

MADEIRA CITY COUNCIL
REGULAR MEETING MINUTES
AUGUST 26, 2019

I. CALL TO ORDER

The meeting was called to order by Mayor Theis at 7:31 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
Chris Hilberg
Doug Moormann
Brian Mueller
Nancy Spencer

Officials/Staff present:

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

Members absent:

Scott Gehring

IV. ACCEPTANCE OF THE AGENDA AND MINUTES

1. Changes to the agenda:

- Mr. Moormann asked to add a discussion about the State Capital appropriations process to New Business.

2. Changes to the City Council Regular Meeting minutes from August 12, 2019:

- None

Motion to accept the amended agenda and the August 12, 2019 minutes made by Mr. Moormann, second by Mr. Hilberg. Motion passed by 6-0-1 roll call vote.

V. MAYOR'S MOMENT

1. Public Comment Reminder

2. Mayor's Moment

- Mayor Theis spoke about the end of the dog days of summer. She noted the meeting was held on National Dog Day and that K-9 officer Doc now has his own email address. Madeira schools are in full swing and area universities started this week; football is starting up again, too. While Labor Day signifies the end of summer, Mayor Theis' family would be experiencing a new beginning, as her son is getting married over the weekend.

3. Special Recognition

- Thomas Morris of Boy Scout Troop 555 was present to earn his Citizenship in the Community merit badge.

VI. NOTICES OF OTHER MEETINGS AND EVENTS

- Labor Day (Municipal Building offices closed) September 2, 2019

- Board of Zoning Appeals September 3, 2019, 7:00 p.m.
- City Council September 9, 2019, 7:30 p.m.
- Mayor's Court September 11, 2019, 6:30 p.m.
- Parks and Recreation Board September 11, 2019, 7:00 p.m.

VII. COMMITTEE AND OFFICIAL REPORTS

1. Parks and Recreation Board meeting on August 14, 2019

- Mr. Mueller reported the Board had a discussion about the Criterium Bike Race and other events that result in street closures with Melody Jaworski of Creations by Melody; Debbie Cass of Absolutely Needlepoint; Lt. Phillips; Steve Shaw of the Madeira Chamber of Commerce; Kaity Rowe of Outdoors Madeira; Doug Oppenheimer; and Mr. Moeller. Someone has been contacting area businesses to advocate for an end to the Criterium Race, and Ms. Jaworski and Ms. Cass attended the meeting to inform the Board about how the street closures have adversely affected their businesses. There was also a discussion about the cost of the event. Mr. Mueller said the goal for this year's race was to reduce the City's expense by 50%, and the final numbers show the expenses reduced by 67%. The cost to the City for the event was \$1,135. Mr. Mueller encouraged the person advocating against the Bike Race to attend a Parks Board meeting to discuss their concerns.
- The Board recapped the Street Dance. The financials are not final yet, but the credit card processing went well and there will likely be a need for more credit-card processing equipment in the future.
- The annual Parks walk will be held on August 28 at 7:00 p.m. beginning at the Hosbrook Bird Sanctuary.
- The Board will hold an extra meeting on September 17 at the McDonald Commons shelter to conduct their annual goal-setting session.
- The Bonfire at the Ballfield event will be held on September 28 at McDonald Commons.

2. Planning Commission meeting on August 19, 2019

- Mr. Moormann reported the Commission heard a request for a lot split. The original application was for two lots, one of which was nonconforming. The new application was for two conforming lots, and that was approved. A second case was tabled by the applicant.
- Susie Thomas was sworn in as a member of Planning Commission.

3. Economic Development meeting on August 12, 2019

- A summary of the meeting was included in the August 12, 2019 City Council minutes.
- As a follow-up to the meeting, Mr. Moormann presented to Council a motion regarding futures leases for the train station property. The motion would instruct the Administration to enter into leases that allow the tenants of that space to make improvements to the space, at their expense, to ensure a successful business. Such improvements could include updated refrigeration and equipment for high-intensity cooking.
- Motion Approving the Recommendation of the Economic Development Committee Regarding Future Leases for the Madeira Train Station made by Mr. Moormann, second by Ms. Adrien.
- Ms. Spencer said it's not the City's place to assume what improvements would make a business most successful, but she does agree with removing limitations for tenants of that space. Ms. Adrien clarified the Committee is not recommending the tenant needs to be a restaurant; the intent of the motion is to remove barriers to any business that wants to locate there.

Motion Approving the Recommendation of the Economic Development Committee Regarding Future Leases for the Madeira Train Station passed by 6-0-1 roll call vote.

3. Budget and Finance Committee meeting on August 26, 2019

- Ms. Spencer reported Mr. Hilberg sat in for Mr. Gehring at the meeting. The monthly financials are on track to budget.
- The Committee reviewed the Greater Cincinnati Water Works (GCWW) proposal. The proposal relies on a flat fee structure on current Indian Hill Water Works (IHWW) residents only or a fee on all Madeira residents. The fee would not be consumption based and would increase at a 3% rate over time. There have been discussions with IHWW to see what kind of scenarios they would be responsive to. Mr. Mueller prepared a document of scenarios that the Committee discussed.
- Mr. Mueller explained there are three time frames the Committee is considering for the waterlines. In the 100-year timeline, GCWW has a better rate. In the two- to three-year timeline, \$4 million is needed to replace waterlines in any scenario. It's the 30-year timeline that doesn't have a clear solution; during that period, there will need to be a monetary catch-up because there are no savings for pipe replacements, and the customers would have to bear the burden. It's for that timeframe that the City is looking for a better proposal from both companies.
- The net result is the Committee asked the Administration to continue discussions with both GCWW and IHWW about costs over the different timelines and to ask GCWW for a consumption-based fee rather than a flat fee.
- The Committee also directed the Administration to kick off planning for the \$4 million waterline replacement around the Elementary School because in any scenario this is an expense that needs to be addressed. The Committee recommended bringing legislation to the next Council meeting that would increase the surcharge to IHWW customers from 25% to 50%. The average household would see an increase of \$4 per month, which is under \$50 per year. The increase would result in an additional \$160,000 annually.
- When asked by Mr. Moormann if other funding streams had been discussed, Mr. Moeller said the City is pursuing a no-interest loan for the waterline work. Ms. Spencer added they had explored scenarios with different rates for different customers but decided the surcharge increase is the minimum that puts the \$4 million within striking distance.

4. Police Report

- Chief Schaefer reported July was a busy month for the Auxiliary officers.
- The Village Nursing and Rehabilitation Center held a police and fire appreciation day on July 2.
- Madeira Police and Fire participated in Rescue Task Force Training on July 9, and that has led to good discussions on how the departments would respond to different events.
- The Department is working with St. Gertrude on safety planning and will conduct ALICE training and a drill in October. They will also be working with the staff at the Silverwood Presbyterian on a safety plan.
- A traffic study was conducted at the intersection of Miami and Laurel. As a result, the timing of lights has been adjusted to allow constant red in all directions for 3 seconds. When asked about the number of traffic stops during the study, Chief Schaefer said they were typical. Ms. Adrien asked that the timing of the lights on the HAWK signal be reevaluated, too.

VIII. COMMUNITY PARTICIPATION

1. Guests and Registered Visitors

- Doug Oppenheimer, 7431 Mar Del, asked if a response Mayor Theis gave to a question on the Speak Out Madeira Facebook page regarding Camargo Road funding was correct. Mayor Theis said she corrected her online response. Mr. Oppenheimer asked if all three topics listed under Executive Session would be discussed. Mayor Theis said they would.
- Xin Ma, 7900 Buckeye Crescent, said she is in favor of retaining IHWW water because of water quality. She shared that GCWW water comes from the Ohio River, while IHWW water is from the ground. GCWW has an aging infrastructure and a massive distribution system, which means the water quality may not be guaranteed when it reaches customers. She informed Council that the Ohio EPA offers financial assistance to municipalities for water projects; the deadline for consideration for 2020 would be August 31. Mr. Mueller suggested Ms. Ma contact IHWW to say she would prefer to remain a customer and to ask them to take ownership of the waterlines.

2. Correspondence

- A letter was received from Michael and Antonella McGreevy requesting reimbursement for fees/costs related to variance that was denied by the Board of Zoning Appeals.

IX. ORDINANCES AND RESOLUTIONS

- None

X. NEW BUSINESS

1. Shred Day

- Mr. Moeller reported he contacted three shredding companies. Two provide on-site shredding: one at a rate of \$250 per hour for two or three hours, the other for a rate of \$275 for a minimum of three hours. Neither limit how much a resident brings; there may be an additional expense if the provided truck fills up.
- Ms. Adrien suggested contacting the companies to see if scheduling two events per year would result in a discounted price. Ms. Spencer preferred to schedule one event to see how it goes.
- Mr. Moeller said he is working with Chief Schaefer to find a location for the event where cars can queue up. He said he would reach out to the companies to ask about available Saturdays.

2. State Capital Appropriations Bill

- Mr. Moormann said the State of Ohio has biannual state appropriations where most of the money goes to state capital needs; however \$80–\$90 million is reserved for community projects. The best access to those funds is through the capital building prioritization process that Hamilton County will engage in later this year. Past projects that have received these funds are community museums in Mariemont, small projects in Ault Park and Eden Park, and the parking garages at the Banks. The information packet for project eligibility would likely be available in September. Mr. Moormann noted it's key to have matching funds locally for the proposed projects. Council agreed to schedule their follow-up goal-setting session to help determine potential projects to submit.

XI. OLD BUSINESS

- None

XII. EXECUTIVE SESSION

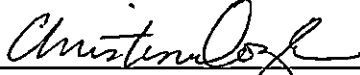
1. Pending Litigation
2. Personnel
3. Real Estate – Sale/Purchase

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. Spencer, second by Ms. Adrien. Motion passed by 6-0-1 roll call vote at 8:42 p.m.

XIII. ADJOURNMENT

Motion made by Mr. Mueller, second by Ms. Spencer, to adjourn Executive Session and return to the regular session at 9:10 p.m. Motion passed by 6-0-1 roll call vote.

Motion made by Mr. Hilberg, second by Ms. Adrien, to adjourn the regular meeting at 9:10 p.m. Motion passed by 6-0-1 roll call vote.



Christine Doyle, Clerk of Council