



City of Powell, Ohio
City Council

MEETING MINUTES
March 19, 2019

CALL TO ORDER/ROLL CALL

A regular meeting of Powell City Council was called to order by Mayor Jon C. Bennehoof on Tuesday, March 19, 2019 at 7:30 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; Debra Miller, Finance Director; Jessica Marquez, Assistant Finance Director; Rocky Kambo, Assistant Director of Development; 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.

PRESENTATION – Community Health Improvement Plan (CHIP) by Lori Kannally, Community Health Specialist, Delaware County Health District. The community health improvement plan (CHIP) was developed to improve the awareness of health issues focused around mental health, addiction, and adult chronic diseases/issues in Delaware County, as well as strategies toward intervention and treatment. ([3.19.2019 Exhibit 1](#))

APPROVAL OF MINUTES – [March 5, 2019](#)

MOTION: Councilman Lorenz moved to approve the minutes of March 5, 2019. Councilman Bertone seconded the motion. By unanimous consent of the remaining members, the minutes were adopted.

CONSENT AGENDA

Item

- *Departmental Reports – [February 2019](#)*

Action Requested

Receipt of Electronic Reports

MOTION: Councilman Counts moved to adopt the Consent Agenda. Councilman Swartwout seconded the motion. By unanimous consent of the remaining members, the Consent Agenda was adopted.

RESOLUTION 2019-03: A RESOLUTION SPECIFYING THE MUNICIPAL SERVICES TO BE FURNISHED TO 11.555 +/- ACRES, MORE OR LESS, LOCATED AT THE CORNER OF HOME & STEITZ ROADS, WHICH IS PENDING ANNEXATION TO THE CITY OF POWELL. ([EX. A](#))

Steve Lutz, City Manager: Last month, City Council approved a pre-annexation agreement with the developer regarding a proposed mixed-used development at the northwest corner of Home & Steitz Roads. The proposed mixed-use includes commercial, institutional, and residential. This Resolution specifying services is the first step in the annexation process, which goes up to the county. While it is being handled at the county, the development goes through the City's Planning & Zoning process and then it will come back to City Council.

The developer, Mr. Wicks, has some news that just came out a couple hours ago and I would like to ask him to share that with you.

John Wicks, 267 N. Liberty Street: Good news travels fast. You may have seen it in social media, but the library did ultimately select our site for their new branch at Home & Steitz Roads. We are in the process of

putting together the final development plan and final engineering so we can match the time periods for the annexation with our final development plan.

Mayor Bennehoof: Congratulations.

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

MOTION: Councilman Counts moved to adopt Resolution 2019-03. Councilman Lorenz seconded the motion.

VOTE: Y 6 N 0 AB 1 (Newcomb)

SECOND READING: ORDINANCE 2019-10: AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE CAMBER COMPANY, LLC TO CONSTRUCT 21 RESIDENTIAL UNITS ON 5.366 ACRES AT 185 N. LIBERTY STREET. ([EX. A](#))

Mr. Lutz: Rocky will give a brief review regarding this proposed single family development which is located on the west side of Liberty Street just south of Adventure Park.

Rocky Kambo, Assistant Director of Development: This is the second time you are seeing this proposed development, so I will focus on some of the larger points of this proposal. It is in line with our Comprehensive Plan. It is providing alternative, different types of housing forms within the City. It is bringing additional residential development within walking distance to our downtown businesses, which helps to bring more life and vibrancy to our downtown. The price points are starting in the high \$400,000s. They are high quality, high value homes of a type desirable toward empty-nesters/retirees.

In your packet, we provided the fiscal analysis. Based on the model provided to us, this is coming out as a small, positive net revenue. P&Z approved this with recommendation for approval by Council.

Councilman Newcomb: Did you guys consider skinny streets on this? It goes from 26 [feet] down to 20 [feet] and then it is going to connect to the south. Was there any discussion about that?

Mr. Kambo: There was a great deal of discussion, actually. The Keep Powell Moving Plan is a downtown circulation plan put together to help alleviate some of the congestion in the downtown core. One of the ideas was to provide these alternative routes to Powell residents. This was the big idea behind creating the stub road that we hope will ultimately continue downward and connect to Depot Street [in the future]. This is quite a skinny street already. In the Keep Powell Moving Plan we provided a number of different sizes of streets. What we tried to do here is provide the narrowest street possible to minimize cut-through or speeding traffic yet provide an outlet for the residents trying to get to and from the park. Because it is so narrow, we will actually be providing some of the utilities underneath the sidewalks. Our Development Department, Engineering Department and developer all had conversations about this and how narrow we could make this street.

Councilman Newcomb: I was thinking of extending it north up to Adventure Park Drive because that street is 26 feet of pavement. Why wouldn't you make them all the same size? That is 26 [feet] and then we go to 20 [feet] so it funnels.

Mr. Kambo: Yes, it funnels. We want to provide a reasonable street width here [indicating] for the residents that are living here to get in and out of their homes. Then anything that goes out of this site, we want to narrow it down to slow down the traffic. The term 'funneling' is a great way of describing it.

Councilman Bertone: To that end, are there curb cuts on the south end?

Mr. Kambo: No. We did that deliberately.

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

Councilman Newcomb: In item 13, it states that there will be few, if any, students going into the district. I know there was a lot of talk that this oriented south. When I look at this, I oriented toward the north, connecting to the elementary school, the Powell pool and the park. I think they are underestimating the number of student that are going to be here. This has been done a lot. I go back to the first development plan I looked at, Powell Grand, and there they said there would be few, if any, students. There are actually 80 students at Powell Grand [right now]. I think you will have a similar problem here. That is resulting in a shortfall of \$123,000 for the school district. I am afraid that this is going to happen here too. Perhaps not as large, but certainly in that direction.

The second thing, on the City side, if we are going to make that connection south to Depot Street, we are going to need \$860,000. That is in the Powell Plan. If we are going to do that in ten years, we really need to set aside \$86,000. Going north, what we learned from the Task Force is that we will have to maintain that street. To maintain that street and resurface it in 20 years, we will need to set aside \$15,000 a year for the next 20 years. That means that every year we will need to set aside \$100,000 for this development. I just do not see the advantage to the schools, to the residents, or to the City.

MOTION: Councilman Counts moved to adopt Ordinance 2019-10. Councilman Lorenz seconded the motion.

VOTE: Y 6 N 1 (Newcomb)

FIRST READING: ORDINANCE 2019-14: AN ORDINANCE AUTHORIZING THE FINANCE DIRECTOR TO MAKE PAYMENT ON AN INVOICE FROM FROST BROWN TODD, LLC FOR LEGAL SERVICES, AND DECLARING AN EMERGENCY. (EX. A)

Debra Miller, Finance Director: State law requires that services have a purchase order on file before we can accept and pay them. We have a purchase order on file for this firm, but it was smaller than the actual invoice. We had \$3,000 in the purchase order and the invoice was over \$10,000. When this happens, state law requires that anything over \$3,000 must come to City Council for approval.

Councilman Counts: We reviewed this in Finance Committee and recommend approval.

Councilwoman Riggins: Was there a more detailed bill than the one that is attached to the Ordinance?

Councilman Counts: Yes. There was an itemized bill.

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 2019-14. Councilman Bertone seconded the motion.

VOTE: Y 7 N 0

MOTION: Councilman Counts moved to adopt Ordinance 2019-14. Councilman Bertone seconded the motion.

VOTE: Y 7 N 0

FIRST READING: ORDINANCE 2019-15: AN ORDINANCE MODIFYING APPROPRIATIONS FOR THE CALENDAR YEAR 2019. (EX. A)

Ms. Miller: This is asking for an additional appropriation of \$1,500 in our Seldom Seen TIF Public Improvement Fund. This is the first year we are receiving real dollars in this fund so our estimate was not

sufficient when we built the budget for 2019. Based on our first collection, we feel we need additional \$1,500 to pay the Delaware County Auditor to process our taxes.

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 2019-15. Councilman Bertone seconded the motion.

VOTE: Y 7 N 0

MOTION: Councilman Counts moved to adopt Ordinance 2019-15. Councilman Bertone seconded the motion.

VOTE: Y 7 N 0

FIRST READING: ORDINANCE 2019-16: AN ORDINANCE MODIFYING APPROPRIATIONS FOR THE CALENDAR YEAR 2019. ([EX. A](#))

Ms. Miller: This is from the Health Reimbursement Account, which is an agency fund. We will be transferring \$810.38 from that agency fund to the general fund. The Government Accounting Standards Board governs how the City handles its books. They have a new GASB that is effective for this fiscal year, so the Health Reimbursement Account no longer qualifies as an agency fund. All that activity will now be in the general fund.

Councilman Newcomb: Do you contact the employees and let them know there is money left over that needs to be spent?

Ms. Miller: This is not a flex account. This is actually the City's money and is the health reimbursement account. We have two employees that do not qualify for the health savings account by federal law so we provide them a health reimbursement account. We fund that and anything they do not use, belongs to the City.

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 2019-16. Councilman Bertone seconded the motion.

VOTE: Y 7 N 0

MOTION: Councilman Counts moved to adopt Ordinance 2019-16. Councilman Bertone seconded the motion.

VOTE: Y 7 N 0

FIRST READING: ORDINANCE 2019-17: AN ORDINANCE MODIFYING APPROPRIATIONS FOR THE CALENDAR YEAR 2019. ([EX. A](#))

Ms. Miller: This is our first transfer from the Contingency Fund. We are asking to move \$175 to the General Fund, Administrative Department, for operating expenses to pay for a public records request made by Council.

Councilwoman Riggins: It has been a while since I looked at this statute, but the last time I looked, what was acceptable was .05 cents a page. Is .10 cents acceptable?

Karen J. Mitchell, City Clerk: Ten cents is the going rate right now.

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 2019-17. Councilman Bertone seconded the motion.

VOTE: Y 6 N 0 AB 1 (Swartwout)

MOTION: Councilman Counts moved to adopt Ordinance 2019-17. Councilman Bertone seconded the motion.

VOTE: Y 6 N 0 AB 1 (Swartwout)

PRESENTATION – Brand Refresh by Megan Canavan, Communications Director. ([3.19.2019, EXHIBIT 2](#))

Megan Canavan, Communications Director, presented the findings of the Branding Committee and unveiled the new brand logo and philosophy behind it. Ms. Canavan stated that there was a consensus not to make a big event out of the launch to the community. The Powell, Ohio Proud campaign will be introduced to Staff later this week, followed by department meetings, all of which will be in conjunction with a professional development series starting in the summer.

Councilman Lorenz: Excellent job. Fantastic.

Councilman Bertone: I agree. Three years in the making. Nice work. It is a nice jumping off point to got folks to think, feel, and act a little differently, including ourselves, and be it from a staff point of view. Let us know how we can help in that process and where we can tie it in from an engagement point of view. I would be happy to help.

Councilman Counts: Whenever you repaint a room, put new landscaping in, you do not realize how bad the old stuff looks until you see the new stuff. I think this is a fine example of that. The old stuff was fine, but is tired looking and the new stuff really is more current and pleasing.

I know you mentioned the plan is not to necessarily change things overnight, but have you thought about what it would cost, and what kind of time it would take, to change over City signs completely and other sorts of things that will incur some expense?

Ms. Canavan: From a signage standpoint, I have been working with the Development Department to develop a cost estimate for wayfinding signage. That is something that was part of the Keep Powell Moving Plan that we wanted to implement – a local wayfinding signage program. We are starting to work on this now that we have a plan. We can begin to implement and roll out as funding permits. We are generating cost estimates, signage being one of them.

Councilman Swartwout: Excellent work just to echo what everyone else has said. I believe that the dash is the most underutilized punctuation mark, so I was appreciative of the use of the dash there. It is so versatile. I am excited to see the videos. This voice-over is outstanding. Are we looking at more videos than just this initial video?

Ms. Canavan: Those will actually be four separate videos that are about 15-20 seconds long. Those are quick videos that can be put on Instagram, Facebook, etc. They are not going to lose your attention span.

Councilman Swartwout: Tremendous.

Councilwoman Riggins: I already told you my comments, but I did have a question. You mentioned earlier something about a woodgrain background. What were you talking about on that?

Doug Peebles, Peebles Creative Group, 4260 Tuller Road, Dublin: If you notice on the logo behind you, you will notice that it has a lot more substance to it. That whole logo package was designed to resemble a woodcut look illustration. If you are in the design business, you know that this was trendy about the time it was done. As a result, that dates it and makes it difficult to use. That is probably the biggest factor in it. We cleaned up the logo, which makes it easier to produce. If you produce that sign, somebody cut that sign and then weeded out all the parts that are not on there. All the little intricacies in there were left there by hand. Simplifying it modernizes it. Nevertheless, we also tipped our cap to the history of the brand by introducing a photographic treatment in the background of some elements where there is a wood-grained pattern. It is very modern.

Councilman Bertone: In terms of community publications, will you start to place these this year within some of those publications?

Mr. Canavan: The Parks & Rec guide for summer is the first place you will see the new graphic standards in place. The cover is somewhat the same because we did not want to completely confuse people by radically changing the cover, but the font type, logos, etc., are updated.

Mr. Peebles: Thank you for your kind words. It is nice to see the work that you produce generate some excitement. I own the place. I had a team of people that put their hearts and souls into it, so I thank you for them. As Megan reads some of these things and as you comment on the text that you like, I have to tell you that I asked the questions but many of the words you heard and like, I heard from somebody on the Branding Team. The Branding Team, engaging that group, was super valuable. You have a great group, very passionate, hardworking group that is very excited to launch this. I think you should all be excited because, in corporate America, there are lots of time that I work with a chief marketing officer, vice president of marketing, but we worked with the people that are going to be delivering this brand on a daily basis. We are recommending this to you with the validation of the people who will be delivering it on a daily basis. You have a great group to hit it out of the ballpark.

Mayor Bennehoof: That is a great prelude to my comment. Please convey to the entire team our thanks and support. It is a nice piece of work.

COMMITTEE REPORTS

Development Committee: Next Meeting: April 2, 2019, 6:30 p.m. We will pick up our conversation on the DORA. There is a lot of work to put that into play yet this year, if we are going to achieve that.

Finance Committee: Next Meeting: April 9, 2019, 7:00 p.m. Some of the new topics that will be discussed is educating the Committee on auditing and also a more in-depth conversation about short term funding for some of our capital items that need to be taken care of now.

Operations Committee: Next Meeting: March 19, 2019, 6:30 p.m. We met tonight and talked about the brand refresh in more detail. We briefly talked about the summer outdoor concert series, and reviewed a proposed ordinance for massage establishment regulations and will follow up on those items next month.

Planning & Zoning Commission: Next Meeting: April 10, 2019, 7:00 p.m. We are waiting to see what will come before us. Mr. Wicks' proposal may be at that meeting.

Powell CIC: Next Meeting: TBD

CITY MANAGER'S REPORT

Included in your packet was Ashmoore HOA will be holding their summer potluck & picnic in Meadowview Park. They have requested permission to have alcohol in the park for this event. Alcohol is not permitted in our park without approval of Council. In the past the only exception to that has been given is to the Powell Festival.

Last fall we had to remove a barn at Adventure Park because it was becoming a safety hazard. As a result of that removal, it has opened up an area that the Public Service Department utilizes as a service yard. We made a commitment to the neighbors to the north that we would not impede their vision with

materials used by the City. We have a similar situation at the Lechler Building where we store things. I wanted to report to you as we are going through our transition between winter and summer operations, we are putting a plan together on how to store equipment and operations moving forward so that it is not visible to neighboring communities. I hope to be able to provide a review at the next Council meeting.

OTHER COUNCIL MATTERS

There was none.

EXECUTIVE SESSION: O.R.C. Section 121.22(G)(1) Personnel Matters, O.R.C. Section 121.22(G)(3) Pending or Imminent Litigation, and O.R.C. Section 121.22(G)(8) Economic Development.

MOTION: Councilman Counts moved at 8:45 p.m. to adjourn into Executive Session pursuant to O.R.C. Section 121.22(G)(3) Imminent or Pending Litigation and (8) Economic Development and adding O.R.C. Section 121.22(G)(1) Personnel Matters. Councilman Lorenz seconded the motion.

VOTE: Y 7 N 0

Councilman Swartwout left the meeting prior to adjourning from Executive Session.

MOTION: Councilman Counts moved at 9:35 p.m. to adjourn from Executive Session into Open Session. Councilman Lorenz seconded the motion.

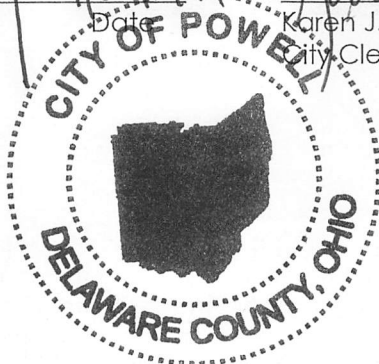
VOTE: Y 6 N 0

ADJOURNMENT

MOTION: Councilman Bertone moved to adjourn the meeting at 9:35 p.m. Councilman Counts seconded the motion. By unanimous consent of the remaining members, the meeting was adjourned.

MINUTES APPROVED: April 2, 2019

		
Jon C. Bennehoof	Karen J. Mitchell	Date
Mayor	City Clerk	



City Council

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