

MADEIRA CITY COUNCIL
REGULAR MEETING MINUTES
APRIL 27, 2020

I. CALL TO ORDER

The meeting was called to order by Mayor Spencer at 7:35 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

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

III. ROLL CALL

Members present:

Nancy Spencer, Mayor
Scott Gehring
Tom Henning
Chris Hilberg
Doug Moormann
Brian Mueller
Traci Theis

Officials/Staff present:

Brian Fox, Law Director
Tom Moeller, City Manager
Lori Thompson, Assistant City Manager
David Schaefer, Police Chief
C. Robert Paul, Treasurer
Kristie Lowndes, Tax Commissioner
Christine Doyle, Clerk of Council

IV. ACCEPTANCE OF THE AGENDA AND MINUTES

1. Changes to the agenda:

- Mr. Moeller removed Executive Session from the agenda.
- Mr. Moormann asked to add the Miami Ave. Traffic Study and the Stewart Road Development to New Business.

2. Changes to the City Council Regular Meeting minutes from April 13, 2020:

- None

3. Res. No. 25-20: Authorizing the City Manager to Purchase Furniture and Fixtures for the Madeira Police Department from Office Furniture Source

Motion to accept the amended agenda; the April 13, 2020 Regular Meeting minutes; and Res. No. 25-20: Authorizing the City Manager to Purchase Furniture and Fixtures for the Madeira Police Department from Office Furniture Source made by Mr. Gehring, second by Mr. Hilberg. Motion passed by unanimous roll call vote.

V. MAYOR'S MOMENT

1. Public Comment Reminder

2. In the Community

- Mayor Spencer said residents are continuing on in this period of making do and caring for neighbors, but they have found ways to stay entertained, including by keeping an eye out for Ralphie, the cutout bison that has made appearances throughout the City. She expressed gratitude to grocery store workers, people who drive trucks, custodial staff, nurses, doctors, hospital staff, trash collectors, and all those who provide important services.
- The Mayor welcomed new Police Officers Aaron Grant and Daniel Spears and congratulated Jay Roy and Ed Farris on their promotions to Lieutenant. Ms. Theis suggested swearing in the new officers at the City's first in-person Council meeting.

3. Special Recognition

- None

VI. NOTICES OF OTHER MEETINGS AND EVENTS

- Board of Zoning Appeals May 4, 2020, 7:00 p.m.
- City Council May 11, 2020, 7:30 p.m.

VII. COMMITTEE AND OFFICIAL REPORTS

1. Planning Commission meeting on April 20, 2020

- Mr. Moormann reported the final plat for the Overlook of Madeira was approved by unanimous vote. The model units will be open in the late summer or fall, and there have been some presales as well.
- The Commission discussed how to use potential dollars from the Hamilton County Community Development Block Planning Grant. Each selected project would receive \$25,000. Madeira received the grant last year and used the money for the Miami Ave. Traffic Study. Ms. Thompson and Emil Lisziansky from Envision will follow up on potential projects to determine which might offer the best prospect for success.
- The proposal from Graydon for the zoning code changes was discussed.

2. Board of Zoning Appeals meeting on April 21, 2020

- Mr. Moeller reported there were six cases on the agenda, and one was withdrawn by the applicant. The cases that were heard were for:
 - Front yard setback variance to construct a roof over an existing rear door on Kenwood, which was approved.
 - Height variance for a new construction on Treetop Lane, which was denied.
 - Front yard setback variance to construct a new house on Fowler, which was approved.
 - Variance to build a new home on a legal nonconforming lot on Osceola, which was denied.
 - Front porch setback variance to cover an entry on an existing home on Berwood, which was approved.

3. Administration and Personnel Committee meeting on April 22, 2020

- Mr. Hilberg reported the Committee adjourned into Executive Session to discuss previously interviewed applicants and unanimously agreed to recommend David Dye for appointment to Planning Commission. Mr. Dye works for GE Aviation, is active in the community, and works on several GE foundations. Mr. Henning has worked with Mr. Dye and said he is intelligent, hardworking, and collaborative.

Motion to appoint David Dye to the unexpired term of Susie Thomas made by Mr. Hilberg, second by Ms. Theis. Motion passed by unanimous roll call vote.

4. Parks and Recreation Board meeting April 22, 2020

- Mr. Mueller reported the Board discussed summer events in light of the COVID-19 restrictions. They are working on the assumption that decisions by the State of Ohio will determine if the events are held; if they are not held, the Board discussed alternatives.

- The Memorial Day event has low upfront costs and would be easy to turn off if necessary. A video montage may be an alternative way to honor the day.
 - Criterium Bike Race has been officially cancelled by the organizing group. The group is entertaining the idea of having a 5K run on the day of the Bonfire on the Ballfield.
 - Shakespeare in the Park is likely cancelled, but the Board is reaching out to the performers to confirm.
 - If the City were unable to hold the Independence Day celebration, the Board would look into making the Bonfire a bigger event, with possibly a parade and fireworks.
 - Street Dance is currently on hold as the deposits for this event are costly. The Board is holding off on booking talent and vendors as long as possible.
 - The Board recommended that the \$40,000 CDBG grant be used to replace the playscapes at Sellman Park rather than McDonald Commons. The Board discussed options for the play surface and for possible unique features. They will be consulting with the Middle School for input as well. Mr. Hilberg asked them to look into lighting around the playground because the equipment is used during evening sporting events.
 - The Board is still brainstorming new events and working on ways to get sponsorships for events. They will be doing more on their Facebook page to show businesses the type of traffic they could get if they sponsored an event.
5. Budget and Finance Committee meeting April 27, 2020
- Mr. Mueller reported the monthly financials were strong in the first quarter, but there is no way to tell what later quarters will look like. Revenues are up and expenses are down to budget.
 - In reviewing the 2020 budget, the Committee discussed delaying capital projects to balance the books or protect the cash flow. Projects that could potentially be delayed are the purchase of the Public Works vehicle and the McDonald court restoration. They did not reach a decision on replacing the Municipal Plaza. They recommend proceeding with the audio/visual improvements for Council Chambers. On the revenue side, the City will receive a \$45,000 refund from the Worker's Compensation Program, and Mr. Fox is reviewing the cell tower lease renewal, which would provide a payment if signed early. These and other changes will be made to the budget document for the May meeting.
 - The school crossing guards have asked if they would be compensated, as they were effectively laid off. The Committee discussed and asked that Staff first ask the crossing guards to request federal unemployment assistance. Mr. Moormann said they would likely need notice from the City of the layoff for the application.
 - It appears the City will be able to roll the planning and construction costs of the Indian Hill waterlines into a subsidized 2% loan, which means the surcharge increase will be less than anticipated.
 - The plan for the street program should be on track through 2021. The 2020 budget currently has \$285,000 that could be used to offset any decreases the City sees in gasoline tax revenue.
 - Mr. Henning has been developing fiscal indicators based on data and trends. The indicators will become part of the 2021 Capital Plan Memo.
 - Mr. Mueller said the COVID 19 event has highlighted the importance of prior City Councils' decision to develop the 27% rainy day policy. The reserve will be well used to bridge cash flow gaps. The impact of the recession on the City's budget will depend on the impact on real estate values, and the rainy day fund gives the City time to see use it, analyze how the tax revenue picture is changing, and respond accordingly going forward.

- Mr. Moormann said Hamilton County will receive over \$100 million for COVID response and recovery. There is an effort underway to advocate that the Federal Government allow that money to be used for revenue replacement. Mr. Moormann asked if the City is tracking its lost revenue and if the City is working with the Municipal League or other organization to advocate for that flexibility? Mr. Moeller said the City would be able to track lost revenue, and Mayor Spencer has contacted Senators Brown and Portman and Representative Wenstrup about assistance.
- Mr. Mueller said the Committee was waiting for more information from Mr. Fox on the Graydon proposal for rewriting the zoning code. The Committee will discuss the proposal in early May, before the next Planning Commission meeting.

6. Police Report

- Chief Schaefer reported the two new hires have really good credentials. Daniel Spears is a Madeira High School graduate and comes from the Clermont County Sheriff's Office. Aaron Grant is a former schoolteacher who comes from the St. Bernard Police Department.
- Five members of the department applied for the Lieutenant positions, and Chief Schaefer said choosing two was a difficult decision. Jay Roy and Ed Farris each have over 20 years of experience and varied backgrounds.
- The affect of the stay-at-home order didn't have an impact on the March stats, but it will likely be seen in the April stats.
- When asked about the report of discarded PPEs in the parks, Chief Schaefer said he didn't see any; he did note the Department has increased their presence in the parks and the Central Business District.

VIII. COMMUNITY PARTICIPATION

1. Guests and Registered Visitors

- None

2. Correspondence

- Council received a letter from Claudia Harrod regarding the Train Depot.

IX. ORDINANCES AND RESOLUTIONS

- None

X. NEW BUSINESS

1. Supporting School District End-of-School-Year Activities

- The City was approached by a resident with a way to honor graduating seniors. Mr. Moeller discussed the idea with Superintendent Kenji Matsudo who asked that all suggestions be directed to the School as they are working on what to do. Mr. Moeller reiterated the City's support when the School's plans become clearer.

2. Miami Ave Traffic Study

- Mr. Moeller and Ms. Thompson met with 143Engineers about the study results. Council discussed how best to present the results and next steps and decided to hold a joint session of Planning Commission and Council during the May 18 Planning Commission meeting. For public input, Staff will explore a platform ODOT is currently using.

3. Stewart Road Development Process

- A developer has approached the City about the possibility of annexing a single property that currently sits in both Columbia Township and Madeira; the current home is considered by the County Auditor to be in the Madeira School District. The developer presented no specific plans but said they would like part of the development to include higher density housing. The City has annexed property from Columbia Township in the past, once about 15 years ago and once about 25 years ago.
- Mr. Moormann asked for Council's general views on annexation. Council discussed various aspects of the issue. Regarding zoning, Mr. Hilberg expressed concern about putting pressure on Planning Commission to approve zoning if the property were annexed; he asked if the zoning could be determined before the property was annexed. Mr. Fox said Madeira couldn't approve or disapprove zoning relative to the property until the property was annexed. Concerns about the process and implications of annexation were also noted.
- Mr. Moeller said he would relay this discussion to the developer, who may choose to make a more formal presentation to Council. He added the developer did say he could leave the property zoned as is and develop each section according to the existing zoning codes.

XI. OLD BUSINESS

1. Train Depot

- Mr. Mueller asked that Council not reconsider their decision to pause the pursuit of a lease agreement for the Train Depot but to reconsider the procedure for the decision. He asked that the issue be sent to a committee for a ranking of priority among capital projects.
- Council discussed sending it to the Historic Preservation Commission; however, that Commission rules on specific applications for matters concerning the exterior of the buildings. Sending it to the Economic Development Committee was also discussed.
- In discussing the potential tenant, Ms. Theis clarified the former tenant brought the potential tenant to the City when he asked to be released early from his lease.
- Council discussed the restriction on high-intensity cooking; it was noted that a previous Council chose to entertain tenants that didn't need onsite cooking, but no formal resolution was made. Mr. Mueller asked that Council guide staff on this issue in order to keep negotiations of the lease open. This would also allow the potential tenant to consider presenting a different proposal. Mr. Moeller said other businesses have expressed interest in renting the space as well.

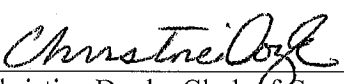
Motion for City Council to remove the standing restriction against on-premise cooking at the Train Depot and for the City Administration to continue pursuing any and all tenants for that space, subject to the approval of the Historic Preservation Commission and traditional zoning code made by Mr. Mueller, second by Mayor Spencer. Motion passed by unanimous roll call vote.

XII. EXECUTIVE SESSION

- None

XIII. ADJOURNMENT

Motion made by Mr. Gehring, second by Ms. Theis, to adjourn the regular meeting at 9:36 p.m. Motion passed by unanimous roll call vote.



Christine Doyle, Clerk of Council