



City of Powell, Ohio

COUNCIL MINUTES AUGUST 1, 2006

A regular meeting of the Powell City Council was called to order at 7:32 p.m. by Mayor Don Grubbs. City Council members present included Tom Counts, Bill Morton, Art Schultz, and Dan Wiencek. Richard Cline and Elmer Meider were absent. Also present were Steve Lutz, City Manager; Debra Miller, Finance Director; David Betz, Director of Development; Shea Allmont, Community Affairs/Special Events Coordinator; Susie Ross, City Clerk; interested parties and members of the press.

The Pledge of Allegiance was led by Tyler Hurley, August Powell Mayor's Kid Citizen of the Month.

CITIZEN PARTICIPATION

There was none.

APPROVAL OF MINUTES

The minutes of July 18, 2006 were approved as submitted.

PRESENTATION: AUGUST 2006 MAYOR'S KID CITIZEN OF THE MONTH – TYLER HURLEY

Mayor Grubbs presented Tyler Hurley with the Powell Mayor's Kid Citizen of the Month award for August 2006. He noted Tyler's work with his brother who has autism, and his generosity in saving his allowance so it may be donated to help other children with autism.

HORNE & KING ARCHITECTS – SELECTION OF EXTERIOR COLORS (MUNICIPAL BUILDING)

Brian Horne, Horne & King Architects, was present to discuss the final colors for the Municipal Building façade. He presented roofing, shingle and thin brick veneer samples. He said they see the renovation project as three separate buildings and have proposed colors which would achieve that look. He described the colors as:

"Building 1" - railway station look - red vertical siding with cream trim

"Building 2" - warehouse type portion - primarily brick with gold/straw painted cornice

"Building 3" – police portion - dark bottle green with terra cotta high cornice and gold/straw low cornice, hunter green window

Councilman Wiencek asked if these colors fall within the Historic District approved color palate. David Betz, Director of Development, said they do. Mr. Horne explained that the elevation drawings shown are not the most current renderings and he clarified the changes which have been made.

Mr. Horne said in previous discussions Council had asked about treatment options for the block surface. He said it is planned to be painted bottle green but there are two other options which he has investigated. One option was described as a synthetic stucco finish which would receive an elastomeric paint coating. Mr. Horne said adhesion can potentially be a problem but tests can be done to determine adhesion. The other option was described as traditional smooth "sand" stucco finish which would receive a paint coating which would cost \$8-10 per square foot or \$15-19k.

Councilman Wiencek said stucco is not appropriate nor allowed within the Historic District. He said "tilt up concrete" is also not true to the integrity of the downtown area. He said he is not unhappy with the painted block but asked for Mr. Horne's input. Mr. Horne said stucco may not be of the period which was referenced, but it does have historic precedence. He said he would not want to see an entire building of stucco but it would be acceptable as proposed.

Councilman Morton asked about the height of the area. Mr. Horne said it is approximately 3 feet tall. Mr. Betz asked for the cost difference between board and batten and what is proposed. Mr. Horne said he had not calculated that as an option. Mayor Grubbs asked if the brick veneer on the warehouse area matches the brick used in the back of the building. Mr. Horne said it does. He said the brick veneer is not very thick and they would have to consider the thickness of materials used adjacent to it. Councilman

Wiencek asked for Mr. Horne's opinion regarding the look of paint on existing block. Mr. Horne said he thinks it would look fine. Councilman Wiencek said they can always change it later and he believes Council should take the recommendations of the architect on the color scheme.

Councilman Morton asked if the original plan was to paint the block. Mayor Grubbs said the previous discussion was that since they are investing in the building, they should have a good appearance from all angles and there might be a better choice than painting the concrete block. He said they requested Mr. Horne provide other options. Councilman Morton said if they are going to the expense of redoing the facility he would not like to see painted block, but it is fairly high off of the ground and may not be seen. He said he would not be opposed to painting it and seeing how it looks, but his inclination is to do the stucco treatment. Mr. Horne said they can ask for a proposal from the contractor for pricing. Councilman Schultz said he thinks painting the block fits with the railway station look. He said he is a little concerned with the dark green but that can be changed. He said he thought a light color might make it blend in more with the warehouse area but he understands the concept of making the parts look separate. He asked about the color of the windows. Mr. Horne said the clad part of the windows is cream. Councilman Schultz said any part but the clad part of the windows could be repainted.

Councilman Counts said he is inclined to paint the block and put the money where it is more visible to the public. Mayor Grubbs stated he is in agreement with the previous comments. It was the consensus of Council that Horne and King proceed with the colors and materials as shown.

DISCUSSION: FUNDING TEMPORARY PART-TIME DOWNTOWN COORDINATOR POSITION

Mayor Grubbs reviewed the previous Council discussion on this topic. He said they will want to discuss whether they should try to move forward this fiscal year or wait until the next fiscal year. Mayor Grubbs recognized several persons in the audience who are members of the Downtown Committee and are present to show their support for this position.

Councilman Schultz said he is in support of this position and sees this as an investment in the City. He said he would suggest they keep it as a City Employee so they can stay engaged in the process. He said they all want it to be a stand alone foundation as soon as possible but the City should be engaged early on to coordinate efforts. He said the question of timing as to when this person should start should be recommended by the Downtown Committee.

Councilman Counts said he believes this is money well spent and an investment in the Community. He said he believes it should be a City position to begin with so the City has greater control over what that person is doing. He asked Mr. Lutz if there is a concern that the funds may not be available to make this contribution. Mr. Lutz said the more difficult issue which must be discussed and determined is where to house this person. Councilman Schultz asked if the Police Department/Façade project will affect the municipal building office space. Mr. Lutz said it will not.

Councilman Wiencek asked if the Committee has discussed maintaining space in the downtown area for this person. Mayor Grubbs said the Committee met after the last meeting and determined they could advertise and find someone and probably do that before the end of the year. He said they spoke generally about a home in the downtown area for the new organization but not specifically a place for this employee. He said determining the new home of the foundation would be a task for the new coordinator.

Councilman Wiencek said he supports the position and it should be sooner rather than later. He said he supports that initially this person would be a City employee and then eventually this person would transition over to being fully funded by the Foundation. He asked about the use of TIF funds in this case. Mr. Lutz said it would not be an appropriate use as the funds are to be used for infrastructure.

Councilman Morton said he believes it is the right thing to do and everyone in Powell would like to see the improvements and focus on the downtown. He said the City has helped promote things but this public organization with City involvement at the start up will be money well spent. He said he would like to see them move along as soon as is prudent.

Councilman Wiencek asked Ms. Quirk-Kaiser if it is her opinion that the community would view the City funding the Coordinator Position as a show of support rather than a heavy hand in the organization.

Kathleen Quirk-Kaiser, 1964 Jewett Road, Downtown Powell property owner, said she believes this would be a show of support.

Mayor Grubbs said the feedback from the Downtown Business Association has been positive.

Larry Coolidge, Downtown Powell property owner, said the foundation will need to get the right mix of retail development for this area.

Mayor Grubbs said he agrees with Council's comments and it is important to get this person on line as soon as possible. He said that employee should submit monthly or bi-monthly reports to Council to see how they are progressing. Councilman Morton said a written report would be a good way to communicate and the coordinator could be present on a bi-monthly basis to report in person. Councilman Schultz agreed it would be good to hear from the coordinator in person so the Council may give feedback. Mayor Grubbs said Council should also consider the temporary nature of the position and may want to determine an appropriate deadline for creating the new position funded by the Foundation.

Mayor Grubbs opened this discussion to public comment.

Kathleen Quirk-Kaiser stated that a local weekly paper reported and she was quoted as saying that the Chamber would dissolve into this foundation and that is not accurate. She said the Chamber is a broad organization which covers the entire Olentangy School District and that is why there was a recent name change to Olentangy Commerce. Ms. Quirk-Kaiser said most businesses join the Chamber to take advantage of General Business Networking, Health Insurance and Workers' Comp Discounts, camaraderie and community support. She said 5 out of 9 Board members are actively involved in various subcommittees for the past four years, indicating their level of support. Mayor Grubbs said it is his understanding that the Chamber has a different focus and broader range of membership and that this entity would never replace the Chamber because they are so different. He said the discussions have focused on how they would work together so they compliment and supplement each other. Ms. Quirk-Kaiser said the foundation would work more like a "Mall Manager" to help attract and keep businesses to keep the downtown area vital.

Mr. Coolidge said with the continued growth in the area, the sooner this is started the better. He said if it is working efficiently, the Council may want to continue beyond the two year funding. He said then the City could let it go if it was working fine.

Bill Eddy, Downtown Powell Business Owner, asked if there is a reason this is a part time job and not a paid consultant. Mayor Grubbs said the only issue with a consultant is the level of commitment. Councilman Schultz said other examples of this type of foundation have not had the City jump-start. Mr. Eddy said they would still have the same level of performance issues with a consultant versus a part-time employee, but a consultant could have a wealth of experience in marketing and advertising, including branding, etc. He questioned whether a part-time employee could be found with that skill set. Mayor Grubbs said they looked at the Main Street Model and that was the pool of people they would look to for a temporary coordinator. He said they would have that specific experience.

David Betz, Director of Development, said paying a consultant would be 3-4 times more expensive on an hourly basis. He said they could get more work done with a person who is qualified to do the job. He said it is his experience that one will not see the level of commitment in this specific area of expertise. Councilman Morton said there may be a qualified individual found through this program that may want to have a creative way of being compensated. He said it would be hard to advertise for a consultant with this skill set and be able to afford to pay their salary.

Mayor Grubbs said a two-year maximum term was suggested by Mr. Coolidge. He asked for the input of Council. Councilman Counts said it was his understanding the foundation would be set up as follows:

Year One – Structure would be set up.

Year Two – Structure set up; person would continue under City direction.

Year Three – Coordinator or someone else chosen by the Foundation would take over and City's financial commitment would end.

He said he sees it as constant transition.

Councilman Wiencek said he anticipates at least a two-year commitment and they may be extending this a year at a time once the foundation is up and running. Councilman Morton said it sounds like the first year has a much different skill set to get the foundation up and running and funding for two years seemed like an appropriate length of time. He said he feels very strongly the timeline should be defined

up front. He said if they don't get any takers then they can rethink it. Councilman Schultz said two years is sufficient. He said Council may have a review and changes after the first year. Mayor Grubbs said they may want to word it that the expectation is that the temporary position would end at a predetermined date and the City employee would resign and become a foundation employee. He said the idea is to have this person create the organization and the new job. He asked Staff to propose legislation to fund the temporary part-time coordinator at a rate of \$25k per year. Mr. Lutz said the Finance Department can determine how much the wages would be with and without benefits.

DOWNTOWN WI-FI PRESENTATION AND DISCUSSION

Mr. Lutz said a committee including Don Grubbs, Rich Cline, Bill Morton and several staff members have been meeting regarding the possibility of providing WiFi within the Downtown area. He said as a result of those discussions, they have been meeting with Mr. Eddy and he will provide a presentation this evening.

Bill Eddy, Midwest Technical Associates, made a general presentation regarding WiFi and its benefits. He said it would be proposed to be a two-year pilot project and would require a certain level of media to encourage people to visit a "wireless" Powell. He said more people would visit the downtown area because they could stay "connected." Mr. Eddy said the technology in the downtown is not available to offer DSL to the area. Councilman Wiencek asked for more information and Mr. Eddy said the provider cannot provide DSL service in some areas because the wires that are run through the conduits in the center of town are so old that they will not support that technology. He said any improvement of the wiring in that area is at least two years out.

Councilman Wiencek asked about the costs involved. Mr. Eddy said the infrastructure cost is \$8400 and there would be a fee of \$450 per month. He said it is also possible to roll the infrastructure costs into a monthly lease/service fee and in that case a two-year commitment would be around \$850 per month. He said by not owning the equipment, the technology could be refreshed as it becomes available.

Mayor Grubbs said If Council feels they want to do it as a pilot project it could be included in the budget and installed by next spring. He said this presentation should encourage comments from Council and the Public. He said there are questions about cost and cost recovery and the extent a program like this would fit within the budget.

Councilman Wiencek said he would want to have more information about the true benefit and service accessibility before he made a decision. He said he has a hard time seeing how it fits into the business processes of most of the business in the Powell area.

Councilman Morton said the wireless will not be received within a structure unless you are near a window or outside opening and they believed the strategy forward may be to start a program where there are external antennas that businesses could add which would enable them to be broadband customers. He said they thought that could help these businesses and also reduce the City's expenditure on a monthly basis. Councilman Wiencek asked if there is a conflict with a possible non-competition clause in franchising agreement with Time-Warner. Mr. Lutz said it has been reviewed and there would not be a conflict.

Mayor Grubbs said they discussed this as a low cost alternative to both residential and business customers. He said this could allow individual users to access the wireless or broadband network at a lower cost than they would if they were with another provider. He said it could be a possible lower cost benefit to the community in subsequent phases.

Councilman Wiencek asked how this scales out in the future. Mr. Eddy said fixed wireless antennas are approximately 12" x 18" and are not unsightly. He said they can be added to lamp posts and easily mesh into the network incrementally. He said this is a fully encrypted, secure network. Mayor Grubbs said they are hoping to have enough coverage to provide service to more than just a park visitor and extend into the downtown area and boost the interest rate in the City. Mr. Eddy said the public relations aspect would have to promote that.

Councilman Counts said he agrees with Mr. Wiencek regarding the need in the downtown area. He said that would be primary versus giving service to those who frequent that area. He said he has found he needs the service in areas where there is wait time. He said the cost benefit would be in the downtown area where they currently cannot get service.

Councilman Schultz excused himself from the meeting at 9:00 p.m.

COMMITTEE REPORTS

Development Committee: No report. Next Meeting: August 15th, 6:30 p.m.

Finance Committee: No report. Next Meeting: August 8th, 7:30 p.m.

Operations Committee: No report. Next Meeting: August 7th, 7:30 a.m.

Downtown Committee: Mayor Grubbs said the Downtown Committee met and discussed the Downtown Coordinator Position. Next Meeting: August 9th, 6:30 p.m.

CITY MANAGER'S REPORT

Mr. Lutz said the Tyler Run Elementary administration sent Staff a request to enhance the safety of students walking to their school. He said the majority of items by the City have been completed or will be in the near future. He said several of the items were located within the township. He said there are two items which will require additional discussion. Mr. Lutz said they have requested the installation of flashing lights and elevated speed tables along Salisbury Drive between Liberty Road and Presidential Parkway. He said a portion of that is in City and a portion is in the Township, so there is a funding issue. Councilman Wiencek asked if all other "walkable" elementary schools have sent out similar lists to their government offices. Mr. Lutz said this was sent out from the school's administration and he is unaware of how they are handling it district-wide.

Mr. Lutz noted that the Summer Concert Series began last week. He said the Lolli Pops Concert was a huge success and he credited Ms. Allmont. He said no one anticipated how large the crowd would be and the Police Department responded quickly to handle the parking and traffic control. He said the Sunday evening concerts started as well.

OTHER COUNCIL MATTERS

Mayor Grubbs encouraged the members of Council to review the information provided by the Delaware Speech and Hearing Center regarding their new facility in Delaware.

EXECUTIVE SESSION

MOTION: Councilman Counts moved to adjourn into Executive Session in accordance with ORC Section 121.22 (G)(2) Land Acquisition, Section 121.22 (G)(1), and Section 121.2 (G)(3) Pending Litigation, and Section 121.22 (G)(1) Personnel (Board & Commission Appointment), at 9:25 p.m. Councilman Wiencek seconded the motion.

VOTE: Y 4 N 0

MOTION: Councilman Counts moved to adjourn from Executive Session at 9:56 p.m. Councilman Wiencek seconded the motion.

VOTE: Y 4 N 0

MOTION: Councilman Counts moved to reconvene in Regular Open Session at 9:57 p.m. Councilman Wiencek seconded the motion.

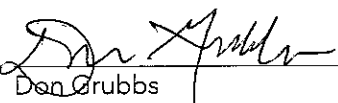
VOTE: Y 4 N 0

Mr. Lutz informed the Council members that due to scheduling and logistic difficulties, the Powell Cycling Classic tentatively scheduled for August would not be held.

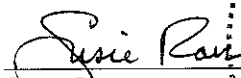
MOTION: Councilman Counts moved to adjourn from Regular Open Session 10:00 p.m. Councilman Wiencek seconded the motion.

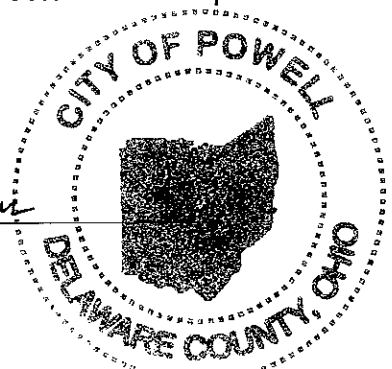
VOTE: Y 4 N 0

DATE MINUTES APPROVED: August 15, 2006


Don Grubbs
Mayor

8-14-06
Date


Susie Ross
City Clerk



City Council

Don Grubbs, Mayor

Richard Cline

Tom Counts

Elmer Meider

Bill Morton

Art Schultz

Dan Wiencek

