



City of Powell, Ohio

COUNCIL MINUTES March 7, 2006

A regular meeting of the City of Powell Council was held March 7, 2006 and called to order at 7:32 p.m. by Mayor Don Grubbs. Council Members Tom Counts, Richard Cline, Elmer Meider, Bill Morton, and Dan Wiencek were present. Art Schultz arrived at 8:14 p.m. Also present were Steve Lutz, City Manager; Debra Miller, Finance Director; Chris Huber, Assistant City Engineer; Gary Vest, Powell Police Chief; Ken Molnar, Law Director; Susie Ross, City Clerk; interested parties and members of the press.

CITIZEN PARTICIPATION

There was none.

APPROVAL OF MINUTES

The minutes of February 21, 2006 were approved.

BOARD & COMMISSION MEMBERS OATH OF OFFICE AND RECOGNITION

Mayor Grubbs administered the oath of office to the following Board and Commission Members:

- Joseph Jester, Commissioner for the Board of Zoning Appeals
- Jill Love, Powell Representative to the Delaware General Health District

The following persons were recognized for their service to the City of Powell:

- Roger Coville, Planning & Zoning Commission
- Tom Counts, Planning & Zoning Commission
- Don Grubbs, Planning & Zoning Commission
- Jim Hrivnak, Board of Zoning Appeals
- Bill Little, Parks and Recreation Advisory Board

Mayor Grubbs presented a plaque to Dan Wiencek in honor of his service as Mayor.

PROCLAMATION – AMERICAN RED CROSS MONTH

Mayor Grubbs presented a proclamation in honor of American Red Cross Month. Brandon Feller, Executive Director of Delaware County Red Cross, stated it is their 125th anniversary nationally and their 89th year in Delaware County. He said they look forward to a continued great relationship with the residents of the City of Powell. He announced they are in the process of acquiring a shelter trailer that would be stocked with emergency response supplies and hope to permanently station it within Powell.

HORNE & KING ARCHITECTS – POLICE STATION COST ESTIMATES/BID SCHEDULE

Steve Lutz, City Manager, stated the architect will present the final information regarding the Police Station/Municipal Building Façade/Public Restroom project. He said the cost estimate remains unchanged from the last draft at \$2,865,000. He said the project will go out to bid immediately with an opening on April 6th.

Brian Horne presented a review of the final elevation drawings. He said the following items were changed in response to the previous Council meeting discussions:

- North elevation –
 - A non-functional cargo door was added between the windows
 - Roof treatment of a 90 degree turn was indicated over the existing doorway
 - One cupola shown, centered on ridgeline of roof section
- West elevation –
 - One cupola shown, centered on ridgeline of roof section
 - Window on far left will have spandrel glass and other windows will have tinted glass to give same appearance
- East elevation –
 - No changes

South elevation –
No changes

Councilman Meider asked how many cupolas are shown. Mr. Horne said there are a total of three. Councilman Cline asked if with a future redesign of the existing building, it would be possible to use a treatment over the entrance as that shown on the east elevation. Mr. Horne said he envisions a similar roof shape with an open pavilion or covered walkway.

Councilman Meider said he was not able to attend the last meeting and he has a concern. He said that when he was on Planning & Zoning, the consultant for the Streetscape project said the Municipal Building should be designed well. He said it sends a message to developers and businesses which want to be a part of the community. Councilman Meider said he is concerned that cutting back from 5 to 3 cupolas would make a large aesthetic difference. Mr. Horne said the alterations took over \$300k from the project and in the overall scheme, the savings from the cupolas is not a big number. He said this is not altering the aesthetics of the building but this may be revisited after the bids have been received.

Mr. Lutz asked if an alternate could be added to the bid specs for additional cupolas. Mr. Horne said the City has already established the prerequisite for other developments to follow and he feels comfortable with what they are proposing. Councilman Cline asked if it makes sense to take the original plan of 5 cupolas as a bid alternate. Mr. Horne said once the contractor is selected, the cost can be verified and they could be added. Councilman Counts asked if there would be a cost beyond that of the materials. Mr. Horne said no more than the estimated value they have determined. He said they may have to adjust the structure where the roof trusses are located to make sure those positions could be accommodated.

Councilman Counts said the members made the cupola decision based on a future addition of the entryway. He asked if it was appropriate to average the five base bids in the estimate. Mr. Horne said that it is appropriate because they had one high and one low bid with the others at the midpoint. Councilman Wiencek asked about the scaling of the support pillars for the entry. Mr. Horne said they will be 6" x 6" posts. Councilman Wiencek said that seems small for a building of this size. Mr. Horne said the change will be made. Councilman Meider asked if the type of shingles had been specified. Mr. Horne said they are a dimensional, slate line shingle.

Mayor Grubbs asked if they had the final color palate for the project. Mr. Horne said the final color scheme will be reviewed before execution. Mayor Grubbs asked if there is an overhang over the door on the east elevation. Mr. Horne said the section of roof above it provides an overhang.

(TABLED FROM FEBRUARY 21, 2006) SECOND READING: ORDINANCE 2006-05: AN ORDINANCE MODIFYING APPROPRIATIONS FOR THE CALENDAR YEAR 2006 AND DECLARING AN EMERGENCY.

Mr. Lutz said this provides the additional funds for the Police Station project. He said he recommends that this ordinance be tabled to the April 18th City Council meeting so the ordinance may be modified to the exact amount needed for the project.

Mayor Grubbs opened this item for public comment. Hearing none, he closed the public comment session.

MOTION: Councilman Cline moved to table Ordinance 2006-05 to the next regularly scheduled Council meeting on April 18, 2006. Councilman Counts seconded the motion.

VOTE: Y 6 N 0

SECOND READING: ORDINANCE 2006-08: AN ORDINANCE IMPOSING ASSESSMENTS ON PROPERTIES FOR SIDEWALK REPAIR AND REPLACEMENT AND CERTIFYING THE ASSESSMENTS TO THE DELAWARE COUNTY AUDITOR FOR COLLECTION.

Public Hearing

Mr. Lutz said there are twelve names on the special assessment list, the residents have been notified and the assessments range from \$250 to \$2000.

Mayor Grubbs opened the public hearing for this ordinance. Hearing none, he closed the public hearing and public comment sessions.

MOTION: Councilman Cline moved to adopt Ordinance 2006-08. Councilman Counts seconded the motion.

VOTE: Y 6 N 0

SECOND READING: ORDINANCE 2006-12: AN ORDINANCE TO APPROVE THE 2006 REPLACEMENT PAGES TO THE POWELL CODIFIED ORDINANCES AND DECLARING AN EMERGENCY.

Mr. Lutz said this ordinance includes all of the changes to local laws made by City Council in the previous year and incorporates changes the State has made that impact Powell Codified Ordinances.

Mayor Grubbs opened this item for public comment. Hearing none, he closed the public comment session.

MOTION: Councilman Cline moved to adopt Ordinance 2006-12. Councilman Counts seconded the motion.

VOTE: Y 6 N 0

FIRST READING: ORDINANCE 2006-16: AN ORDINANCE AUTHORIZING COMPLETION OF THE 2006 LIBERTY HILLS DETENTION BASIN RENOVATION, FURTHER AUTHORIZING THE CITY MANAGER TO SOLICIT BIDS, ACCEPT THE LOWEST RESPONSIBLE RESPONSIVE AND BEST BIDS FOR THE ABOVE-REFERENCED PROJECT, AND CONTRACT THE PROJECT IN AN AMOUNT NOT TO EXCEED THE ESTIMATES, IN ACCORDANCE WITH APPROPRIATIONS FOR THE CALENDAR YEAR 2006 AND DECLARING AN EMERGENCY.

Mr. Lutz said a few weeks ago Staff went out to bid on this and the Retreat Culvert replacement project. He said there was quite a bit of interest in both projects and they were able to successfully award a bid on the Retreat Culvert replacement. He said all of the four bids on the Liberty Hills Detention Basin were over the engineer's cost estimate and could not be accepted.

Mr. Lutz said this is the same project but the engineer's cost estimate has been increased from \$50k to \$65k based on the most recent bidding. He said he recommends waiving the second reading so Staff may advertise this as soon as possible.

Mayor Grubbs opened this item for public comment. Hearing none, he closed the public comment session.

Councilman Wiencek asked about why the estimate was low. Chris Huber, Assistant City Engineer, said the specifications were broadened for the cured in-place pipe to enable Staff to get a better bid. Mr. Lutz said Staff had used an engineer's estimate for a pipe material and the bids for that material were much higher.

MOTION: Councilman Cline moved to suspend the rules with respect to Ordinance 2006-16. Councilman Counts seconded the motion.

VOTE: Y 6 N 0

MOTION: Councilman Cline moved to adopt Ordinance 2006-16. Councilman Counts seconded the motion.

VOTE: Y 6 N 0

COMMITTEE REPORTS

Development Committee: Councilman Morton said they met prior to the last Council meeting. He said discussions included an easement on Case Avenue for a condominium project. Mr. Lutz said they have had preliminary discussions with the developer and will meet again to discuss the Committee's recommendation next week.

Finance Committee: No Report. Next Meeting: March 14th

Operations Committee: Mayor Grubbs said they met yesterday. He said they began a review of outside contracted services. He said they also discussed building and zoning permit processes. He said they also briefly talked about amendments to Council policies and proposed changes to the Charter. Next Meeting: TBA

Downtown Committee: No report. Next Meeting: March 8th

CITY MANAGER'S REPORT

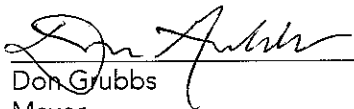
Mr. Lutz stated the Planning & Zoning Commission will not discuss the McDonald's application on March 8 as the applicant has requested it be tabled to April 13. He said Staff has notified residents. He also reminded Council members of the Safety Conference and the breakfast with Ed Smart.

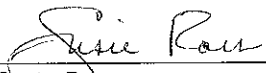
Councilman Wiencek said there was a good article about the Westerville Police Department's active internet group. He asked that Chief Vest look into working with other local departments. Mr. Lutz said the various police departments in the area already work together on a Task Force.

Mr. Schultz arrived at 8:14 p.m.

OTHER COUNCIL MATTERS

DATE MINUTES APPROVED: March 21, 2006

 3-31-06
Don Grubbs Date
Mayor

 3/31/06
Susie Ross Date
City Clerk

City Council

Don Grubbs, Mayor

Richard Cline

Tom Counts

Elmer Meider

Bill Morton

Art Schultz

Dan Wiencek