

MADEIRA CITY COUNCIL  
REGULAR MEETING MINUTES  
OCTOBER 14, 2019

I. CALL TO ORDER

The meeting was called to order by Mayor Theis at 7:33 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation and Pledge of Allegiance were led by Mayor Theis.

III. ROLL CALL

Members present:

Traci Theis, Mayor  
Melisa Adrien  
Scott Gehring  
Doug Moormann  
Brian Mueller  
Nancy Spencer

Officials/Staff present:

Brian Fox, Law Director  
Tom Moeller, City Manager  
Lori A. Thompson, Assistant City Manager  
Lt. Paul Phillips  
Christine Doyle, Clerk of Council

Members absent:

Chris Hilberg

Officials/Staff absent:

David Schaefer, Police Chief  
Kristie Lowndes, Tax Commissioner/Treasurer

IV. ACCEPTANCE OF THE AGENDA AND MINUTES

1. Changes to the agenda:

- Mayor Theis moved the invited guests up to after Mayor's Moment.

2. Changes to the City Council Regular Meeting minutes from September 23, 2019:

- None

3. Res. No. 39-19: Amending Resolution No. 33-19 Authorizing the City Manager to Submit an Application to the Ohio Public Works Commission for State Capital Improvement Loan Funds for the Replacement of Water Mains

**Motion to accept the amended agenda; the September 23, 2019 minutes; and Res. No. 39-19: Amending Resolution No. 33-19 Authorizing the City Manager to Submit an Application to the Ohio Public Works Commission for State Capital Improvement Loan Funds for the Replacement of Water Mains made by Mr. Moormann, second by Ms. Spencer. Motion passed by 6-0-1 roll call vote.**

V. MAYOR'S MOMENT

1. Public Comment Reminder

2. Mayor's Moment

- On the topic of "Winning," Mayor Theis reported the Bonfire on the Ballfield event was a success and had great weather.
- RSW/US held their annual community service day and painted the bathrooms at Sellman Park.
- The City's first Shred Day was a success, and some things were learned to make it more successful in the future.

- Council held its goal-setting session, the first one after adopting the Comprehensive Plan, and assigned action items to different committees.
- Administrative Assistant Kathy Faris retired after 24 years with the City. Barb Griffin has started in that position.
- Mayor Theis and Mr. Mueller participated in the It Starts with Hello program on September 25 by greeting students at the Elementary School. The program aims to combat social isolation.
- The Marching Mustangs received a Superior rating at a recent competition at Norwood High School; they also received Class B Champion Best Percussion and Best Color Guard. The band is heading to the State Championship later this season.
- Jake Liebert, a Madeira Middle School student, won the 2019 Warrior Run on October 5. The race supports people who have been affected by mental illness and suicide and aims to stop the stigma of mental illness.

3. Special Recognition

- None

VI. INVITED GUESTS

1. State Senator Bill Blessing stated he was recently appointed to the position, replacing Senator Lou Terhar, and made himself available to the City. He was the Education Chair in the House and had worked to revise the school funding formula; he plans to support House Bill 305 on that topic should it make it to the Senate. He noted the adoption of the City's Comprehensive Plan and thinks it will help draw dollars from the State into the City. He also spoke about the transportation budget to help the State's aging infrastructure.
2. Fire Chief Steve Oughterson provided a copy of the Joint Fire District 2020 budget to Council. The over \$4 million budget is a 6% increase over 2019. About 3% of the increase would be used to convert another position from part-time to full-time; this would be the seventh full-time position and would be the next step in increasing the average staffing in both houses to 8 from the current 6.9. He explained part-time staff is hard to come by due to fewer people entering the field and many departments hiring full-time staff. He said the Department is expecting to see an increase in runs due to Traditions opening, but that is not reflected in the budget at this time.
  - The proposed decrease in 9-1-1 charges was discussed. Chief Oughterson said the decrease would save money but noted the County plans to change the way it delivers the 9-1-1 calls, which would require additional equipment in each truck.
  - The purchase of fire trucks was discussed. Chief Oughterson said the \$175,000 capital improvements line item is used for these purchases when needed; he plans to pay for the vehicles upfront when possible for additional savings.
  - When questioned about incentives offered to part-time staff, Chief Oughterson said the Department pays in the 80th percentile, has paid days off, the ability to work any shift, and an education endowment, but they simply can't fill the part-time positions.
  - Ms. Spencer asked if the positions could be filled in June rather than January to decrease the additional contribution in 2020. Chief Oughterson said that was a possibility.
  - Council questioned the need for the eighth position, and Chief Oughterson said he planned to assess the staffing over the next year or so.
3. Madeira Chamber President Steve Shaw said the goal of the Chamber is to shine a light on all of Madeira, not just the businesses, and they are committed to the community as a whole.

David Peterson, Executive Assistant of the Chamber, then presented the statistics requested by Council earlier in the year. These included:

- 2019 Chamber membership hit 600 members for the first time
- Girls Night Out events get over 500 RSVPs and over 400 of those people come from outside the 45243 zip code
- 27,000 Madeira directories are printed and distributed each year
- Through their partnership with Cincinnati Magazine, Google ads, and their own social media efforts, the Chamber generates over 4 million impressions for the City of Madeira each year

Council members thanked the Chamber for the detailed information. Mr. Moormann noted this is what a city tries to achieve with public/private partnerships; the City makes a small investment and the Chamber takes that money and does things the City doesn't do itself.

#### VII. NOTICES OF OTHER MEETINGS AND EVENTS

- Planning Commission October 21, 2019, 7:00 p.m.
- Mayor's Court October 23, 2019, 6:30 p.m.
- Costume Parade and Play Date October 27, 2019, 3:30 p.m.
- Budget and Finance Committee October 28, 2019, 6:30 p.m.
- City Council October 28, 2019, 7:30 p.m.

#### VIII. COMMITTEE AND OFFICIAL REPORTS

1. Special Council Meeting—Goal Setting on September 30, 2019
  - Mr. Moeller referred to the draft summary of the meeting in the packet. Council discussed specific items on the list and made suggestions for changes.
2. Board of Zoning Appeals meeting on October 7, 2019
  - Mr. Moeller reported there were four cases on the agenda.
    - A request for side yard setback and lot coverage variances was approved for 6843 Esther.
    - A side yard setback variance to attach a detached garage at 7260 Mar Del was approved.
    - A rear yard setback variance to construct a deck was approved for 6600 Carriage Hill.
    - A variance for a fence that exceeded the 25% density was approved for 6829 Shawnee Run.
3. Parks and Recreation Board meeting on October 9, 2019
  - Mr. Mueller reported the Board recapped the Bonfire event. There were issues with the vendor that was to provide the viewing screen, and they will not be charging the City for their services. The School of Rock was a welcomed addition to the event.
  - The Costume Parade and Play Date will be held at McDonald Commons on October 27. Trader Joe's will be providing a food donation; the Women's Club will be handing out water; and Lt. Phillips is working to secure police, fire and other large vehicles for the event.
  - Sharon Fox will begin organizing the holiday decorations in the Centennial Room; volunteers are encouraged and needed.
  - The Board offered their recommendations for 2020:

- Move the 2020 Independence Day festivities from Sellman Park to McDonald Commons, the City's center. The space is much larger and would allow for beverage sales to offset the expenses of the event. It would also free the City from having to replace the floodlights at Sellman.
  - Council discussed parking and the walking distance to McDonald Commons. Mr. Mueller noted Memorial Day March participants walk from Sellman Park to McDonald Commons and it takes about 10 minutes.
  - The Board did not propose any changes to the parade route, but Mayor Theis said Chief Schaefer discussed with her some possible changes.
- Plan B: Keep the status quo and replace the current playground equipment with ADA compliant equipment using CDBG grants and the general fund. The City Administration will be holding a hearing for applications for the first round of CDBG funds in November.
- Plan A: This plan, the Board's preferred plan, would be to purchase front residential property to expand McDonald Commons, build a new shelter house, create a promenade to connect the park to the Central Business District, and bury the creek among other projects. Funding would come from the CDBG grants, general fund, and the rest of the TIF money.
- The recommendations will be discussed by the Parks and Recreation Committee and then may get referred to Planning Commission and/or Council.

#### IX. COMMUNITY PARTICIPATION

1. Guests and Registered Visitors
  - John Berman of LaGrassa, 7014 Miami Avenue, said Creativities is a tremendous asset to his business as it attracts people from outside the area. He said he has worked with Creativities in a supportive way on a summer camp, and he encouraged Council to negotiate with Christine Parker on the lease agreement to keep her business in Madeira.
  - Christine Parker, 7411 N Timberlane, provided to Council a copy of the proposal she submitted on Friday. She detailed some events Creativities would plan to do under a revised agreement. She noted that while there's no guarantee the business would expand regionally or nationally, it would be wonderful for Madeira if it did.
2. Correspondence
  - None

#### X. ORDINANCES AND RESOLUTIONS

1. Ord. No. 19-04: Amending Sections 92.45–92.48 of the Madeira Code Re: Weeds and Grasses: Nuisance—First reading
  - Council received a copy of the ordinance, and Mr. Fox confirmed the fines under the proposed ordinance would accumulate for each occurrence during the calendar year of the first notice of violation.
2. Res. No. 37-19: Authorizing the City Manager to Execute Change Order No. 1 with Rack and Ballauer Excavating Co., Inc. for the Camargo Road Project
  - Mr. Moeller said the water main on Camargo between Burman Woods and Ridgestone Drive was not where it was marked to be and had to be moved. The change order was issued on the field to avoid delay. The amount on the resolution would be a maximum amount, as the cost will be between \$45,000 and \$50,000.

- Motion to approve Res. No. 37-19 made by Mr. Gehring, second by Mr. Moormann.
- Mr. Moormann asked if there was anyone who could take responsibility for the incorrect location of the line. Mr. Bruce Brandstetter said there was not, as the City owns the main and Indian Hill marked it, and it was a PVC pipe, which was difficult to trace. Mr. Moeller added that even if the City had known where it was located, they would have had to pay to move it.

**Motion to approve Res. No. 37-19: Authorizing the City Manager to Execute Change Order No. 1 with Rack and Ballauer Excavating Co., Inc. for the Camargo Road Project passed by 6-0-1 roll call vote.**

Mayor Traci Theis	yes
Melisa Adrien	yes
Scott Gehring	yes
Chris Hilberg	absent
Doug Moormann	yes
Brian Mueller	yes
Nancy Spencer	yes

3. Res. No. 38-19: Authorizing the City Manager to Execute an Agreement with Brandstetter Carroll Inc. for Design and Inspection Services for the 2020 Phase 1 Water Main Replacement Project for Thomas Drive, Mapleleaf Drive, Greenbriar Lane, Buckeye Crescent, Juler Avenue, and Wesley Court
  - Mr. Moeller said, in speaking about this resolution and Res. No. 40-19, the \$4 million water main project has been broken up over two years. The City has applied for a zero interest loan; if not granted the loan, the City would need to borrow the funds. Under the aggressive schedule, the water main and road work for Phase 1 would be done by the end of 2020.
  - Motion to approve Res. No. 38-19 made by Mr. Gehring, second by Mr. Mueller.
  - It was noted that Osler Court was the old name for the part of Juler that connects to Miami. Britten Court is the connector between Dee and Jethve and Berwood.
  - Mr. Brandstetter said part of their service is to provide record drawings of the work done. The streets were reprioritized after Greater Cincinnati Water Works' (GCWW) assessment of what was most critical. The schedule has paving taking place in September and October of 2020 (for Phase 1) and in August and September of 2021 (for Phase 2).
  - Council discussed the paving and school schedules. With this large of a project, it would not be possible to have the work done in the 10 weeks of summer, but it was agreed that the phasing would be worked so that not all the access roads to the Elementary School are not under construction at the same time. When asked about moving Thomas to Phase 2, Mr. Brandstetter said the loan application for Phase 1 included Thomas.
  - It was noted that Britten was added to Phase 1 because it was seen as critical by GCWW.

**Motion made to amend Res. 38-19 to add Britten Court made by Mr. Gehring, second by Ms. Spencer. Motion passed by 6-0-1 roll call vote.**

- Mr. Moormann said there are a number of different conversations going on about the water lines, and he hopes the City is not limiting the options for how to pay for the water line replacement by moving ahead with the plans.

**Motion to approve amended Res. No. 38-19: Authorizing the City Manager to Execute an Agreement with Brandstetter Carroll Inc. for Design and Inspection Services for the 2020 Phase 1 Water Main Replacement Project for Thomas Drive,**

**Mapleleaf Drive, Greenbriar Lane, Buckeye Crescent, Juler Avenue, Wesley Court, and Britten Court made by Mr. Gehring, second by Mr. Moormann. Motion passed by 6-0-1 roll call vote.**

Mayor Traci Theis	yes
Melisa Adrien	yes
Scott Gehring	yes
Chris Hilberg	absent
Doug Moormann	yes
Brian Mueller	yes
Nancy Spencer	yes

4. Res. No. 40-19: Authorizing the City Manager to Execute an Agreement with Brandstetter Carroll Inc. for Design and Inspection Services for the 2021 Phase 2 Water Main Replacement Project for Rita Lane, Iuka Avenue, Osceola Drive, Sanoma Drive, Sanoma Avenue, and Rathon Street
  - Mr. Moeller said the design work would begin in 2020 and construction would start in late 2020 and be completed in 2021.

**Motion to approve Res. No. 40-19: Authorizing the City Manager to Execute an Agreement with Brandstetter Carrol Inc. for Design and Inspection Services for the 2021 Phase 2 Water Main Replacement Project for Rita Lane, Iuka Avenue, Osceola Drive, Sanoma Drive, Sanoma Avenue, and Rathon Street made by Mr. Gehring, second by Ms. Adrien. Motion passed by 6-0-1 roll call vote.**

Mayor Traci Theis	yes
Melisa Adrien	yes
Scott Gehring	yes
Chris Hilberg	absent
Doug Moormann	yes
Brian Mueller	yes
Nancy Spencer	yes

#### XI. NEW BUSINESS

1. Hamilton County Board of County Commissioners Sales Tax Proposal
  - Mr. Moeller referred Council to the documents included in his City Manager's Report. The County Administrator would like to convert the expiring 0.25% Museum Center sales tax to a tax that would go to the general fund. The tax would reduce the charges to cities for 9-1-1 service.
  - In discussion it was noted the new tax would likely come under referendum. Also, the number of 9-1-1 calls made by Madeira residents was discussed, and Lt. Phillips noted the Police Department has worked to get the non-emergency number out to reduce the number of 9-1-1 calls.

#### XII. OLD BUSINESS

1. Shred Day Event
  - Mr. Moeller said the event went very well with about 75 cars coming through and filling the truck three-quarters full. It was noted that in the future the length of the event could be reduced to two hours.

XIII. EXECUTIVE SESSION

1. Personnel
2. Real Estate – Sale/Purchase
3. Pending Litigation

**Motion to adjourn into Executive Session for the purpose of discussing pending litigation; employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official; and to consider the purchase or sale of real estate for public purposes made by Ms. Adrien, second by Mr. Moormann. Motion passed by 6-0-1 roll call vote at 10:00 p.m.**

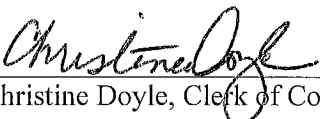
XIV. PERSONNEL

**Motion made by Mayor Theis , second by Ms. Spencer, to adjourn Executive Session and return to the regular session at 11:48 p.m. Motion passed by unanimous roll call vote.**

**Motion by Mayor Theis, second by Ms. Adrien, to appoint Katey Rowe to fill the unexpired term of Lindsey Bower for the Park and Recreation Board. Motion approved by unanimous roll call vote.**

XV. ADJOURNMENT

**Motion made by Mr. Moormann, second by Ms. Spencer, to adjourn the regular meeting at 11:50 p.m. Motion passed by unanimous roll call vote.**

  
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Christine Doyle, Clerk of Council