



City of Powell, Ohio
City Council

MEETING MINUTES
February 5, 2019

CALL TO ORDER/ROLL CALL

A special meeting of Powell City Council was called to order by Mayor Jon C. Bennehoof on Tuesday, February 5, 2019 at 7:34 p.m. City Council members present included Jon C. Bennehoof, Frank Bertone, Tom Counts, Brian Lorenz, Brendan Newcomb, Melissa Riggins and Daniel Swartwout. Also present were Steve Lutz, City Manager; Eugene Hollins, Law Director; Dave Betz, Development Director; Rocky Kambo, Assistant Director of Development; Debra Miller, Finance Director; Jessica Marquez, Assistant Finance Director; Megan Canavan, Communications Director, Karen J. Mitchell, City Clerk; and interested parties.

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION

Mayor Bennehoof opened the citizen participation session for items not included on the agenda. Hearing none, Mayor Bennehoof closed the public comment session.

APPROVAL OF MINUTES – January 29, 2019

MOTION: Councilman Counts moved to approve the minutes of January 15, 2019. Councilman Bertone seconded the motion. By unanimous consent of the remaining members, the minutes were adopted.

PROCLAMATION: Caleb's Annual Hot Chocolate & Bakery Fundraiser Day, Caleb Sefcik.

SECOND READING: ORDINANCE 2018-51: AN ORDINANCE ACCEPTING THE ANNEXATION OF 44.29 +/- ACRES, MORE OR LESS, LOCATED AT THE CORNER OF SAWMILL PARKWAY AND HOME ROAD, FROM LIBERTY TOWNSHIP TO THE CITY OF POWELL, AND TO DECLARE AN EMERGENCY. (EX. A) *Tabled from January 15, 2019.*

Steve Lutz, City Manager: This past spring, The Ohio State University approached the City and our community with a proposal to build a new Wexner Medical Center in Powell. The process began at that time and tonight we have the proposed annexation of the property and final development plan. The majority of this property will be used for the future Wexner Medical Center and hospital. There are a few out lots surrounding this parcel which are available for future commercial use.

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

MOTION: Councilman Counts moved to adopt Ordinance 2018-51. Councilman Swartwout seconded the motion.

VOTE: Y 6 N 1 (Newcomb)

SECOND READING: ORDINANCE 2019-04: AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN AND ZONING MAP AMENDMENT FOR THE OHIO STATE UNIVERSITY TO CONSTRUCT A MEDICAL OFFICE BUILDING, AMBULATORY CARE MEDICAL FACILITY, AND HOSPITAL ON 44.29 +/- ACRES AT THE NORTHEAST CORNER OF SAWMILL PARKWAY AND HOME ROAD. (EX. A)

Councilman Lorenz: On the last Ordinance, Councilman Newcomb voted no. Brendan, we've been talking about this project for 8 months. I'm not trying to rehash history, but you haven't given us any insight on why you would vote something down like this that is such a great economic driver to our

community. I'd imagine that you would vote no on the next two Ordinances, but I'd be interested in getting your take. It's rather strange that this is the first indication we have from you that you are not going to vote in favor of it. I think it is ridiculous.

Councilman Newcomb: I think I gave you an indication at the last meeting because I don't think the development plan is final. I still think it's evolving. I still think they are working on it. There are conditions in it which still need to be addressed, and some of them aren't going to be addressed for 6 to 8 months. I'm not convinced about the financial viability or the economic benefit to this town. I've been sending emails back and forth with Steve [Lutz] trying to find out more information on that. That's where I am.

Councilman Lorenz: I appreciate that. I know it's your priority to do that on behalf of the residents. But I think waiting until the 11th hour to start bringing some of these issues up is irresponsible.

Councilman Newcomb: The thing is, Brian, we haven't received a lot of information. P&Z didn't receive the information it needed until last week on the 23rd. So, until they got the information, we didn't have the information. So while this has been before us a number of times, a lot of information has been lacking. There's been a lot of questions regarding it. P&Z was still asking for information at their January 16th meeting that they didn't receive until the 23rd, and they still have put conditions in there. If any information's been available, it's been in the last week.

Mayor Bennehoof: I am very much looking forward to this opportunity and I think it is a bright opportunity for the entire community. All of Central Ohio will benefit from this, especially Liberty Township, the City of Powell and Delaware County. I'm very thrilled about this, and I trust in the process and quality of the product that Ohio State has established in other locations. I look forward to the same quality product here.

Mayor Bennehoof opened this item to public comment.

Les Wibberly, 5005 Bayhill Drive: I work with the OPAL trails committee. We are also very happy to see this facility come to the community. One of our goals is to provide safe access to all modes of transportation to the destinations in this area for both pedestrians and bicyclists. We know that there is a growing trend in the nation for people to be able to commute to work not only by cars, but by walking or cycling. In that spirit, we would like to request an enhancement to the preliminary plans to allow the trail that will run along Sawmill Parkway to be extended along the entrance roads to the hospital complex. There's currently the north-south trail and there is a trail on the opposite side of Sawmill Parkway. So there is trail access to the entrance for the safety of the people going to the complex, we would request that the trail be extended along the entranceways into the complex so that cyclists and pedestrians do not have to compete with car traffic getting in there. This would only be an upgrade of a planned sidewalk to a planned trail which has greater width, would better accommodate cyclists, pedestrians and those in wheelchairs.

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

Councilman Swartwout: I spoke a lot about the benefits and the partnership with Ohio State at our last meeting so I didn't think that there was anything left to say on my behalf but I would like to comment on the benefits to our City. I would like to comment as someone who has in-laws living across the street who are excited to have the Wexner Medical Center in our community so instead of traveling 20-25 minutes to get to their needed medical appointments, they can be there in 3-5 minutes. I'm excited for the economic opportunities this brings to the City. We are talking about, in just the first phase alone, a \$50 million dollar payroll and the benefits that will bring both to the City and tax revenues as well as the surrounding businesses. As we are going out to our community and saying we have a funding problem, we have a problem with sustainable funding to take care of our capital needs when there is a facility that is coming to our City with a \$50 million dollar payroll, I don't see how you cannot see the benefits. And not only is it a \$50 million dollar payroll, it is a world-class facility. It is The Ohio State University which

is one of the most famous names in the entire world. It is the Wexner Medical Center that gives lifesaving care to so many people day after day, including members of my family. The benefits to our community are tremendous, they are outstanding, and they are as obvious as the nose on my face.

I would like to thank Ohio State for the partnership. For 10 months I've been working with Ohio State – this entire Council and our entire Staff has been working with Ohio State. The partnership has been tremendous. What we are seeing before us, before our community, both in terms of the health benefits, the societal benefits, the benefits of partnership with the medical facility and the schools, and mentorship opportunities. When you are seeing all of these things before us to say you are not convinced of the benefits, I just don't understand that. I am so glad we are here tonight to vote on this. I am so glad we are here tonight to bring the Wexner Medical Center into the City of Powell, and I am so glad that I have six Councilmembers, myself included, who recognize the benefits and how good this is, what a wonderful thing this is for our City, for the residents of Powell. I am excited to vote yes on this tonight.

Councilman Counts: While I don't want to dampen Dan's excitement on this project, I do think it is important to note that this facility will not solve our infrastructure issues. I don't think that was Dan's intent, [Councilman Swartwout: No.] but it sure could come across to our residents that this was the panacea that's going to solve all of our problems and it is definitely not.

Councilman Swartwout: That was certainly not my intent, but it can help.

MOTION: Councilman Counts moved to adopt Ordinance 2019-04. Councilman Swartwout seconded the motion.

VOTE: Y 6 N 1 (Newcomb)

SECOND READING: ORDINANCE 2019-05: AN ORDINANCE APPROVING THE EASEMENT VACATION PLAT FOR GOLF VILLAGE NORTH REVISED AND THE RE-PLAT OF LOTS 5140 THROUGH 5148 GOLF VILLAGE NORTH COMMERCIAL REVISED FOR THE PROPERTY LOCATED AT 3315 ROYAL BELFAST BOULEVARD. ([EX. A](#))

Mr. Lutz: This is the third and final piece of legislation tonight associated with the Wexner Medical Center which will be built and operated here within the City of Powell. There are various utilities going through the site right now. This legislation takes care of vacation of some of the easements and the re-platting that needs to be done to match it up and align it with the approved development plan.

Councilman Lorenz: I would just like to take a quick opportunity to express my gratitude to all of you, to thank you for working so hard with us and our Staff over the last year. We are extremely thrilled to have you in our community. I look forward to the partnership with you for many years to come.

Mayor Bennehoof: This has been a journey and I believe that journey will continue. For the benefit of the public and press, this really is a Jenga puzzle in trying to put all the pieces - utilities, infrastructure, plans, zoning, and everything else that has to go along with it – it really becomes a very complex issue which is why it's taken this long. Everybody's patience is well appreciated and I'm thrilled that we are where we are.

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

MOTION: Councilman Counts moved to adopt Ordinance 2019-05. Councilman Swartwout seconded the motion.

VOTE: Y 6 N 1 (Newcomb)

FIRST READING: ORDINANCE 2019-06: AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR 4.011 +/- ACRES AT 2770 CARRIAGE ROAD, AMENDING THE ZONING MAP FROM FARM RESIDENCE DISTRICT TO PR, PLANNED RESIDENCE DISTRICT. ([EX. A](#)) ([EX. B](#))

Mr. Lutz: Tonight is the first reading of a proposed development which Dave Betz and Rocky Kambo will review with you. Additionally, Mr. Bradley, the applicant, is here tonight.

David Betz, Development Director: The property is located off the northwest corner of Liberty Street and Carriage Road. This property was annexed in when Woods of Powell was annexed in by M/I, and the whole history of that project, as it related to property transferred between Powell and Liberty Township and the developer when M/I was done. This property was held out by the owner at the time as a holding for future development that was not purchased by M/I at the time. Also at that time, the middle school was being considered and planned out so much of this property was reserved for drainage easement for the middle school which now is not necessary.

Now comes a developer who is in a purchase contract with the property owner that annexed it in to rezone the property to a Planned Residence District. This makes sense in that it is a residential proposal for 11 single family homes to be built by Romanelli & Hughes. There is a private street that lips in there for access off of Carriage Road. No houses back to Liberty Street. We are working with the school district on a pathway system for possible connection along Liberty Street or perhaps back through the school. It will be worked on as part of the final development plan. P&Z has reviewed the preliminary development plan for this and recommends the zoning map amendment to you so that further work can be done on the final development plan and as the developer wants to move forward.

The layout is for 11 homes, single family lots. There would be a private street set up in a homeowners' association. The 11 homes have started out with some preliminary designs that are being brought forward. These will be in the same price range as the single family homes to the south. Final home plan designs will be brought forth with the final development plan to both P&Z and Council when it is complete. We still feel that the Planned Residence District is proper. This plan was unanimously approved as a preliminary plan and the zoning map amendment unanimously recommended to Council for approval. Chris Bradley, representative of the developer, is here to answer questions.

Councilman Counts: Dave, I believe that there was a prior proposal for this site. Can you give me a little background on that and how it differs with what is being presented tonight?

Mr. Betz: There was a proposal from another developer to construct around 30 townhome units for this site and it got a really negative response [from the community]. Since then, it has been toned down to 11 homes, a builder was found for it, and each home will be unique and custom. This is a better plan and layout [than the last proposal]. There are no houses backing to Liberty Street which is consistent with our Comprehensive Plan, trail connections, a lot less density to be concerned about with school traffic coming in and out. We feel it is about the best use for this space that we can ask for.

Councilman Counts: Who do you see as the target buyer for these homes?

Chris Bradley, 6760 Coldcourt: I think the target will likely be empty nester. I can't say for sure, obviously, until they are sold. They will not be restricted in any way, but I think the design of the homes being mostly one floor living, price point, will probably just be retiree.

Councilwoman Riggins: So this Ordinance is only to amend the zoning map from Farm Residence District to Planned Residence District. If this project, for whatever reason, doesn't happen and we pass this, would we still be changing from Farm Residence District to Planned Residence District?

Gene Hollins, Law Director: Correct. If this plan were not to proceed for some reason, anybody that sought to develop it after that would have to come through the entire process again. They would have to

get their own preliminary plan adopted and base a final development plan on their own preliminary plan. When things like this expire, we call it, essentially, a shell planned district zoning at that point. It's on our map as Planned District but should the preliminary plan expire, it basically becomes a shell, and unless you go through the entire process again, it's really not worth much of anything.

Councilman Lorenz: I'm looking at the trip generation study from Smart Services. They reference The Villas at Tussic and River Highlands. Where are those? [Mr. Hollins: Tussic is Spring Road in Westerville.] My question is this references River Highland's weigh at Case Road. Is this an actual traffic study for this project or this just one that's being substituted in?

Mr. Betz: He projected the generation of traffic through the comparison of those projects. If the empty nester is the case, that trip generation is much lower than regular single family homes would be.

Mr. Bradley: I think the background for that information was ODOT asked Romanelli & Hughes at one point for a similar type of home for study and that is where the numbers are coming from.

Councilman Lorenz: Has there been any discussion with the county engineer about a traffic light at Liberty Street and Carriage Road?

Mr. Betz: We were just recently in touch with the county engineer's office on this. They asked for the information and we will be continuing that discussion with them as we go.

Councilman Lorenz: That is a big pinch point....[Mr. Betz: It is during certain times of day.] because I go through it to drop my girls off and pick them up every morning.

Councilman Bertone: In terms of residential feedback, what have you done to date to communicate with the surrounding community? Are they on board?

Mr. Bradley: The president of the homeowners' association was at the initial sketch plan review at Planning & Zoning and I had some conversation with him. They seem to be happy that it evolved to something less dense, with less of a traffic impact. I think they liked the value of the architecture and the builder that we brought along on this. It's been positive. There was really no negative comments along the P&Z process.

Mayor Bennehoof: The open spaces at the northwest corner and around the retention pond and park boulevard, are those maintained by an HOA or is this condo-like where each owner takes care of the outside?

Mr. Bradley: As far as what has been discussed so far, I think the streets are going to be private and the homes will be sold in fee simple, and we will create an HOA for maintenance purposes.

Mayor Bennehoof: But if I buy, I would still cut my own yard?

Mr. Bradley: It's still to be determined, I think. You could unless everybody agrees that the HOA hires one contractor and then there's HOA fees for that.

Mayor Bennehoof opened this item to public comment.

Mr. Wibberly: Again, speaking for the OPAL trails group. As Dave mentioned, we had some preliminary discussion about connectivity to trails here because Carriage Road at Liberty Street is the current endpoint of the trail that comes all the way up from Library Park. If possible, we would love to see the trail continue north along Liberty Street. Although it only goes to the athletic field, it's one more section of that trail that can be completed as a byproduct of this development. We'd also like to see what's currently shown as a sidewalk going along Carriage Road toward the west, be a trail as well. This would

give residents of this development trail access to this trail that goes all the way south. They could safely get on their bikes, ride that trail to get across, and go south without contending with what we know is very heavy traffic at least two times a day.

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

Ordinance 2019-06 was taken to a second reading.

FIRST READING: ORDINANCE 2019-07: AN ORDINANCE MODIFYING APPROPRIATIONS FOR THE CALENDAR YEAR 2019. (EX. A)

Mr. Lutz: Well timing is everything. As we've suffered through extreme heat the last few days, here we are asking for additional salt. This appropriation provides us additional funding to purchase road salt to get us through the rest of the year in case we have several other incidents where we need to utilize our salt.

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

MOTION: Councilman Counts moved to suspend the rules regarding Ordinance 2019-07. Councilman Lorenz seconded the motion.

VOTE: Y 7 N 0

MOTION: Councilman Counts moved to adopt Ordinance 2019-07. Councilman Lorenz seconded the motion.

VOTE: Y 7 N 0

FIRST READING: ORDINANCE 2019-08: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH HOME STEITZ, LLC AND TLK DEVELOPMENT, LLC, AND DECLARING AN EMERGENCY. (EX. A)

Mr. Lutz: This proposed Pre-annexation Agreement was reviewed earlier tonight by the Development Committee and recommended to be brought forth to Council for consideration. Messrs. Betz and Kambo will provide you a review regarding the Pre-annexation Agreement and the proposed development on this site. The developer, Mr. Wicks, and his representative, Mr. Duggar, are also here.

Mr. Betz: The Pre-annexation Agreement was written by our Law Director, Gene Hollins, so he could answer questions specific to the Pre-annexation text. The annexation being proposed is in the northwest corner of Home & Steitz Roads. This property does currently go to the centerline. Our current boundary is the southern right-of-way of Home Road, therefore, this property owner is also going to be signatory to the annexation in order to bring that into Powell. To the west is some single family, larger lots. To the north is a single family subdivision. To the south is property that was approved by BZA as a conditional use for a car collecting club condominium storage development called Horse Power Farms. To the east is vacant land currently part of a zoning application going through Liberty Township. That is the extent of the annexation. The annexation would be proposed as part of this Pre-annexation Agreement.

P&Z Commission has been reviewing the site plan and architectural development details with regard to the proposal of some multi-family units in the north end of it, some commercial office space to the south end, and what is hoped to be a Delaware County district library branch with a trail network that we've been talking about tonight, as well as the proposed commercial buildings. The apartments, which would have some townhomes and breezeway apartments, and then a library branch which is shown just as a box because we don't know the design of it yet. We do not yet know if the Delaware County district library has chosen that site. We should have their decision within the next few months as to the site location. If the library doesn't come here, then Plan B is two additional retail buildings similar to the

two already there. We will look at that as part of a future final development plan that will come in after the annexation would take place or at the same time as the annexation would take place. We would do the annexation and zoning at the same time at the final development plan. Mr. Duggar is the representative of the applicant and is here tonight to answer any questions.

Councilman Newcomb: I will recuse myself regarding this matter.

Councilman Bertone: We did discuss this at length tonight in one of our better conversations at Development Committee. In a perfect world you would love to see the library as part of this parcel package, but we understand that some of the parts may not always align. Overall, I want to commend the applicant for coming back with an alternate plan from what was previously provided to the community, as well as listening to the feedback of the community, and adjusting as necessary. We talked about our own future and what we see for Powell going forward at Home Road, and this is one of those strategic fits to that overall Jenga puzzle. We see the value in this conversation, this type of application and use, and mix use parcel here, but we want to look at this from a first reading perspective this evening and we understand that there is more work to be done yet.

Councilman Lorenz: Great synopsis by Frank. You hit all the points. Specifically with regard to strategic annexations as we explore our economic development opportunities north of Home Road. I appreciate Mr. Wicks and Mr. Duggar bringing this forward. I know there is a lot of work to be done. I know that you have spent a considerable amount of time with the residents in that area and a lot of money as well, I suspect. Hopefully they are in line. You've been very accommodating from a social media aspect being involved in their page. I think that makes for a good development all around.

Councilman Counts: Gene, I would like you to take a look at page 3 of the Pre-annexation Agreement, Section C, Development Considerations. While I don't want to suggest that I am opposed to multi-family, but as I read this it would seem to suggest that commercial development, and I emphasize the word 'commercial,' includes multi-family and I would not want the City to be put in a position where they were advocating, agreeing to multi-family in commercial development. We may want to talk a little bit offline about that. It's just a nuance there that I think needs to be considered [Mr. Hollins: Absolutely.] and potentially cleaned up.

Mr. Hollins: I understand completely. This is up for a first reading tonight. Between now and the second reading, I will have an opportunity to share that comment with Mr. Duggar. I would note that they are still limited by the concept plan that has been presented. We only support any development that is generally in accordance with the attached concept plan which is what's displayed up here. We will see if we can clear that up the language.

Councilman Swartwout: This is a great example of how the process works when citizens and developers come together and work together. And the proof that the process is working is the fact that we have an empty room tonight. Not often would you say that, but I was here many months ago for the P&Z meeting when the initial preliminary plan was brought forward and this room was jammed packed. I have never seen it more crowded. So the fact that the residents and the developer have worked together to come up with something that's mutually agreeable, and there is nobody here [upset about it], shows that this process has been a good process. The idea of having that library there is an exciting benefit for that part of the community that, as we talked about during Development Committee earlier, isn't as well-served by the current library system. I want to thank everyone involved, Staff, the developer, the people that were really passionate about this. If you would have told me in May that we'd be here today with a room this quiet and placid, I probably wouldn't have believed you. Good job to everyone involved.

Councilwoman Riggins: I agree with Dan and would encourage pushing forward with trying to get the library in that spot.

Mayor Bennehoof: I would add my thanks for your patience, persistence, and tenacity.

Councilman Lorenz: Gene, could you verify that all these uses are in concert with the Comprehensive Land Use Plan?

Mr. Hollins: Messrs. Betz and Kambo might be able to do that. I have not reviewed that specifically. Or we can answer that between first and second reading.

Mr. Betz: As you know, there are a lot of factors involved in looking at the Comprehensive Plan. The Comprehensive Plan sets forth a series of guidelines and recommendations to get to where we want to be in the future. A lot of things change over time. Our Comprehensive plan is still a somewhat young document; however, it is four years old. As things have changed over time within the community, some adjustments may be needed.

The property is on the edges of our Comprehensive Plan area. This area is set up for conservation development but as you can see at the intersection of Hyatts Road & Sawmill Parkway, we set forth a mixed use village center, activity center, where you would have commercial, some alternative type housing such as higher density which transitions to a lower density throughout the rest of the area that is open farm land. Since the Comprehensive Plan was established, Liberty Township has done some things with regard to approving developments with higher, denser housing at the corner, but no commercial development at all, especially on the north side and the southwest side. Recently when a new project was approved, they actually removed commercial from the plan that was submitted and put in residential.

So, the City needs to have other commercial up north of Home Road, ideally along Sawmill Parkway. Steitz Road is a minor arterial or major collector. Home Road is a major east-west arterial that will run from I-71 with an interchange all the way to S.R. 42. What you have here is the opportunity to provide some of that commercial that will not happen now at Hyatts and put it somewhere that may be a good location. When I say commercial, the Library being part of that, as well as a little bit of commercial we have. They are trying to do an activity center here [indicating]. To the south you have Horse Power Farms approved by BZA as a conditional use there, which is a very low impact development; however, it is a commercial use. I think what we have is an ability to create that sense of place here as part of the Home Road corridor. You have that interplay between the library and the school. If you look at it in the overall, you can make a determination that it is following goals of our Comprehensive Plan by establishing some additional commercial services so not everyone is required to drive all the way down the Powell Road and Sawmill Parkway intersection to get those services and therefore reducing some congestion there.

Councilman Swartwout: I'd like to thank Dave for the discussion right now for people who may not be as cognizant of how important Sawmill Parkway is to both the Comprehensive Plan and to the future of this City. I think you laid it out very well, Dave. Thank you.

Mr. Betz: I think it is very important that we consider Sawmill Parkway when we go with more commercial. I think it is to the detriment to the whole area that we have so much residential going in up there.

Mayor Bennehoof opened this item to public comment.

Mr. Wibberly: I want to thank everyone for working towards including the trails and making them 10 foot wide. It provides access to this facility. When we had the discussion about the Pulte development going in on Steitz Road, the traffic impact issues were raised. Part of Steitz Road is being widened right where that development is. This is going to provide additional traffic to what we already have on Steitz Road. At

some point Liberty Township and Powell need to talk about how Steitz Road is going to be improved. There's going to be a serious problem with the intersection at Steitz & Rutherford Roads. There is already. People can't see to pull out, etc. As commercial development goes in here, Steitz Road traffic will increase. I just want to raise that issue that as Steitz Road gets improved, and I realize that only part of it is in Powell right now, but eventually we need cooperation to do that.

Councilman Lorenz: Our door has always been open to the township to address these issues. You often hear about Presidential Parkway & Sawmill Road where we have done our due diligence and the City's worked to improve that intersection. It is a two-way street. We've had numerous opportunities and offerings to have those discussions with our fellow trustees.

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

Ordinance 2019-08 was taken to a second reading.

COMMITTEE REPORTS

Development Committee: *Next Meeting: February 5, 2019, 6:30 p.m. We met this evening. One item we also discussed is the Four Corners paving and reconstruction bids. We also discussed N. Liberty & Scioto Streets storm sewer reconstruction, advancing that to an engineering stage, and selecting some vendor assistance there to resolve what appears to be some form of collapse of part of the sewer there. There is a lot of work to be forthcoming in that conversation and we will be bringing that to this body for future consideration.*

Finance Committee: *Next Meeting: February 12, 2019, 7:00 p.m.*

Operations Committee: *Next Meeting: February 19, 2019, 6:30 p.m. I think we may make the start time 7:00 p.m., but we will verify that for you.*

Planning & Zoning Commission: *Next Meeting: February 13, 2019, 7:00 p.m. There are two items on the agenda: a single family development on the south side of Adventure Park; and also some signage for Pulte Homes on Steitz Road.*

Powell CIC: *Next Meeting: TBD – probably some time during the last week of February. We will let you know.*

CITY MANAGER'S REPORT

This Thursday at 7:30 p.m., Brian and Tom are hosting a City Council Meet & Greet at Ill Mannered Brewery on Grace Drive.

Councilman Lorenz: It's just another opportunity for us to be visible in the community in an informal setting to have residents come out and meet with us and discuss issues that may be top-of-mind for them. I started doing some of these things when I served as mayor and I know Jon is continuing them as well. It is an effort to break down the barriers and get more public engagement.

Mayor Bennehoof: There is Coffee with the Mayor and City Manager on Friday morning, February 8, 2019.

Mr. Betz: At Development Committee, we did review a time for presentation about a market analysis study. It will be February 21, 2019 at 7:00 p.m.

OTHER COUNCIL MATTERS

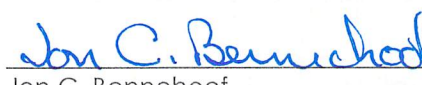

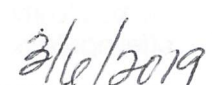
Councilman Swartwout: I would like to thank our Staff. There have been so many big things going on in our community lately. Obviously, we just approved the largest economic development by far in the history of our City and I know that took a tremendous amount of work. And while that was happening, so many other things have been happening. As we see from some of the presentations today, everything has been happening smoothly. Communication has been outstanding. It's been a real time in our City lately and there's been a whole heck of a lot going on and a lot of it was able to happen and be facilitated by the tremendous work you all have done lately, so thank you so much on behalf of myself

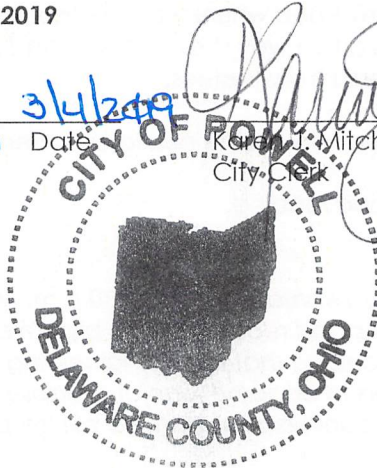
and I suspect the rest of Council as well.
Mayor Bennehoof: I'll second that.

ADJOURNMENT

MOTION: Councilman Counts moved to adjourn the meeting at 8:35 p.m. Councilman Swartwout seconded the motion. By unanimous consent of the remaining members, the meeting was adjourned.

MINUTES APPROVED: February 19, 2019

		
Jon C. Bennehoof	Karen J. Mitchell	
Mayor	City Clerk	
Date 3/4/2019		Date 3/6/2019



City Council

Frank Bertone	Tom Counts	Brian Lorenz	Jon C. Bennehoof, Mayor	Brendan Newcomb	Melissa Riggins	Daniel Swartwout
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