



**AGENDA**  
**POWELL OPERATIONS COMMITTEE**  
**47 HALL STREET, POWELL, OH 43065**  
**COUNCIL CHAMBERS**  
**TUESDAY, OCTOBER 17, 2023**  
**6:30 PM**

**1. CALL TO ORDER/ROLL CALL**

**2. APPROVAL OF MINUTES**

- a. Approval of the Operations Committee Meeting Minutes held on September 19, 2023.  
[09.19.2023 Operations Committee Minutes.pdf](#)

**3. TODAY'S BUSINESS**

- a. Discussion on Public Art by Michael Tizzano, Tizzano Sculpture LLC
- b. Refuse and Recycling Contract
- c. Leaf Pickup for City Residents
- d. Fall Festival

**4. FUTURE BUSINESS**

- a. Electric Aggregation

**5. ADJOURNMENT**



**OPERATIONS COMMITTEE  
MEETING MINUTES  
SEPTEMBER 19, 2023**

**1. CALL TO ORDER/ROLL CALL**

Chairman Jon Bennehoof called the Operations Committee meeting to order at 6:33 p.m. The following Committee members were in attendance: Seth Camick, Citizen Representative; Ferzan Ahmed, Council Representative; and Jon Bennehoof, Council Representative. Absent from the meeting was Christina Drummond, Council Representative. Also in attendance for the meeting was Grant Crawford, Public Service Director; Aaron Stanford, City Engineer; Jeff Tyler, Assistant City Manager; Andrew White, City Manager; Dan Swartwout, Mayor; and Heather Karr, Council Representative.

**2. APPROVAL OF MINUTES**

- a. Approval of the Operations Committee Meeting Minutes held on August 15, 2023.

MOTION: Seth Camick moved to approve the Operations Committee Meeting Minutes held on August 15, 2023. This motion was seconded by Ferzan Ahmed and approved by consensus.

VOTE:        Y-3                N-0                AB-0

**3. TODAY'S BUSINESS**

- a. Drainage Issues for Seldom Seen Park - Grant Crawford, Director of Public Service  
Mr. Crawford discussed that it had been observed that the southern ball field diamond would hold water for several days after a period of rain. He reported that staff walked the site and discovered a buried storm inlet that staff was unaware of. Staff was able to clear the clogged debris and the water was able to drain without further incident. He also discussed that there are some maintenance issues to assist with water drainage, including grading and adding sand.
- b. 1305 Code Updates - Aaron Stanford, City Engineer  
Mr. Stanford discussed that there is a request to review and repeal the existing Chapter 1305 - Flood Control and adopt the new Chapter 1305 - Flood Hazard Reduction. The Federal Emergency Management Agency (FEMA) has recently updated the flood zone maps for the area and is requiring an update of the code. These maps are ready for implementation and the Ordinance that will be provided to Council for a first reading is required to be in effect no later than December 21, 2023. The language provided in the code update and ordinance is language provided by ODNR and FEMA. Staff will recommend that Council pass legislation

with an emergency to meet the date requirements by FEMA. Councilmember Ahmed questioned how often is this code updated. Mr. Stanford replied that this usually occurs ever 5-10 years, when there are map updates. The last time this code was updated for the City was in 2009.

- c. Master Service Agreement Framework - Jeffrey Tyler, Assistant City Manager, Community Development Director  
Assistant City Manager Jeff Tyler discussed that this is the final workshop in the three work shop series. He reviewed the previous two workshops held by consultant, NBBJ. He discussed trying to create a framework or outline that talks about the different aspects that needs to occur in the Master Service Agreement. This has been reviewed by legal counsel. This agreement is to outline the roles and responsibilities that in which the developer will be responsible keeping Council in the know for each phase. He explained that all components of the framework will need to be approved by City Council before moving to a next phase. He reviewed the draft Framework Master Plan.

City Manager reinforced that as the owner of the publicly held land that City Council, supported by staff and various committees, will lead the discussion to find the most appropriate final development plan and move forward with public engagement. Councilmember Ahmed discussed that he enjoyed the presentation at the Planning and Zoning meeting. Mayor Swartwout questioned when NBBJ will start engaging Council in developing the framework. Assistant City Manager Tyler discussed the need to set up a meeting with NBBJ. Mayor Swartwout reiterated that he sees the importance to have Council involved in the early stages of the process. City Manager White discussed the need to have a meeting with all the City Councilmembers present and NBBJ. Councilmember Karr discussed attending all the presentations, and would like to see more dialogue with Council on how to move forward. Assistant City Manager Tyler discussed that this is an ambitious project and can be the catalytic for future downtown development. Mayor Swartwout also had questions related to VIII (h) Deed Transfer per phase. Assistant City Manager Tyler discussed that the land is not appraised yet and it relates to what is the value of the land. Councilmember Ahmed questioned if the deed could not be transferred but instead be a lease option. City Manager White discussed this is a potential option.

Mayor Swartwout discussed his excitement over the opportunity to be transformative that can benefit the entire community. He also stated the most critical thing is for Council and staff to do this correctly, publically, and in a way that advances the City's interest. Chairman Bennehoof discussed his past and current interest in redevelopment in the downtown. He discussed that City Council is the primary stakeholder, but is responsible to the community. He discussed the importance of communication to the public and build in some town hall and web presence communication. Mayor Swartwout also discussed that he has had conversations these past weeks with residents over the project and he reported seeing excitement in what can be new opportunities. City Manager addressed concerns that have been brought forth relating to downtown congestion and parking issues. He sees that this development could help rectify some of the issues.

#### 4. PENDING BUSINESS

- a. Cross-Walk at 750 Continued Discussion - Grant Crawford, Director of Public Service  
Mr. Crawford provided an update to the Committee that staff has recently submitted a grant application and have received positive feedback on the application and no requested changes. He informed that it may be a couple of months before hearing if there was an approval.

