing. I think it is important to have an evolving position as a community.

Councilman Counts: Where in this depiction would you find the longest run of vinyl that one might be concerned about?

Mr. Sullivan: Probably one of the longest areas is in the center gable, and what we are proposing there is not straight vinyl, it is a vinyl shake. The vinyl shake is far superior in the aesthetic to a cementitious shake because it has dimension to it, so it has shadow line. Drive by the Tremont Club and look at it. The clubhouse there is all vinyl siding, but you would swear that it's real shake when you look at it. Because of the vertical breaks, you don't see any seams anyplace.

Councilman Counts: I'd like to talk about age-restricted verses age-targeted. I'll direct this question to you Gene. Age-restricted, is that something that is prohibited by law or is that something that is permitted?

Mr. Hollins: The quick answer is that the Fair Housing Act prohibits discrimination on the basis of familial status. In other words, you can discriminate against a family which may include an individual under 18. If you restrict it to 55 and above or 62 and above, it is a violation of the Fair Housing Act because you restrict someone under 18 living there. There is a specific exemption to the prohibition of discrimination based on familial status and it has certain criteria that have to be met - you can 100% 62 and above or if the age person is 55, and what that means is that at least one person in the unit has to be 55. It does not prohibit all family members to be 55. That being said, there are still constitutional challenges to this now and then.

Mr. Hart: The concern is that without age restrictions a lot of kids will move into it. I would like to pass this out (**Exhibit 2**). It is the study by Olentangy Local. It is on our website so anybody can read it. That is not factually supported over 20 years in this whole school district that we are in or anywhere else. Empty nester communities do not attract the number of kids that people are assuming when they make these arguments. That study is also a 25 year projection into the future and what the district thinks is going to happen. Most kids come from single-family homes. The district will tell you that it's a .8 students. From a multi-family, the district will tell you it's a .5 students. We are age-targeted, so we believe it will be even less. We don't believe there are any other communities in Powell that have these restrictions. There are multiple empty-nester communities in Powell that don't have these [age] restrictions. If Powell is going to put deed restrictions on everyone, then that would be different. If you don't do that then there is a disparate treatment issue. We do not want to be in the policing business and we don't see it as a real issue because the factual data doesn't support that argument.

Councilman Counts: I would agree. I've read the Olentangy School District information and based on what I've read, you are absolutely right. It's not going to add children to the school. But what is being presented to us is a development that will attract seniors. What I hear our law director saying is that you can have restrictions as long as there is one person in that unit who is 55 or whatever. Wouldn't that meet that criteria you're looking for knowing that this person could have a younger spouse or what have you?

Mr. Hart: We don't believe that restriction exists in Powell in other empty nester communities today. We don't believe it is our business to regulate that way. We don't want to keep track of every percentage in every household. There is a percentage that you have to monitor to make sure the deed restrictions are complied with or be in violation of it and we don't want to monitor that.

Mr. Hollins: There is a percentage. There has to be 80% of the units rented by at least one 55 year old. There is a monitoring function to monitor whether you're...[unintelligible].

Don Hunter, Schottenstein Real Estate Group. One of the things about age-restricted communities is that they are more often, if not exclusively, applied to communities where you are owning the home. In a rental community like this, we know of no rental community where an age-restriction exists. This is just not just a lifestyle issue. Lifestyle issues are intertwined with economic development. Are we going to monitor if someone is 52 or 53? Do you want to turn away a 52 year old who is a professional and wants to live in this community because they are 3 years younger [than is allowed]?

Councilman Counts: I'd like to now move to age-targeting. What in this development, primarily in the units, would attract someone who is older versus someone who is younger?

Mr. Schottenstein: I'm 28 years old, so if I see an active adult community in Powell Grand, I'm not going to move there. I'm staying downtown in the Short North. I don't want to play bocce ball and pick vegetables out of the garden with a 55 year old. There's no bar here, no volleyball courts. The pinwheel style homes are actually the same style as the neighboring Big Bear Farms development.

Mr. Sullivan: The pinwheel product. Those are all flats. There are some second story space, but they appeal to an empty nester. They are open floor plans with a master on the first floor. Some have two masters. The fact that it's all one floor living, they are all accessible. The 3 floor buildings all have elevators. The amenities within the clubhouse, pickle ball, community garden respond to this particular demographic. It will be a quiet place. The rents will not be inexpensive. These people are making a choice to live in this type of development by choice not based on economics, but based on lifestyle and they will want to live around people that share their lifestyle.

Mr. Schottenstein: To get into the services, we are going to have cooking classes, fitness classes, etc. The 3 story buildings each have an elevator in it. Each unit has individual balconies. Security cameras and internal hallways are there to create a sense of neighborhood. The lighting, the walkability was geared toward seniors. The Spectrum deal that just went through here, which is an assisted living independent was not restricted and that's a true senior community.

Councilman Counts: And wouldn't you agree that in that particular development, that the design of the units are such that it's very conducive to an older age, so that design leads you into your targeted market?

Mr. Schottenstein: Right, which is what we did on the 3 story building – very similar. Actually, I think it will be even better because we have larger floorplans and higher rent than what they are paying over there.

Mr. Hart: One of the gentlemen that spoke to council here a couple times recently was talking about the condo association has had to take over and maintain units that are now rentals. This community has 24/7, 365 maintenance staff onsite. It's not going to be a condo board struggling to maintain the outside of these units. We are here. We own it. The value of the community will stay high if we take care of the asset. We are getting surging demand for that flexibility to not have mortgage, not having a big yard, not having the maintenance, or being tied down. Also, those kind of folks are coming to Powell to be near their kids and grandkids who are in Powell.

Councilman Counts: Isn't it true that certain of those targeted individuals, you might ask the question, why would they want to rent and not have a mortgage. But they might already have their equity in a place in Florida and to own in two places financially is not the best thing for them to do.

Mr. Hart: Exactly. One of the biggest growing households are that of singles. People that want to live alone. That is what we're interested in – one of our targets of Building C.

Councilman Counts: I have one last question and it gets back to age-targeted and maybe we accept that, you sold us on that. Let's say 10 years from now you decide that this is not working for us. So you decide instead of a pickle ball court, we want to put a volleyball court. How much redevelopment of this development could happen without having to come back to the City for our approval and we could say, hey wait a minute, this was sold to us as an active, adult community and we want to keep it that way? My concern is that there could be some things you could change. But if you couldn't

change the interior of the units to make them more 20-something friendly, you'd have to come back to the City, well then, maybe that's our hook.

Mr. Hart: That risk exists with any age-targeted community anywhere. In 20 years they could change their mind and change. There is no higher risk here with this development than anywhere else. Some of the amenity designs are locked in and would have to get City approval to change text and plan detail because they are specific. We believe that space and design are what attract people.

Mr. Hollins: On Tom's second point, I agree with him. We have continuing jurisdiction over approved elements of the final development plan, including any of the amenities that you were talking about. If they tried to change those, we could threaten to stop work. They have to have a certificate of occupancy from the Zoning Department as well as the Building Department, so we have some pretty big sticks to use. If there was a negotiated part of the text, that it wasn't a recorded deed restriction that said 55 but if there was some way that we could articulate the age restriction and put it into a way that is measureable and put it in the zoning text, we would continue as the Zoning Department to have jurisdiction over that to monitor that. It's not a one-shot-and-you're-gone type of deal.

Mr. Betz: I would agree with Gene on that.

Mayor Hrivnak opened this item to public comment.

David Gatton, 8760 Linksway Dr., President of Stonebridge at Golf Village Condominiums Assoc. We sit on approximately the same acreage as the proposed property. We are not against developing this property, but want it in a manner and form that will enhance the City of Powell. Powell was recently named the 12th best suburb in Ohio by Business Magazine. We would like it to stay that way.

- Concerned about the height and density of the units. We would prefer two stories, 40 units rather than three stories, 60 units.
- Powell updated the Comprehensive Plan. We would like to see Council utilize it and stay within the present building codes.
- A similar project on the same property was rejected by Liberty Township last year due to density and traffic.
- Traffic on Seldom Seen will increase.
- Outside parking will look like a parking lot.

This plan needs to be further refined and revised as follows:

- Owned units over rentals.
- We would like to have Council take a second look at this project.
- We would support something within guidelines of Comprehensive Plan.

E. Lynn Miller, 376 Park Woods Lane. [Exhibit 3 – Comments & Questions of E. Lynn Miller, F.A.S.L.A.] I am not against development, but it needs to be controlled.

* Where the developer said he had a petition with 75 names in support of the project was not true. The petition was expressing concerns about traffic, not necessarily support for this project.

* The developer shows plans based on a photograph that is 8-9 years old. This area will be a holding pond [Indicating]. Right now it is a significant wetlands. Lots of things have changed on this site. If you don't believe it's a wetlands, I'll take you over there to look at it. It buffers and takes out a lot of toxins and is a downhill battle.

* There's no plan for these two parcels taken in as part of this plan. There is no control over it and we don't have any information regarding traffic.

* I don't think the financial considerations have been worked out because residential developments is one of the highest to the taxpayer.

* I dispute the figures given you by the Olentangy School District because if they were so good at those figures they would not be getting ready to build another high school.

* One of the things that bothers me the most is 8 units together in a row. If this was allowed you would see them everywhere. But it isn't allowed and I haven't seen it anywhere where there is a progressive town such as Powell.

* There was never a complete grading plan which worries those at Big Bear Farms because the water comes through our property and on down.

* Was the traffic survey in and out of Big Bear Farms included? The consultant says yes, but the Staff doesn't have a copy of it and I don't have a copy of it.

* The impact on the Beechwood Nature Preserve. No reference to environmental impact in the studies. We need some protection for that.

- * I would like to see a well-designed community, more tax addition instead of tax negative.

Howard Kimberly, 3735 Stoneway Point. Powell is a great place to live, but I don't think this project is a good idea. I don't believe a 300 unit apartment building will enhance it.

Joseph Sansone, 368 Park Woods Lane.

- The developers at the last meeting made a comment that 75 signatures from Big Bear Farms supported the project. That is not what it said - I signed it, but it was misleading.
- I had experience in condos and lived in one for 14 years. It was all good at first, but then they started renting out, and soon it became dilapidated. Eventually I moved out.
- The houses surrounding the proposed site are expensive. The reason I moved out here was to assure that we kept out the riff raff. You don't put eye-sore rental structures next to high end homes.
- I don't oppose something there, but this is a bad plan. They [developer] will do anything they can to fill these units.

Stacy James, 8754 Linksway Drive. We don't want this. This development will bring a lot more traffic, traffic noise and it will be an eyesore. This will destroy the peace and serenity that we love here. We don't want a huge parking lot with cars.

Gary Bettendorf, 276 Park Woods Lane. I am one of the 75 that did sign the petition and I read it before I signed it. I wish to talk about the people that are developing the project.

- Vince has been very helpful, is local, has been here for over 30 years and has the experience. He has addressed the problems with the turn in signal/lane. He's financially prepared.
- I don't see what the problem is. I don't see the problem with the traffic. I was the most vehemently opposed to the previous project, but I've changed my mind on this.

Tom Gemperline, 290 Bear Woods Drive.

- I am confident in the developer.
- I am surprised at the exaggerated objections to this project. Some of the objections are true, but most are exaggerated. All of these things can be worked out.
- We've been given a deceleration lane. This is not going to create any more traffic.
- I support this project. It will be a great addition to Powell.

Terry Hoppmann, 37 S. Liberty. I want to do right thing for long term of the City. First, I want to thank those that will be leaving soon for their service on Council. We appreciate the work that you've done.

- This [development] is an extraordinarily important decision for Powell. Exceptions become the rule. We made a decision some time back to put LA Fitness in [made an exception for height limitation of 35 feet] and now we have someone else that wants an exception [for height].
- The density on Building A is an issue. It is not 12 units per acres, more on the 17-18 units per acre.
- The development has potential, but take it down to 2 stories.
- The Comprehensive Plan call for parking to be at the side or the rear. [Indicating] This appears to be front - nearly all comprised of parking lot.
- Building A that we are shown have no garages, but there are garages on these units.
- The City has said that this is a negative income tax. We will take in less income tax than what will spent by the City for services for the building. Should we be doing divergences like this that set precedents for the City and has a negative income tax impact?

Chip Vance, 275 Oakland Park. We just had an election and results are clear - we are concerned about density and traffic. Mr. Margello had a sign in his yard against the development of the Powder Room property.

- Concerned about the scale of the building. If it's two stories it stays within the rules. We came up with a Comprehensive Plan for a reason.
- The density of 21 units per acre is well beyond the nine per acre that we want in our community.
- I am not a huge fan of vinyl. It cheapens our community.

Connie Coghlan, 261 Cedarbend Court.

- I like the concept of empty-nesters, but am afraid that down the road there will eventually be kids in there due to (i) eventual turnover, or (ii) if the economy changes and the need to keep the buildings full.
- We are tired of the traffic and the density.
- Adjacent property is building a nice community.
- Not as concerned about vinyl, but is concerned it sets a precedent.

Tom Fink, 375 Bear Woods. The Woods at Big Bear Farms were by design to be an empty nester community. Less than 7 children live in our development.

- Traffic. I sat out and counted cars on Sawmill Parkway. At worst, 254 cars passed in five minutes on a Friday afternoon rush hour. The lowest count was 94. With the extension of Sawmill Parkway, traffic will pick up 30-35%. We've learned that you don't go out on Sawmill Parkway at rush hour unless you have to.
- Vinyl is in violation of Code. I have discovered that we [Woods at Big Bear Farms] are in violation of City Code. For 39 patios, we were averaging over \$10K a year repairing rotten wood patios. We went to vinyl in a lot of places. We looked at modern vinyl, along with several other things, and we're happy with it. There have been some significant improvements [in vinyl].
- Comprehensive Plan. P&Z said this development met the criteria of the Comprehensive Plan. I don't think so. Peace, quiet and tranquility, we agree with the previous speaker that this is what we want.
 - This is the third proposed residential development for this property.
 - Would you rather have a strip mall? - No peace and tranquility there.
- As to the petition, you can read it yourself to see what it says. I wrote it and it was not meant to be deceptive at all. (**Exhibit 4 – A petition For Our Safety**).
- We are in favor of this thing.

Ken Woodingsm 372 Park Woods Lane. I signed the petition. We had some concerns with the plan. We do not think the one given to Council is the one we signed. We had 75 signatures expressing concerns. We were not in favor of it.

Joy Lelonek, 8792 Linksway. I don't want this development here. I chose Powell for the ambiance and small town atmosphere. I know there's going to be growth.

- You don't develop a property unless you can make a profit.
- A gentlemen here said, 'If you just say yes to this, you could just work out the details later.' I think the details have all been worked out and if you say yes, it goes ahead as is.
- I don't like vinyl, but it's not as much a concern for me.
- Powell is unique and special. But you start to give divergences, you lose your power. Don't lose your power.

Hearing nothing further; Mayor Hrivnak closed the public comment session.

Councilman Bertone: My primary concern continues to come back to the target markets that are here and are represented: empty-nesters. Why the reservation to put the restriction in? My concern is not only 10 months from now, but 5, 10 years from now, what will happen to this parcel? Before we get to a second reading, let's talk about that further.

Councilman Lorenz: Councilman Bennehoof asked me to read a statement because he was unable to be here. I am not going to read his entire statement, but will summarize it. He has indicated that he has concerns over the type of siding, height and density, and age restriction.

For me, I am big on aging in place. I have concerns over:

- Density.
 - Perhaps you can contemplate going to a 2 story building.
 - Removing some of the parking – 4 spaces per unit.
- An age restriction would make it more palatable.

Councilman Counts: I have been a resident of Powell for almost 21 years. This is not the same community today as I moved into. It has changed and continues to change. I expect it to respond to the needs of the people that currently live here and want to live here. We will never be the small community that we once were. I can't ride my bike down Seldom Seen Road anymore, but I realize that this is something that is outside Powell's control. How do we keep a community that has that intimate feel that allows residents to move in stages of life throughout? I'm looking at this from a very high perspective. I'm also looking at this as: If not this, than what? If not a residential community, a commercial development with a lot more traffic? Single family homes with a lot more kids in the schools? An industrial set of buildings which would have no traffic and no kids, but maybe not the best thing to have next to you.

So I look at the alternatives and say is this the best alternative we have for this parcel and the benefits it provides to the community? I've always been a proponent that we need to provide alternative housing for our parents and for us as we get older. After all, just because I like to own a home, doesn't mean everyone else would, notwithstanding that they may be wealthier than I am. I also know that in my single family development, houses of \$300-\$400K, there are people that change their oil in their driveway. There are garages filled with boxes. There are neighbors of mine that rent their home to a third party. It doesn't make any difference whether you are in a single family home or if you are in an apartment, it happens everywhere. The key is to design a product which attracts the kind of people you are looking for.

My questions to you were to identify those things which would attract the kind of people to this community. More importantly, I am concerned that those kinds of design features can stay in place such that later if there is a decision to change to a different kind of community, then we have a chance to say yea or nay to that. So I'm not as concerned about an age-restriction as making sure that this design is such that it attracts only these kinds of individuals.

I'm not a fan of vinyl siding, but I also know that the cedar siding on my house is 30 years old and will need to be replaced, and I'm going to have to figure out what to do. Every product has its good points and bad points. I think I can get comfortable with vinyl siding, but this targeted age group and being able to maintain that, and having the City have some say to keep that, is the most important thing.

Councilman Cline: I am not sure where I stand on this project. I do think that there is a compelling need for a product like this – for those well past the 40 mark who someday want to stop cutting grass and picking up leaves to comfortably stay in Powell. Many of you have chosen to do that in condominium associations. Many of you have talked about some of the problems that come with condominium associations. I lived in, and was on the board of, a condominium before I bought my first house, so I know what those problems can be. I think there is a need.

I agree with Tom in that the age-targeted versus age-restricted distinction for me is meaningless. I have a daughter that lives in The Hub in the Short North, a great place to live if you are 30. Not so much if you are 60. But there were people that lived in that building that were 60 years old. That was a lifestyle choice that they made. There may well be a 30 year old that chooses to live here. And if that person exists and wants to live there, they're probably someone we would want to have in Powell because they are choosing to live there because of the amenities and the lifestyle that this community represents. I doubt very many 30 year olds who want to be able to go to local pub by walking down to the basement of their building are going to pick this development to live in. So I'm not concerned that we have a written restriction. I am concerned with Tom's point that we have some assurances that the game plan that is in place today is in place in years to come.

I am disappointed in reports about recent votes on zoning issues and the uncivil discourse that went on. I am disappointed tonight as well. We can agree to disagree and still show respect to those with different opinions. As a community we should demand that of each other.

Mayor Hrivnak: I think there is a place for a community like this. My concerns:

- These are apartments and a renter doesn't have as much interest or loyalty to the property as an owner may have.
- We may need some other assurances that this will continue to be marketed for empty-nesters. We would like some degree of control on that issue so that years from now it's still the same.
- The other thing is the density. Overall it is good. That is what the code allows so it's hard for me to argue with that. It gets crowded around Building A. Is there a way to address that? 21 units per acre is pretty tight.
- Materials – vinyl siding. When I came in I was convinced I didn't want to hear anything about it. I'm now interested in learning more about it. I would be open to see a little more about that next time.
- I like that the development will be local ownership.

Ordinance 2015-52 taken to a second reading.

RESOLUTION 2015-14: A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE DELAWARE, OHIO CITY PROSECUTOR'S OFFICE.

Mr. Lutz: Each year we enter into a professional agreement the Delaware Prosecutor's Office to provide services to the City to prosecute all cases coming before the Delaware Municipal Court. The Police Department is happy with the service we receive. It is a good bang for the buck.

Councilman Cline: This is a great value to the City. In my earlier years practicing, I billed more than the \$200 per hour that is being proposed by the Prosecutor's Office.

Mayor Hrivnak opened this item to public comment. Hearing none, he closed the public comment session.

MOTION: Councilman Cline moved to adopt Resolution 2015-14. Councilman Counts seconded the motion. By unanimous consent, Resolution 2015-14 was adopted.

SECOND READING: ORDINANCE 2015-50: AN ORDINANCE AUTHORIZING THE ISSUANCE NOT TO EXCEED \$6,250,000 OF BONDS FOR THE PURPOSE OF ADVANCE REFUNDING PORTIONS OF THE FOLLOWING OUTSTANDING BOND ISSUES: (1) \$2,750,000 POLICE FACILITY IMPROVEMENT AND CONSTRUCTION BONDS, DATED MAY 18, 2006, AND (2) \$6,900,000 VARIOUS PURPOSE BONDS, DATED APRIL 24, 2008; AND AUTHORIZING AND APPROVING RELATED MATTERS.

Mr. Lutz: We are proposing to take advantage of the lower interest rates. At last council meeting there was a question if these amounts are correct. We have been able to confirm that these are the correct amounts. They don't match up exactly, but bond council recommends that this be approved as circulated.

Councilman Cline: Debra [Miller] did provide an explanation. By the time we get to the point where we are actually using the funds to pay off these debts, they total \$6 million or less.

Mayor Hrivnak opened this item to public comment. Hearing none, he closed the public comment session.

MOTION: Councilman Cline moved to adopt Ordinance 2015-50. Councilman Counts seconded the motion.

VOTE: Y 5 N 0

FIRST READING: ORDINANCE 2015-51: AN ORDINANCE AUTHORIZING AMENDMENT TO THE FEE SCHEDULE OF THE CITY OF POWELL.

Mr. Lutz: Each year at this time we review our fee schedule and propose changes to Council. The only changes are in the Development Department, and Dave will review those. Delaware County has revised their building permit fees, and as a consequence, we may need to revisit this to assure that our fees are in line with theirs.

Mr. Betz:

- Page 3, we have new fees for the Comprehensive Plan. There is a separate fee is for a copy of that new Plan with our without the Appendix.
- Page 11, we removed the Comprehensive Plan Amendment or Addition fee and temporary sign fee as they are no longer applicable.

Mayor Hrivnak opened this item to public comment. Hearing none, he closed the public comment session.

Ordinance 2015-51 was taken to a second reading.

FIRST READING: ORDINANCE 2015-53: AN ORDINANCE MODIFYING APPROPRIATIONS FOR THE CALENDAR YEAR 2015.

Mr. Lutz: Parks & Rec is one of the few departments that is financially self-sufficient. As you are aware, Heart of Powell dissolved and the City is now obligated to take over Powell Festival. We need to put some financing in place for this expenditure. We will enter into contracts before the end of the year. We will

have sponsorship opportunities, revenues will come in and expenditures for next year and expect the festival will cover its own expenses by that time.

Mayor Hrivnak opened this item to public comment. Hearing none, he closed the public comment session.

MOTION: Councilman Cline moved to suspend the rules in regard to Ordinance 2015-53. Councilman Counts seconded the motion.

VOTE: Y 5 N 0

MOTION: Councilman Cline moved to adopt Ordinance 2015-53. Councilman Counts seconded the motion.

VOTE: Y 5 N 0

FIRST READING: ORDINANCE 2015-54: AN ORDINANCE MODIFYING APPROPRIATIONS FOR THE CALENDAR YEAR 2015.

Mr. Lutz: Due to the dissolution of Heart of Powell, the City will be sponsoring Holidays in Powell. Because of the late date, we do not have sponsorships in place to finance this event. This appropriation will allow the City to move forward on this event.

Mayor Hrivnak opened this item to public comment. Hearing none, he closed the public comment session.

MOTION: Councilman Cline moved to suspend the rules in regard to Ordinance 2015-54. Councilman Counts seconded the motion.

VOTE: Y 5 N 0

MOTION: Councilman Cline moved to adopt Ordinance 2015-54. Councilman Counts seconded the motion.

VOTE: Y 5 N 0

COMMITTEE REPORTS

Development Committee: Next Meeting: November 4, 2015, 6:30 p.m.

Finance Committee: Next Meeting: Tuesday, November 10, 2015, 7:00 p.m.

Operations Committee: Next Meeting: Tuesday, November 17, 2015, 6:30 p.m.

ONE Community: Next Meeting: Monday, November 9, 2015, 7:00 p.m.

Planning & Zoning Commission: Next Meeting: Wednesday, November 11, 2015, 7:00 p.m.

Powell Community Improvement Corporation: Next Meeting: TBA

CITY MANAGER'S REPORT

Mr. Lutz: We have had a request from RacePenquin for the Powell Turkey Trot to distribute canned or bottles of beer during the event. We have done in the past. The beer is not for consumption on the premises. The Police Chief has no objection. I just need a thumbs-up or thumbs-down.

All thumbs up.

I just wanted to remind you that at the next city council we will be presenting the annual budget and Bob Hallopy's rezoning request. We will also need meet in Executive Session for Reappointments.

Mayor Hrivnak: Can we move the executive session to the first meeting in December?

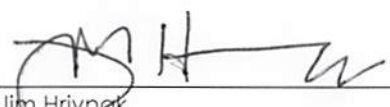

OTHER COUNCIL MATTERS

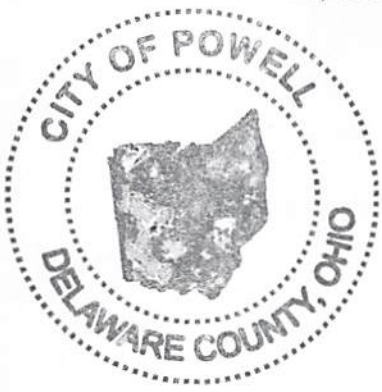
There were none.

ADJOURNMENT

MOTION: Councilman Cline moved at 11:07 p.m. to adjourn the meeting. Mayor Hrivnak seconded the motion. By unanimous consent of the remaining members, meeting was adjourned.

MINUTES APPROVED: November 17, 2015

	<u>11-30-15</u>		<u>12-1-2015</u>
Jim Hrivnak Mayor	Date	Karen J. Mitchell City Clerk	Date



City Council
Jim Hrivnak, Mayor

Jon Bennehoof	Frank Bertone	Tom Counts	Mike Crites	Richard Cline	Brian Lorenz
---------------	---------------	------------	-------------	---------------	--------------