

MADEIRA CITY COUNCIL
REGULAR MEETING MINUTES
APRIL 26, 2021

I. CALL TO ORDER

Mayor Spencer called the meeting to order at 7:32 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Spencer led the Invocation and Pledge of Allegiance.

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, Asst. Treasurer
Christine Doyle, Clerk of Council

IV. ACCEPTANCE OF THE AGENDA AND MINUTES

A. Changes to the agenda:
None

B. Changes to the City Council Regular Meeting minutes from April 12, 2021:
None

Motion to accept the agenda and the April 12, 2021 Regular Meeting minutes made by Mr. Hilberg, second by Mr. Moormann. Motion passed by unanimous roll call vote.

V. MAYOR'S MOMENT

A. Public Comment Reminder

B. In the Community

1. Mayor Spencer recognized the members of the Madeira Police Department, saying they provide the strong backbone for our safe and top-rated community. She read the Department's mission statement and reviewed their core values of honor, loyalty, commitment, and duty. The Department published its first Annual Report, and she said its intent is clear: To deliver on these fundamental principles of openness, transparency, and accessibility to everyone in the community. The annual report can be found on the City's website.

C. Special Recognition
None

VI. INVITED GUESTS

- A. Mayor Spencer and Chief Schaefer recognized recent personnel appointments and retirements.
 1. Retired Patrol Officer Ronald Mueller was recognized for his 17 years with the Madeira Police Department. Chief Schaefer presented Officer Mueller with gifts

including a plaque with what was said for his “last call” broadcast and a sword inscribed with “From the grateful people of the City of Madeira” on the scabbard. Officer Mueller will continue on as an Auxiliary member of the Department and a member of the Hamilton County Honor Guard.

2. Mayor Spencer administered the formal oath of office to Patrol Officers Aaron Grant and Daniel Spears, both of whom were hired on April 20, 2020.
3. Mayor Spencer administered the formal oath of office to Lieutenants Edward Farris and Jay Roy, both of whom were promoted to their positions on April 5, 2020.
4. Chief Schaefer presented Lieutenant Paul Phillips with the first ever Chief’s Award for outstanding work on the Ohio Collaborative certification and transition to Lexipol.

- B. Mayor Spencer issued a Proclamation for Arbor Day in conjunction with the City’s Tree City USA Application.

VII. NOTICES OF OTHER MEETINGS AND EVENTS

- Board of Zoning Appeals May 3, 2021 at 7:00 p.m.
- Mayor’s Court May 5, 2021 at 6:30 p.m.
- National Day of Prayer at McDonald Commons May 6, 2021 at 7:00 a.m.
- Inclusion Committee May 6, 2021 at 7:00 p.m.
- City Council May 10, 2021 at 7:30 p.m.

VIII. COMMITTEE AND OFFICIAL REPORTS

A. Administration and Personnel Committee meeting on April 13, 2021

1. Mr. Hilberg reported the Committee adjourned into Executive Session to review candidates for Boards and Commissions. They presented a list of recommendations to Council for approval.

B. Parks and Recreation Board meeting on April 13, 2021

1. Mr. Mueller reported a Memorial Day event would be held outdoors following the State’s social distancing and mask-wearing guidelines. The shelter house would be reserved for those attendees who require shelter. An attempt would be made to record the event for those who cannot attend. The Board will decide at the May meeting if the event will include a march.
2. The Board has delayed decisions on Independence Day festivities until the May meeting to see if other communities schedule their events and to see of State guidelines change.
3. The Board is planning for a fully operational Street Dance; this year a vendor will be handling some of the logistics of running the event.

C. Public Works Committee meeting on April 19, 2021

1. Mr. Gehring reported Phase 1 of the waterline replacement is complete, and Phase 2 is on schedule. It appears paving costs are going down, so the Committee is hopeful for positive numbers on the 2021 Street Program bids.
2. Euclid Avenue improvements will begin the week of May 3 and will include three phased road closures.
3. The Ohio Department of Transportation has expressed safety concerns about the high-activity HAWK crosswalk and the train tracks; the concern is that a vehicle stopped for the HAWK signal may get struck by a cross arm or a train. ODOT will recommend interconnecting the train arms with the HAWK signal so the crosswalk can’t be activated

when the train crossing is activated. Mr. Moeller said he also asked ODOT to consider making the Miami Avenue train crossing a quiet crossing.

4. The Indian Hill water line transfer discussions continue, and the City Administration is investigating possible locations for the Service Department.

D. Planning Commission meeting on April 19, 2021

1. Mr. Moormann reported there were two public hearings. One was for a zoning change for a lot in the Treetops Subdivision, requesting that the zoning change from Residence B to Residence A. A neighbor on Camargo opposes the change. The case was tabled so the developer could speak with neighbors about the house options for the lot.
2. The second hearing was a review of the preliminary development plans for properties on Euclid and Laurel. The Architectural Review Officer had comments and questions regarding the development plan; the case was tabled so the applicant could address those items.
3. The Commission discussed the suggestion to revise the proposed zoning code to allow for the development of the side yard of corner lots. They agreed in principle to the suggestion.
4. The Miami Avenue redevelopment project has been submitted to Congressperson Wenstrup, in the hopes it is selected as one of his ten projects eligible for Federal infrastructure funding.

E. Economic Development meeting on April 20, 2021

1. Mr. Moormann reported the Committee discussed the lease agreement with the Co-Op on Camargo for the Muchmore House. The proposed start date has been changed to June 1. This opening may be close to the opening of Redden's Fine Meats, and the Committee discussed the possibility of having some sort of event to celebrate the openings.
2. The Administration and Committee are doing more research on the creation of a Revitalization District, which could allow for the transfer of additional liquor licenses to the City.
3. The Committee agreed to recommend to Council to consider creating a TIF for the Swing Line Grill property. The TIF would capture an additional \$12,000 of revenue per year after making the School District whole. Since the TIF would be site-specific, the creation of a Downtown Revitalization District would still be an option.
 - a. At the request of Mr. Gehring, Mr. Moeller said he would look into whether the way the Schools account for the funds could benefit the Schools financially.
4. The Committee reviewed the Residential Community Reinvestment Area program draft and agreed to the terms that the renovations must increase the value of the home by 40% or more. The abatement would be on the increased value of the home for a period of 10 years. The abatements would be on only the City's portion of the property tax and would not affect the amount of property tax received by the Schools. The program would require the creation of a Community Reinvestment Housing Council to review the applications.
 - a. When asked why the City would need to approach the Schools about the program, Mr. Moormann said it would be to make clear the City's intent to make the Schools whole, since the Schools are starting to make plans for their future capital needs.

Motion made to move forward in developing legislation supporting a site-specific TIF for the Swing Line Grill property made by Ms. Theis, second by Mr. Gehring. Motion passed by unanimous roll call vote.

Motion to continue advancing discussions with the Madeira School District regarding the Residential Property Tax Abatement program made by Mr. Moormann, second by Ms. Theis. Motion passed by unanimous roll call vote.

- F. Board of Zoning Appeals meeting on April 20, 2021
 - 1. There were no questions about the decisions.

- G. Park Master Plan Steering Committee meeting on April 22, 2021
 - 1. Mr. Gehring reported MSA presented concepts for the athletic fields that would maximize field space and turf usage.
 - 2. A contractor will be hired to study the waterway at the front of the park to determine what kind of waterway it is and if it can be piped.

- H. Budget and Finance Committee meeting on April 26, 2021
 - 1. Mr. Mueller reported the monthly financials are mostly on track.
 - 2. The Committee discussed the funds the City is to receive from the American Rescue Plan. Although the details of the plan have not been made official by the Treasury Department, it appears the City can expect to receive \$1.8 million, half of which would come to the City around May 10 and the second would come no earlier than one year later. The City would have until 2024 to spend the funds. The funds could be used for revenue replacement; investments in water, sewer, or broadband infrastructure; premium pay for essential workers; and to respond to coronavirus health impacts or economic impacts.
 - a. The revenue replacement funds would serve as an insurance policy if the City doesn't meet its 2019 projections of the future through 2024. The City has estimated the revenue loss from the pandemic to be about \$1,055,000. The Committee discussed using part of the remaining \$740,000 to help nonprofits that haven't had access to other government assistance. The Committee requested the Economic Development Committee give feedback on using the funds for nonprofits and/or the business community.
 - 3. The Committee agreed to increase the Special Event budget by \$5,000 for the Independence Day band. This year's event will be the first at McDonald Commons and the first year the expenses would be offset by beer sales. The Committee also agreed to funds to hire Cincinnati Circus to run the Street Dance, which would allow the Parks and Rec Board to scale back their volunteer hours to focus on program planning and big picture plans. Cincinnati Circus would also have the capacity to provide more stations to grow the event.
 - 4. Mayor Spencer said she would like to act on the Farmer's Market request for financial assistance, even if that is just an indication of the City's intent.

Motion to direct the Administration to build out the details of how the City can administer a nonprofit support program using the American Rescue Plan dollars in excess of what would be required for revenue replacement made by Mr. Hilberg, second by Mr. Henning. Motion approved by unanimous roll call vote.

- I. Police Report
 - 1. Chief Schaefer reported the three lieutenants attended the first tier of executive management training.
 - 2. The results of the Madeira Hills blind speed study showed that 100% of the cars were travelling at or below the speed limit. Chief Schaefer said the curves, hills, and tree canopy could be leading to the perception that traffic is going faster. He said the Department

would look into installing more Children at Play signage; he also said cutting back the tree canopy could help.

3. Regarding the hiring process, the Civil Service interviews of candidates took place last week, and the list of certified candidates is expected later this week. The Chief will then begin looking at the top ten candidates.
4. The Indian Hill Rangers' annual hockey tournament fundraiser will, in part, benefit Madeira Auxiliary Officer Keith Lewis, who was diagnosed with prostate cancer. The tournament will take place May 3–6 and will include a silent auction.
5. The Department received the Lexipol Gold Level Recognition for efficiently disseminating policy updates and ensuring officers are trained on those policies.
6. When asked, Chief Schaefer said he would like to have a ribbon cutting and open house for the newly remodeled Police Department when it is deemed safe to do so.

IX. COMMUNITY PARTICIPATION

- A. Guests and Registered Visitors
None
- B. Correspondence
None

X. ORDINANCES AND RESOLUTIONS

- A. Res. No. 20-21: Authorizing the City Manager to Execute a Contract with American Sound Electronics, Inc. to Provide Equipment and Labor for the Council Chambers Audio System

Motion to approve Res. No. 20-21: Authorizing the City Manager to Execute a Contract with American Sound Electronics, Inc. to Provide Equipment and Labor for the Council Chambers Audio System made by Ms. Theis, second by Mr. Moormann. Motion passed by unanimous roll call vote.

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

- B. Res. No. 21-21: Authorizing the City Manager to Enter into a Lease Agreement with Rachel Hamilton DBA CO-OP on Camargo LLC for the Property Located at 7010 Miami Avenue, Madeira, Ohio (Muchmore House)

1. Mr. Moeller said he used the Creativities lease as a starting point, changing it to a 5-year lease with a \$50 rent increase per year. The lease would require the City's approval of the businesses that form the co-op. Mr. Moeller asked that Council approve the lease in the form it is substantially presented, as he and Mr. Fox are still reviewing the details.

Motion to approve Res. 21-21: Authorizing the City Manager to Enter into a Lease Agreement with Rachel Hamilton DBA CO-OP on Camargo LLC for the Property Located at 7010 Miami Avenue, Madeira, Ohio (Muchmore House) made by Mr. Hilberg, second by Mr. Moormann. Motion passed by unanimous roll call vote.

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

C. Res. No. 22-21: Authorizing Approval of a TREX Liquor License for MET Ventures LLC Located at 7006 Centre Street, Madeira, Ohio

1. Mr. Moeller said the proposed business would be run out of the same space as Creations by Melody and has the approval of the owners of Creations by Melody.

Motion to approve Res. 22-21: Authorizing Approval of a TREX Liquor License for MET Ventures LLC Located at 7006 Centre Street, Madeira, Ohio made by Mr. Henning, second by Ms. Theis. Motion passed by unanimous roll call vote.

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

XI. NEW BUSINESS

A. Boards and Commissions Appointments

1. Mayor Spencer stated the Administration and Personnel Committee recommended to Council that 9 residents be appointed to the City's Boards and Commissions. They are:

- a. Kate Hunt and Mary Anne Gehring to Senior Commission
- b. Patrick Dingeldein, Sandy Gemmel, Maria Schwaller, Stephanie Lanzerotti, Melissa Rane, and Emma Faz to the Inclusion Commission, one of whom will replace Kathleen McVey. It was noted the number of members on the Committee now exceeds the number established for the Commission; the Committee agreed to enlarge the membership to everyone who expressed an interest.
- c. Rick Staubach, replacing Todd Willing, on the Tax Board.

Motion to approve the outlined Board and Committee appointments made by Mr. Hilberg, second by Ms. Theis. Motion passed by 6-0-1 roll call vote with Mr. Moormann absent for the vote.

XII. OLD BUSINESS

A. Traditions Community Room Update

1. Ms. Theis reported Traditions is not allowing visitors in the common areas of the building. The Community Room will be closed until that restriction is lifted. Traditions

also informed her they couldn't ask if visitors are vaccinated for COVID-19 due to HIPAA restrictions.

2. When asked, Mr. Moeller said the City has allowed small, socially distanced meetings in its Community Room. It could be open to larger gatherings in June, per State guidelines.

XIII. EXECUTIVE SESSION

- A. Pending Litigation
- B. Personnel Appointments

Mr. Moeller said the discussion under New Business took care of the Personnel Appointments, and Mr. Fox said there were no updates on Pending Litigation, so Council did not adjourn into Executive Session.

XIV. ADJOURNMENT

Motion made by Mr. Gehring, second by Mr. Hilberg, to adjourn the regular meeting at 9:48 p.m. Motion passed by unanimous roll call vote.



Christine Doyle, Clerk of Council