

**MADEIRA CITY COUNCIL
REGULAR MEETING MINUTES
JULY 22, 2024**

I. CALL TO ORDER

Mayor Doug Moormann called the meeting to order at 7:30 pm.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Mayor Moormann let the pledge.

III. ROLL CALL

Members present:

Doug Moormann
Alicia Camper
Tim Brock
Chad Shaffer
Logan Junger (arrived online 7:33)
Tom Henning
Ramzi Takieddine

Officials/Staff Present:

Brian Fox, Law Director
Michael Norton-Smith, City Manager
Lori A. Thompson, Assistant City Manager
Paul Phillips, Lieutenant
Kristie Lowndes, Treasurer
Holly Richards, Clerk of Council

IV. ACCEPTANCE OF AGENDA

A. Changes to the agenda:

1. Add Topic of IT Systems to New Business.

B. Changes to the City Council Regular Meeting Minutes from June 24, 2024:

None

C. Res. No. 37-24 Authorizing the City Manager to Enter into a Contract with Overhead Door Company of Northern Kentucky for Garage Door Replacement at the Public Works Building.

D. Res. No. 38-24 Authorizing the City Manager to Execute Additional Right-Of-Way Acquisition Agreements in Excess of \$10,000 Related to the Miami Avenue Streetscape and Pedestrian Safety Project.

E. Res. No. 39-24 Authorizing the City Manager to Execute a Joint Agreement with the Board of County Commissioners, Hamilton County, Ohio for Community Revitalization Grant Funds for the Camargo Road- East Phase 2 Improvement Project

Motion to accept the agenda as amended; the meeting minutes from June 24, 2024; Res. No. 37-24 Authorizing the City Manager to Enter into a Contract with Overhead Door Company of Northern Kentucky for Garage Door Replacement at the Public Works Building; Res. No. 38-24 Authorizing the City Manager to Execute Additional Right-Of-Way Acquisition Agreements in Excess of \$10,000 Related to the Miami Avenue Streetscape and Pedestrian Safety Project; and Res. No. 39-24 Authorizing the City Manager to Execute a Joint Agreement with the Board of County Commissioners, Hamilton County, Ohio for Community Revitalization Grant Funds for the Camargo Road- East Phase 2 Improvement Project made by Mr. Shaffer, second by Mr. Henning. Motion carried by 6-0-1 roll call vote. Mr. Junger was not yet in attendance.

V. MAYOR'S MOMENT

- A. Public Comment Reminder
- B. In the Community- Mayor Moormann
 - 1. Mayor Moormann thanked volunteers and city staff for their work and participation in the very wet Independence Day Parade.
 - 2. Projections continue to be good for the annual financial report. Mayor Moormann thanked Ms. Lowndes for her department's work, resulting in a clean audit.
 - 3. The Fire Board met to discuss AED devices at McDonald Commons and Sellman Park. The city anticipates offering training for city staff and sport coaches.
 - 4. Mayor Moorman made an observation about work plans for Boards and Committees: we have many events on the calendar, and we may be close to a saturation point. We should consider new events carefully in 2025 and consider building on existing quality events.

VI. NOTICE OF OTHER MEETINGS/EVENTS

- Shakespeare in the Park- McDonald Commons, Hamlet July 23, 2024, at 7:00 p.m.
- VII. Senior Commission Program- Making Sense of Senior Care July 24, 2024, at 4:00 p.m.
- Madcap Puppets- McDonald Commons, Annie Oakley's Wild West Show July 28, 2024, at 1:30 p.m.
- Shred-it Event- Sellman Park August 3, 2024, at 9:00 a.m. to Noon
- Board of Zoning Appeals August 5, 2024, at 7:00 p.m.
- Mayor's Court August 7, 2024, at 6:30 p.m.
- Madeira Street Dance- Laurel Avenue August 10, 2024, at 5:00 to 10:00 p.m.
- City Council August 12, 2024, at 7:30 p.m.

VIII. COMMUNITY PARTICIPATION

- A. Guests & Registered Visitors
 - 1. Mr. Douglas Oppenheimer of 577 Miami Bluff Court spoke about Ordinance 24-06 to initiate transferring properties at 7010 and 7014 Miami Avenue. His concerns included transparency of the transaction and preservation of the Hosbrook and Muchmore Houses. He recommended an addition of historical district wording to the Ordinance.
 - 2. Mr. Shane Spencer of 6640 Apache Circle shared his Eagle Scout proposal for a covered bench. Mr. Moormann reviewed the next steps with Mr. Spencer, which include a review by City staff, and a referral to Parks and Rec Board.

IX. COMMITTEE AND OFFICIAL REPORTS

- A. Board of Zoning Appeals on July 1, 2024
 - 1. Mr. Norton-Smith reported approval of three cases.
- B. Parks & Recreation Board on July 10, 2024
 - 1. Mr. Junger reported that the notes stand as submitted, with one highlight: any feedback about park use will be appreciated by next week for committee discussion. Mr. Brock asked about lighting. Park hours are dawn to dusk, so lights are not in the current plan.
- C. Law & Safety Committee on July 12, 2024
 - 1. Ms. Camper reported that discussion continues suggested Charter amendments and the speed study. Ms. Camper shared more details about removing the \$10,000 City Manager spending limit from the Charter and including it in legal language outside the Charter. The next

steps of resident education and voting will be shared in more detail at an August Council Meeting.

- D. Senior Commission on July 15, 2024
 - 1. Mr. Takeddine reported that the notes stand as submitted.
- E. Planning Commission on July 15, 2024
 - 1. Mr. Shaffer reported no new cases, and a brief Comprehensive Plan update on the mini-planning grant process.
- F. Madeira Inclusion Committee on July 16, 2024
 - 1. Mr. Moormann reported discussion of upcoming Maderia Stories Live and Light Up Madeira, which will include participation from multiple faith groups.
- G. Budget & Finance Committee on July 22, 2024
 - 1. Mr. Shaffer reported a review of monthly financials and a continued increase in property tax revenues. The committee will continue to monitor as we are in Q3. Overall, we are tracking very well per Ohio auditors. Expect a full session of 2025 budget goals at an upcoming meeting.
 - 2. Regarding property taxes, Mr. Norton-Smith said after the semi-annual settlements came in at 10-15% up, we expect to be up similarly for the year.
- H. Police Report
 - 1. Lt. Phillips reported traffic frustration with construction, which is not surprising. He commended the contractors and the partnership they have established with the police department. He also highlighted two Flock success stories in the report.

X. ORDINANCES AND RESOLUTIONS

- A. Ord. No. 24-04 An Ordinance Amending Sections 93.01, 150.16, and 152.04 of the Codified Ordinances of the City of Madeira, Ohio to Update Building and Development Fees. **THIRD READING**
 - 1. Opened hearing for public at 8:11. No comments, closed at 8:11.
 - 2. Mr. Shaffer gave a brief overview: The Budget and Finance Committee discussed and brought these recommendations to Council based on actual staff costs for permits after 10 years of no changes. Fees are intended to cover administrative costs only. Mr. Junger encouraged tax relief in the overall picture going forward, and Mr. Shaffer agreed the holistic approach is a priority, though making these changes to fees for residents seeking permits is more appropriate than subsidizing from the general fund.

Motion to approve Ord. No. 24-04 An Ordinance Amending Sections 93.01, 150.16, and 152.04 of the Codified Ordinances of the City of Madeira, Ohio to Update Building and Development Fees made by Mr. Shaffer, second by Ms. Camper. Motion passed by 7-0 roll call vote.

- B. Ord. No. 24-05 Transfer of Property to Community Improvement Corporation of Greater Cincinnati
 - 1. Mr. Norton-Smith explained the end goal of this transition: CIC has best flexibility to put these properties in their best light because of their economic development abilities, and this allows the city to not be a landlord. He felt this was a win-win-win for the community.
 - 2. Mr. Fox added that organizations like CIC are ubiquitous in Ohio and commonly used for this purpose. CIC would enter a contract with purchaser/developer and Madeira would set a minimum price. The property would be transferred subject to historical preservation guidelines.
 - 3. Mr. Moormann observed that similar properties in the city's past can be difficult to rent and the city has not made property management a core competency. Ultimately Council will determine the actual sale. This is the result of many years of research and work, and the City Charter still protects these properties.

Motion to approve Ord. No. 24-05 Transfer of Property to Community Improvement Corporation of Greater Cincinnati made by Mr. Brock, second by Mr. Henning. Motion passed by 7-0 roll call vote.

C. Res. No. 40-24 Authorizing the City Manager to Execute a Change Order to the Agreement with CAP-STONE & Associates, Inc. DBA Stone Environmental Engineering and Science for Additional Environmental Review Services Related to the Miami Avenue Reconstruction Project.

1. Mr. Norton-Smith stated that preliminary engineering was thought to be sufficient, but additional services were requested. The added cost was reasonable and within budget. Mr. Takeddine encouraged advance notice from vendors in future if possible.

Motion to approve Res. No. 40-24 Authorizing the City Manager to Execute a Change Order to the Agreement with CAP-STONE & Associates, Inc. DBA Stone Environmental Engineering and Science for Additional Environmental Review Services Related to the Miami Avenue Reconstruction Project made by Mr. Brock, second by Mr. Takeddine. Motion passed by 7-0 roll call vote.

D. Res. No. 41-24 Ratifying the City Manager's Action to Enter into a Contract with Ford Development Corporation for Shawnee Run Cable Rail Repair.

Motion to approve Res. No. 41-24 Ratifying the City Manager's Action to Enter into a Contract with Ford Development Corporation for Shawnee Run Cable Rail Repair made by Mr. Henning, second by Mr. Shaffer. Motion passed by 7-0 roll call vote.

XI. NEW BUSINESS

A. Indian Hill Waterworks PFAS

1. Mayor Moorman explained that PFAS involves new Federal regulations regarding forever chemicals in water and federal changes in the number of allowed particulates.
2. Mr. Norton-Smith reported that there have been conversations with Indian Hill leadership about infrastructure needs and that the Indian Hill current water tower is not sufficient for pressure. Indian Hill is considering taking on debt to complete large water PFAS and water pressure projects. Indian Hill is asking us to assist with a solution which would require resident contributions. The deadline for regulation compliance is five years.
3. Mr. Moormann asked about the possibility of funding for water filtration and treatment. Mr. Norton-Smith and Mr. Shaffer confirmed federal funding is earmarked for disadvantaged communities, but not necessarily Indian Hill or Madeira. Mr. Norton-Smith spoke briefly about other options of procuring water from other resources like Greater Cincinnati, and the ability (or not) of home filtration to remove forever chemicals.
4. Mr. Takeddine recommended that Public Works look further into these issues and costs.

B. Parks & Recreation Plan Update- Composting

1. Mr. Junger reviewed Parks and Rec interest in starting a compost distribution center and offsetting some waste collection dollars. Mr. Junger invited Ms. Kaity Rowe Vice-Chair of the Parks and Rec. Board to answer Council questions.
2. Ms. Rowe shared that other cities and municipalities are providing composting services. For example, Wyoming uses GoZERO, which would service the compost site by providing watertight cans with liners and would collect compost and provide finished compost for residents to order. There are some grant funds available with 25% city match and annual cost is anticipated at \$4000.
3. Ms. Rowe answered questions about the services, and the biggest concerns of potential locations and odors.

4. Mr. Norton-Smith stated that our Republic trash collection contract is approximately \$600,000 annually and recyclables are credited back to us. It is unclear how this private company might factor into that as a cost savings.
5. Mayor Moormann encouraged this proposal to be included in the 2025 budget and work plan with firm costs for a year and a location recommendation.

C. IT Systems

1. Mr. Takeddine asked about city IT preparedness considering the recent CrowdStrike situation. Mr. Norton-Smith stated that contracting with Trustpar IT support was crucial last year, and we continue to use their recommendations.

XII. OLD BUSINESS

None

XIII. EXECUTIVE SESSION

- A. Real Estate
- B. Personnel

Motion to adjourn into Executive Session to consider the appointment, employment, dismissal, or compensation of a public employee or official; and to consider the purchase of property for public purpose or to consider the sale of property, given that premature disclosure of such information would give an unfair competitive or bargaining advantage to a person whose personal or private interests are averse to the general public's interest; for the purpose of seeking and receiving advice from Legal Counsel made by Ms. Camper, second by Mr. Shaffer. Motion carried by unanimous 7-0 roll call vote at 9:20 pm.

Motion made by Mr. Brock, second by Mr. Henning, to adjourn the Executive Session and return to regular session. Motion carried by unanimous 7-0 roll call vote at 9:39 pm.

- C. Res. 42-24 Authorizing the City Manager to execute an agreement with the American Federation of State, County and Municipal Employees (AFSCME) for wages and benefits effective January 1, 2024, and ending December 31, 2026.

Motion to approve Res. 42-24 Authorizing the City Manager to execute an agreement with the American Federation of State, county and Municipal Employees (AFSCME) for wages and benefits effective January 1, 2024, and ending December 31, 2026, made by Mr. Brock, second by Mr. Shaffer. Motion carried by unanimous 7-0 roll call vote.

XIV. ADJOURNMENT

Motion to adjourn made by Mr. Henning, second by Mr. Brock. Motion carried by 7-0 unanimous roll call vote at 9:41 pm.



Holly Richards, Clerk of Council