

MADEIRA CITY COUNCIL
REGULAR MEETING MINUTES
DECEMBER 14, 2020

I. CALL TO ORDER

Mayor Spencer called the meeting to order at 7:34 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:

1. Mr. Moormann asked to add a Special Planning Commission meeting to Committee and Official Reports.
2. Mayor Spencer added an Administration and Personnel Committee meeting on December 16.

B. Changes to the City Council Regular Meeting minutes from November 23, 2020:

None

C. Res. No. 59-20: Authorizing the City Manager to Enter into a Contract with Compass Minerals for the Provision of Rock Salt for the 2020-2021 Season

1. When asked, Mr. Moeller said the contract is for the purchase of 800 tons of road salt from Compass Minerals. Compass has waived the storage fees for the salt the City did not purchase last year; however, with the purchase of salt this year, the City is in contact with Indian Hill about storing some of the salt in their facility.

D. Res. No. 60-20: Authorizing the City Manager to Enter into an Agreement with Humana, Inc. to Provide Health and Dental Insurance for the Full-Time Employees

E. Res. No. 66-20: A Resolution Recognizing the 2020 Celebration of Arbor Day in the City of Madeira, Ohio

Motion to accept the agenda; the November 23, 2020 Regular Meeting minutes; Res. No. 59-20: Authorizing the City Manager to Enter into a Contract with Compass Minerals for the Provision of Rock Salt for the 2020-2021 Season; Res. No. 60-20: Authorizing the City Manager to Enter into an Agreement with Humana, Inc. to Provide Health and Dental Insurance for the Full-Time Employees; and Res. No. 66-20: A Resolution Recognizing the 2020 Celebration of Arbor Day in the City of Madeira, Ohio made by Mr. Moormann, second by Mr. Hilberg. Motion passed by unanimous roll call vote.

V. MAYOR'S MOMENT

A. Public Comment Reminder

B. In the Community

1. After spending some time in quarantine, Mayor Spencer expressed her appreciation for all the special elves in the community who are rallying around and helping each other. It is evidence that the community is trying their best to find new and memorable ways to celebrate the season and bring comfort and joy.
2. Mayor Spencer thanked all the people who made December 5 a full day of Madeira-type fun, including the Police Department who held a drop-off event for the Toys for Tots campaign, all of those involved in the St. Nick Reverse Parade, and Mr. Hilberg and others who participated in the live stream tree lighting ceremony. She also thanked Mr. Gehring and his entire family for filling the St. Nick gift bags.

C. Special Recognition

None

VI. NOTICES OF OTHER MEETINGS AND EVENTS

- Administration and Personnel Committee December 16, 2020 at 7:00 p.m.
- Planning Commission December 21, 2020 at 7:00 p.m.
- Mayor's Court December 30, 2020 at 6:30 p.m.
- Board of Zoning Appeals January 4, 2021 at 7:00 p.m.

VII. INVITED GUESTS

A. State Senator Louis Blessing

1. Senator Blessing urged recovered COVID-19 patients to donate convalescent plasma to help treat currently ill patients.
2. He reported that Senate Bill 310 would be the vehicle for the State capital appropriations budget, and the projects to receive appropriations would be released at 1:30 p.m. the following day. Madeira had requested funds to conduct a study in preparation for the expansion of McDonald Commons. He commended the City for having the TIF and Comprehensive Plan in place prior to this application.
3. Mr. Mueller shared with Senator Blessing how important the State's low-interest loans through the Ohio Water Development Authority have been in getting the City on track to replace the water lines and get them returned to Indian Hill Water Works.

VIII. COMMITTEE AND OFFICIAL REPORTS

A. Economic Development Committee meeting on December 2, 2020

1. As a next step in the Comprehensive Plan, Mr. Moormann reported the Committee began discussing the creation of a property tax abatement to encourage renovating existing homes and using LEED designs in new homes. He noted a program would require State involvement and School Board input because the abatement would be on property taxes.
2. The Committee learned a nail salon will move into the Village Co-working space. Mayor Spencer noted one of the tasks of the Economic Development Committee is to think about the types of conditions the City can create to be favorable to business; but ultimately, the private owners of the properties make the decisions as to what businesses rent the properties.

B. Board of Zoning Appeals meeting on December 7, 2020

1. Mr. Moeller said there were six items on the agenda.
 - a. A request for a setback variance to construct a deck on Coachlite was tabled for a second time for more information.
 - b. A request for a setback variance to expand a deck on Meadowdale was approved
 - c. A request to extend a privacy fence on Juniperview into the side yard was approved.
 - d. A request for a setback variance to cover an existing patio on Springcrest was approved.
 - e. A request for a setback variance to construct an addition and attached garage on Kenwood was approved.
 - f. A request to construct a second story addition to a home on a nonconforming lot on Kenwood was approved.

C. Public Works Committee meeting on December 8, 2020

1. Mr. Gehring said the Committee met to interview candidates for the City's engineering contract. The City received five proposals, and four of the candidates were interviewed. Reference checks on the candidates are being conducted, and then the Committee will reconvene to discuss.

D. Budget and Finance Committee meeting on December 14, 2020

1. Mr. Mueller reported the Committee is asking Council to approve Res. 67-20, the 2021 Capital Plan Policy. The intent of the policy is to help Council coalesce around an annual budget and to provide a transparent document for the community. A video presentation of a budget overview by Mr. Henning was shown. Should Council approve the resolution, Mr. Mueller asked that a link to the video and the policy memo or budget be included in the Friday Flash, as well as posted on the City website.

E. Planning Commission Special meeting on December 3, 2020

1. Mr. Moormann said the session was to look at a proposal put forth by the School District to build modular classrooms at the Elementary School. The proposal includes four attached classrooms that would help the school accommodate the growing number of students in the lower grades. The School hopes to have the classrooms in place when students return in January.

F. Police Report

1. Chief Schaefer reported the Department set a goal of 300 toys for their first year collecting for Toys for Tots; they received over 700 toys. He thanked Madeira and the surrounding communities for their support.
2. Office Spears attended online training on Advanced Traffic Stops.
3. Regarding the monthly statistics, Chief Schaefer noted the Department has backed off ordinary face-to-face encounters with the public for the safety of the officers and public. They continue to make necessary stops for overall public safety.
4. A warrant study showed that the criteria for taking the next steps for a multi-way stop on Shawnee Run at Rollymeade and/or Kaywood were not met. The Department will continually monitor the intersections and may do directed patrols to calm traffic in the future.

IX. COMMUNITY PARTICIPATION

- A. Guests and Registered Visitors
None

B. Correspondence

1. Clare Heinsler sent an email thanking everyone for their dedication to the community and wishing them a merry Christmas.

X. ORDINANCES AND RESOLUTIONS

A. Res. No. 61-20: Authorizing Approval of a TREX Liquor License for Boards & Beez, LLC Located at 6912 Miami Avenue, Madeira, OH

1. Mr. Moeller noted the business is in the former French Country Road space. Owner Chelsey Berghausen said they prepare charcuterie cheese boards for catering and carryout currently; the license would allow them to expand to a physical, dine-in business.
2. When asked by Mr. Mueller if the liquor license would go toward the total needed for DORA (Designated Outdoor Refreshment Area), Mr. Moeller said he believes it would, but he would check into it.

Motion to approve Res. No. 61-20: Authorizing Approval of a TREX Liquor License for Boards & Beez, LLC Located at 6912 Miami Avenue, Madeira, OH 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. 62-20: Authorizing the City Manager to Apply For, Accept, and Enter into a Cooperative Agreement for the Construction of Water Main Replacement Project Phase 2 Between the City of Madeira, Ohio and the Ohio Water Development Authority

1. Mr. Moeller said that this loan would be for about \$1.6 million for water line replacement. The interest rate would be about 1.7% for 30 years, and applications are due by the end of the year.
2. Mr. Gehring noted this loan is part of the plan that would hopefully allow for the off-loading of the burdensome water lines from the City's books.

Motion to approve Res. No. 62-20: Authorizing the City Manager to Apply For, Accept, and Enter into a Cooperative Agreement for the Construction of Water Main Replacement Project Phase 2 Between the City of Madeira, Ohio and the Ohio Water Development Authority made by Mr. Gehring, second by Mr. Mueller. 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. 63-20: Adopting the Miami Avenue Traffic Plan for the City of Madeira, Ohio

1. Mr. Moormann said the Planning Commission had a robust and thoughtful discussion about the plan and unanimously recommended its approval to Council. The plan promotes pedestrian safety, seeks to calm traffic, and improves the presentation of the business district.

Motion to approve Res. No. 63-20: Adopting the Miami Avenue Traffic Plan for the City of Madeira, Ohio made by Mr. Moormann, second by Mr. Hilberg. 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

D. Res. No. 64-20: Appropriating Funds for Expenditures of the City during the Fiscal Year Ending December 31, 2021

1. Mr. Moeller said this is a reflection of the appropriations for the 2021 budget. The only change made from the version at the previous meeting was a \$10,000 reduction in funds for the Building Department.

Motion to approve Res. No. 64-20: Appropriating Funds for Expenditures of the City during the Fiscal Year Ending December 31, 2021 made by Mr. Mueller, second by Mr. Henning. 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

E. Res. No. 65-20: Amending the Annual Appropriation Resolution No. 46-19 Providing for Funds for Current Expenditures for the Year Ending December 31, 2020 and Amending the Certificate of Estimated Resources and Authorizing the Transfer of Funds

1. Mr. Moeller said the legislation moves money to the various funds, revises estimated resources, and brings the budget into balance, allowing the annual audit to go more smoothly. He reviewed the four sections of the legislation.

Motion to approve Res. No. 65-20: Amending the Annual Appropriation Resolution No. 46-19 Providing for Funds for Current Expenditures for the Year Ending December 31, 2020 and Amending the Certificate of Estimated Resources and

**Authorizing the Transfer of Funds made by Mr. Henning, second by Mr. Gehring.
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

F. Res. No. 67-20: Adopting the 2021 Capital Plan Policy for the City of Madeira, Ohio

1. Mr. Mueller said this document is very similar to last year's document but with updated information and a few minor changes. It also includes a section of Additional Actions to pursue, which Mr. Mueller reviewed. He reiterated that the document serves to put into writing the most basic agreements of Council on the annual budget and to inform the community.

Motion to approve Res. No. 67-20: Adopting the 2021 Capital Plan Policy for the City of Madeira, Ohio made by Mr. Gehring, second by Mr. Henning. 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

None

XII. OLD BUSINESS

None

XIII. EXECUTIVE SESSION

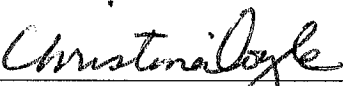
- A. Pending Litigation
- B. Personnel

Motion to adjourn into Executive Session for the purpose of discussing litigation, discussing disputes involving the City that are subject of pending, possible, or imminent court action or to discuss legal opinions of the Law Director on such matters that could reasonably involve future litigation, and also for personnel, for City employee or official issues that could include considering the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official or the investigation of charges or complaints against a public employee or official made by Ms. Theis, second by Mr. Hilberg. Motion passed by unanimous roll call vote at 8:50 p.m.

XIV. ADJOURNMENT

Motion made by Mr. Gehring, second by Ms. Theis, to adjourn Executive Session and return to regular session at 8:55 p.m. Motion passed by unanimous roll call vote.

Motion made by Ms. Theis, second by Mr. Henning, to adjourn the regular meeting at 9:01 p.m. Motion passed by unanimous roll call vote.



Christine Doyle, Clerk of Council