



**City of Powell, Ohio**

**COUNCIL MINUTES**

**APRIL 3, 2007**

A regular meeting of the Powell City Council was called to order at 7:34 p.m. by Mayor Don Grubbs. City Council members present included Richard Cline, Tom Counts, Elmer Meider, Bill Morton, Art Schultz and Dan Wiencek. Also present were Steve Lutz, City Manager; Rob Rice, City Engineer; Shea Alltmont, Community Affairs/Special Events Coordinator; Corey Colombo, Law Associate; Susie Ross, City Clerk; interested parties and members of the Press.

**ROLL CALL/CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**CITIZEN PARTICIPATION**

Mayor Grubbs opened the session for discussion of items not listed on the agenda. Hearing none, Mayor Grubbs closed the Citizen Participation session.

**MAYOR'S KID CITIZEN OF THE MONTH FOR APRIL - CAMERON LACKEY**

Mayor Grubbs presented the April 2007 Mayor's Kid Citizen Award to Cameron Lackey. Cameron was nominated by his 3<sup>rd</sup> grade teacher from last year who recognized him as an outstanding student and great friend and role model to other students.

**APPROVAL OF MINUTES**

The minutes of March 20, 2007 were approved as submitted.

**FIRST READING: ORDINANCE 2007-20: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A SETTLEMENT AGREEMENT WITH CORNA/KOKOSING CONSTRUCTION COMPANY REGARDING THE POWELL PARKS DEVELOPMENT PROJECT PHASE 2.**

Steve Lutz, City Manager, said this will close out the construction contract with Corna/Kokosing for the Parks Projects. He said the final change order is in the amount of \$40k and that represents the negotiated settlement for the final items.

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

**MOTION: Councilman Cline moved to suspend the rules in regards to Ordinance 2007-20. Councilman Counts seconded the motion.**

**VOTE: Y 7 N 0**

**MOTION: Councilman Cline moved to adopt Ordinance 2007-20. Councilman Counts seconded the motion.**

**VOTE: Y 7 N 0**

**COMMITTEE REPORTS**

**Development Committee:** Councilman Morton said the Committee met earlier in the evening and discussed a proposed lease for a cellular tower. He said they received a draft of the proposed lease for a 150' Cingular tower. He said Cingular's equipment would be installed at 125' and this would allow 2 additional providers who would be forthcoming with lease proposals. He said the tower would be north of the City buildings on Liberty Street and the nearest residence is within Grandshire, 170' away from the property line. Councilman Morton said the lease proposed an annual amount of \$21k and additional providers could possibly provide annual lease income of \$7k each. He said the Development Committee would forward the financial portion of the lease agreement to Council for approval and the proposed layout and location would require Planning & Zoning Commission approval. He said that would be

stipulated within the agreement. Next Meeting: May 1st, 6:30 p.m.

**Finance Committee:** Councilman Cline said they will next meet as Finance Committee and Board of Tax Review. Next Meeting: April 10th, 7:30 p.m.

**Operations Committee:** Councilman Counts said they discussed a reorganization of the Police Department. He said they currently have 2 Lieutenants with one position vacant. He said the Police Chief suggested they have 1 Lieutenant and 3 Sergeant positions. He said the senior officer would have supervisory authority over the officers. Councilman Counts said there is no or only a very small increase financially. He said the Committee had no objections to the change. Next Meeting: April 30th, 7:30 a.m.

## VILLAGE GREEN PARKING LOT IMPROVEMENTS

Mr. Lutz said they are moving forward in designing the parking lot for the Village Green. He said City Engineer Rob Rice has been working with the engineering firm of EMH&T and he will present a preliminary sketch of the proposed layout of the parking lot to get input from Council and the Public. He said the identified objectives will be discussed. Mr. Lutz said there is approximately \$600k in this year's budget appropriated for construction of the parking lot. He said no engineer cost estimates have been completed but Mr. Rice estimates this project will be one third more expensive than the amount which has been budgeted. He said once they receive input this evening, Staff will put together a "Cadillac Plan" which will identify all component costs. Mr. Lutz said then Council may then eliminate components to control costs or have the option of appropriating additional monies to fund the increase.

Rob Rice, City Engineer, described the elements of the existing parking lot. He said age/fatigue and construction projects have seriously distressed the condition of the pavement.

Mr. Rice described the proposed improvements/goals:

- Mill and overlay on South Lot and Hall Street
- Reconstruct pavement on Alley, North Lot and Depot Street
- Add parking spaces (balanced with green space) to meet demands for special events, business parking, and park visitors
- Add police vehicle and personnel parking in area near railroad
- Extend streetscape elements including landscaping, brick pavers, Powell Street Lights, etc.

Mr. Rice described the design/construction elements:

- Increase spaces to meet demand, have meaningful green space and limit move of existing utilities
- 45 degree angled parking along north one-way alley
- 24' drive thru width in north lot with 90 degree head-in parking (enhances maneuverability)
- Street lighting and landscaping
- Island added at Depot Street alley to eliminate conflict at Olentangy Street
- Brick Paver islands provide walkways and place for AEP utility poles
- Dumpster Enclosure and Landscaping
- 5' concrete walkway to incorporate with walkways on Olentangy Street - provide means of access to Administrative Building
- Distinguish Public Parking areas from Police Parking
- Include 6 ADA accessible parking spaces
- 72 parking spaces in existing condition; propose 119 in Public Parking Area (5 ADA accessible) and 32 for Police Private Parking (1 ADA accessible) for a total of 151
- Phasing plan will be implemented to allow flexibility to contractor and access for visitors to area businesses
- One entrance to the lot will be maintained at all times

Mr. Rice provided details regarding access to the parking area and vehicle movement within the site. Councilman Meider asked if the design provides for sufficient space width to allow people to access their vehicles without dinging other vehicles. Mr. Rice said the stall size will be 9' x 19' which is larger than typical parking stalls. He said the 24' drive aisle width is larger than their minimum and will allow safe maneuvers. Councilman Cline said the existing alleyway's eastern edge is concrete and the western majority is asphalt. He asked if it is the intent to maintain those materials. Mr. Rice said some of the concrete has cracking and minor settlement and that could be rebuilt. He said their intention is to just leave the concrete as it is. He said they could propose other options, but the project cost will increase. Councilman Cline said they should make the most efficient use of what is there. He asked about the impact of the project on the property owners on Olentangy Street. Mr. Rice said the parallel parking adjacent to the alley would be removed but the other parking would still be available. Councilman Meider asked if the business owners have restrictions on users of the alley parking. Mr. Rice said he is not

aware of that situation. He said during the construction the parking spaces on private property will be available but any parking on the alley will not be available. Councilman Schultz asked how many spaces would be needed for the "Private" Police Department parking. Mr. Rice said they are planning for spaces for 6 marked cruisers, the speed trailer, 3 unmarked vehicles, and employee parking. Chief Vest said it could also house Staff parking for the rest of the facility. Councilman Schultz asked if there is not sidewalk on the east side of the Hall Street entrance because they do not have right-of-way. Mr. Rice said that is correct. Discussion continued regarding options for sidewalk in that area and Councilman Schultz asked that an estimate be given for that addition. Councilman Cline asked if they considered carport type covers for the Police Cruisers. Mr. Lutz said the cost estimate for carports along the railroad tracks would not allow it to be funded in the near future. He said they considered whether they should put in footers and conduits in anticipation of the future but they determined not to do so. Councilman Wiencek suggested possible options which would allow the installation of footers in the future. Chief Vest said the original plan was to construct carports to prevent Police Cruisers from being cleaned off in inclement weather. He said it makes good sense but it is not within the budget now. Councilman Counts asked if there was a conscious decision to use a concrete walkway as access to Depot Street. Mr. Rice said they indicated that as an idea but it could be another substance.

Mr. Rice discussed the entry feature at Depot Street as an entrance to the City buildings. He described reasoning behind the location and size of the paver walkways. Mr. Lutz said they have met with AEP to get cost estimates to move the poles and place the utilities underground and it will be at the City's expense. Mr. Rice said the property on the corner of Depot Street has a driveway off of Depot and it will need to be removed as it conflicts with traffic. Councilman Schultz asked if the City can legally close that access. Mr. Rice said 90% of that drive is in the right-of-way. Mayor Grubbs asked for verification of the property line. Mr. Rice indicated the area. Mayor Grubbs also asked if the City has the authority to do that. Discussion continued.

Councilman Wiencek said they should explore extending the sidewalk along Hall Street. He thanked Staff for a well-thought plan and asked that they complete everything they would expect a private business to do. He asked if they considered putting in a black vinyl coated fence along the railroad as a safety feature. Mr. Rice said they have not looked at a landscaping package but he will alert Mr. Betz to the issue. Councilman Morton said they may want to consider having two entries to the Police Parking so they could not be blocked in. Chief Vest said it is not a major issue from their standpoint. Councilman Morton asked if the alleyway is within an appropriate angle and width to allow safe access. Mr. Rice said the width is satisfactory. Councilman Morton asked if anything can be done to make the Depot Street right-in, right-out. Mr. Rice said occasionally eastbound traffic is cued up to Hall Street and beyond and there could be a potential conflict to left turns.

Mayor Grubbs said he appreciates the work of Staff and the consultant. Mr. Rice said they will incorporate comments heard this evening and bring it back to City Council with cost detail. He said they intend to start the project immediately following the Powell Festival.

Mayor Grubbs opened this item to Public Comment.

Jim Biersdorf, 57 W. Olentangy Street, said the concrete and asphalt taper was completed for drainage purposes. He said there are now several elevations off of the old driveways. He asked what the demo will do to the existing surface. He asked if the owners will be required to do anything to incorporate with the work of the City. He said he is also interested with the lighting of the alley. He said it is very dark back there now and there needs to be more lighting for events. Mr. Rice indicated the placement of new and existing lighting. Mr. Biersdorf said there is one drain pipe in the concrete area and drainage is a concern. He said he sometimes has deliveries and trash pick up and he will need that type of access incorporated into this plan. He said larger vehicles would have to be able to get in and out.

Mayor Grubbs said the engineering part should take into account those areas. He said there may also be an opportunity for the property owners to improve their areas at the same time. Mr. Biersdorf said he has seen instances where there is deterioration in areas where new asphalt new meets old. He indicated preliminary drainage and the catch basin location on the plan. Mr. Rice said there will be oversight in the field to make sure they are not creating any adverse conditions for existing property owners. Mr. Biersdorf asked about the drive width at the concrete area. Mr. Rice said they are not planning on adjusting the concrete area width.

Richard Hisrich, EMH&T, said their intent is to hold the existing entrance into the alley and the north and south curbs of the island stops where they need to be. Mr. Biersdorf said it will be tight when he or his neighbors back out of their private parking. Mr. Rice said they will review the area but the situation should be the same as it is today.

Sheila Reiner, 87 West Olentangy Street, said she is very happy the improvements will be made. She asked how close the Depot Street improvement will be to her building. Mr. Rice said there is no pavement in that area and there should be approximately 10 feet of green space before the building. She said she has a stoop on the west side of her building and she would like them to consider a walk from the stoop to the sidewalk. Mr. Rice said they will be looking at the finer details of the plan and he does not think anyone would object to making a short connection. Ms. Reiner asked if the alley will have a pedestrian walkway to connect up with the sidewalk. She said pedestrians will have to cross more of a roadway than an alley. Mr. Rice said a walkway from S.R. 750 will be made but they have not determined if there will be marked crosswalks. He said they have not found it to be an issue but they will consider it. Ms. Reiner asked if they will allow a left turn into the Depot entrance. Mr. Rice said they do not propose any turn restrictions in the area. Ms. Reiner asked if the power line at the corner of Depot is one of the poles considered for removal. Mr. Lutz said it is not and it will most likely be cost prohibitive to remove any of the poles.

Councilman Schultz said the island will need to be marked clearly so vehicles do not travel in the wrong direction. Mr. Rice said they will use signage, landscaping, and pavement markings to make it as obvious as possible to motorists.

### **CAPITAL IMPROVEMENT NEEDS**

Councilman Cline said the rating system represents the combined "score" of all of the Council members and Staff. He said the higher the number, the higher the rating. He said the Committee took the gross numbers and broke them into logical sections to try to address the concept of highest priority vs. moderate vs. lower priority. He said dollar figures are not absolute numbers; they are accurate relative to one another. He said they considered \$500k projects to be cash funded projects and \$500k+ projects to be bonded projects. He said a cash generation would have to be determined as well.

Councilman Cline said they are also attempting to determine if this list reflects the will of Council. Councilman Wiencek clarified that some of the items represent several projects grouped together. He said they could be split into smaller cash projects. He said in order of scale the figures are fairly accurate but all of the figures are low and the amounts will not be appropriate in future dollars.

A lengthy discussion took place as Council reordered the priorities within the listing and separated the projects into three categories (Attachments "A" & "B").

Councilman Cline suggested they ask Staff to give them a calendar which would indicate which projects would need to be completed over a specific amount of time. He said Council will also need to consider and discuss any funding source other than a renewable funding source. Mayor Grubbs said the next step is for Staff to review the list and identify if each project is a one-time project or a project which will be long-term. He said they should identify if the projects are TIF eligible items, and identify any projected logical time for when the improvement would take place. He asked that the form contain a column for each Council member's ranking.

### **CITY MANAGER'S REPORT**

Steve Lutz said the City Sponsored Easter Egg Hunt will take place this Saturday at Murphy Park.

### **OTHER COUNCIL MATTERS**

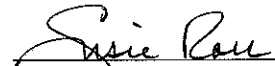
Mayor Grubbs said he received information about Ohio Municipal League training. He also noted a reminder flyer about the Ethics Commission Financial Disclosure forms. Mayor Grubbs asked that the members of Council consider nominating young people for the Kid Citizen award.

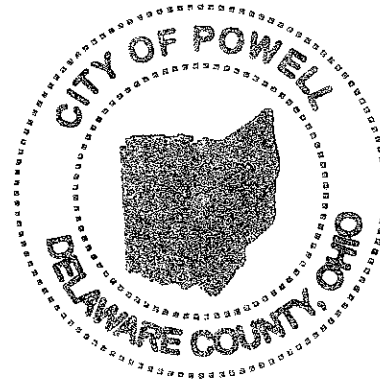
### **ADJOURNMENT**

The meeting was adjourned at 10:38 p.m.

DATE MINUTES APPROVED: April 17, 2007

 4-28-07  
Don Grubbs  
Mayor Date

 5-01-07  
Susie Ross  
City Clerk Date



**City Council**

Don Grubbs, Mayor

Richard Cline

Tom Counts

Elmer Meider

Bill Morton

Art Schultz

Dan Wiencek