

**MADEIRA CITY COUNCIL
REGULAR MEETING MINUTES
JUNE 24, 2024**

I. CALL TO ORDER

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

II. INVOCATION/PLEDGE OF ALLEGIANCE

Mayor Moormann led the pledge.

III. ROLL CALL

Members present:

Doug Moormann
Alicia Camper
Tim Brock
Chad Shaffer
Logan Junger
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. Corrected Res. 72-23 on **XI Ordinances and Resolutions, Part D** from 72-73.
2. Tree Board Report will be unofficial due to no quorum at Tree Board meeting.
3. Add to New Business: July 8 Council meeting.

B. Changes to the City Council Regular Meeting minutes from June 10, 2024:

None

Motion to accept the agenda as amended and the June 10, 2024, minutes made by Mr. Brock, second by Ms. Camper. Motion carried by 7-0 roll call vote.

V. EXECUTIVE SESSION

A. Real Estate

Motion to adjourn into Executive Session 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 Mr. Henning, second by Mr. Brock. Motion carried by 7-0 roll call vote.

Motion to conclude Executive Session and return to regular meeting made by Mr. Brock, second by Mr. Henning. Motion carried by 7-0 roll call vote.

VI. MAYOR'S MOMENT

- A. Public Comment Reminder
- B. In the Community- Mayor Moormann
 - 1. Mayor Moorman spoke briefly about the temporary electric scooter ban. Fast scooters and construction make the ban necessary out of an abundance of caution.
 - 2. The Mayor and City Manager spoke with our waste pickup company Republic about recent trash collection issues. A longtime driver retired, and new drivers are not as familiar with routes for Madeira. A new regular driver is being sought.
 - 3. Public works has installed fresh landscaping around City Hall. Mayor Moorman commended them for this work and other work around the city.
- C. Special Recognition
None

VII. NOTICE OF OTHER MEETINGS/EVENTS

- Mayor’s Court June 26, 2024, at 6:30 p.m.
- Board of Zoning Appeals July 1, 2024, at 7:00 p.m.
- Independence Event- Friendly Fourth July 3, 2024, at 5:30 p.m. to 10:00 p.m.
- Independence Day- City Offices Closed July 4, 2024
- ~~Cancelled: City Council July 8, 2024, at 7:30 p.m.~~

VIII. COMMUNITY PARTICIPATION

- A. Guests & Registered Visitors
None
- B. Correspondence
 - A. The City Manager and Mayor received a letter regarding an American flag that was placed at the pickleball courts without city permission. It was removed since the precedent could allow display of any other flags and the Mayor shared his reasoning with pickleball players.

IX. COMMITTEE AND OFFICIAL REPORTS

- A. Tree Board on June 11, 2024
 - 1. Mr. Junger reported that the notes stand as submitted. He highlighted a new opening on the Tree Board.
- B. Law & Safety Committee on June 12, 2024
 - 1. Ms. Camper reported that the minutes are in the packets. The committee continued their conversation about Charter review. Mr. Fox will summarize the review for the Committee.
- C. Parks & Recreation Board on June 12, 2024
 - 1. Mr. Junger reported the Board is working toward a decision for cashless events. Liquor and other sales should be easier to manage. Mr. Brock asked about fees associated with cashless

events. Mr. Junger stated the fees would be nominal, for example \$13,000 in sales means \$130 in fees and saves time and accuracy due to not making cash change.

2. Popsicles on the Playground is an upcoming event, date TBD.
3. The Board is also considering a food waste composting program. Mr. Moormann urged caution with large-scale compost storage and asked for a fuller conversation in the future and consideration as part of the Comprehensive Plan.

D. Public Works Committee on June 17, 2024

1. Mr. Takieddine reported an update to a property acquisition, which is supported by the Committee and on the agenda tonight.
2. Roundabout work will start July 8, and the Committee is working through details on the Camargo Rd. project.
3. Stormwater Plan is still being discussed in Committee.

E. Senior Commission on June 17, 2024

1. Mr. Takieddine reported they are starting 2025 program planning, and the notes stand as submitted.

F. Planning Commission on June 17, 2024

1. Mr. Norton-Smith reported that there were no cases, and the Commission was updated on Comprehensive Plan.

G. Budget & Finance Committee on June 18, 2024

1. Mr. Henning reported that Resolutions 32-24 and 33-24 were discussed. We will see those tonight. Revenues are up due to earnings tax and property tax. Expenditures are also up, mainly due to park maintenance. Overall, we are on target for the year.

H. Madeira Inclusion Committee on June 18, 2024

1. Mr. Moorman highlighted the good report on the Pride Festival, the report stands as submitted.
2. The Committee discussed the new event planning packet.
3. Madeira Stories Live will be about small businesses in September, and family traditions after that.

I. Police Department

1. Chief Schaefer reported that the Safety Camp was a success, with 55 campers. He thanked Busken Bakery for cookies. He highlighted a Flock success story—a suspect was apprehended after passing counterfeit bills.

X. PUBLIC HEARING

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.

1. Mayor Moorman opened the public hearing at 8:30 pm.
2. With no speakers, the hearing closed at 8:30.

B. Res. No. 32-24- Adopting the Proposed Tax Budget for the Fiscal Year Ending December 31, 2025

1. Mayor Moorman opened the public hearing at 8:30 p.m.
2. Mr. Norton-Smith said the city is required to submit its proposed 2025 tax budget to the Hamilton County Auditor.
3. There were no public comments regarding the tax budget. Mayor Moorman closed the public hearing at 8:31 p.m.

XI. 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. SECOND READING

1. Mr. Shaffer reiterated that these fees have not been addressed in 10 years.

B. Ord. No. 24-05 An Ordinance Declaring Improvements to Parcels of Real Property to be a public purpose, exempting such improvements from real property taxation, declaring certain public improvements to be necessary for the further development of those parcels, establishing a Tax Increment Equivalent Fund, and Declaring an Emergency. FIRST READING

1. Mr. Norton Smith explained this TIF or Tax Increment Equivalent Fund is an exemption a community can put into place to support public infrastructure. This creates a TIF on Camargo Rd for two business properties. This is an economic development driver for those two entities and will capture some increased valuation. As required by statute, schools were notified. This is written as an emergency rather than waiting 45 days since one project is almost complete and schools had no objections.
2. Mr. Moormann and Mr. Brock recused themselves.
3. Mr. Norton-Smith clarified for Mr. Takieddine why this may be passed as an emergency rather than having three readings. This avoids the 45 day waiting period after passage.

Motion to approve Ord. No. 24-05: An Ordinance Declaring Improvements to Parcels of Real Property to be a public purpose, exempting such improvements from real property taxation, declaring certain public improvements to be necessary for the further development of those parcels, establishing a Tax Increment Equivalent Fund, and Declaring an Emergency made by Mr. Takieddine, second by Mr. Junger. Motion carried by 5-0-2 roll call vote, with Mr. Moormann and Mr. Brock recusing themselves.

C. Res. No. 32-24 Adopting the Proposed Tax Budget for the Fiscal Year Ending December 31, 2025.

1. Mr. Henning reviewed the budget legislation. The budget is estimated from the 5-year budget that was previously approved by Council.
2. Mr. Norton-Smith said the approved legislation is due to Hamilton County by July 20. He highlighted expenditures for Charter revision and a new police vehicle that was planned in 2024. We had more fire hydrant replacements than usual, some higher salaries, and McDonald Commons expenses.

3. Mr. Norton-Smith also commented on changes to funds for professional services due to a lot of big projects and planning. For example, the SR86 is related to the Stormwater master plan.
4. Mr. Norton Smith explained how the city prepares estimates for tax revenues and expenditures. Mr. Shaffer added that this is a “true up” so revenues and expenses are aligned as we continue.

Motion to approve Res. No. 32-24: Adopting the Proposed Tax Budget for the Fiscal Year Ending December 31, 2025, made by Ms. Camper, second by Mr. Shaffer. Motion passed by 7-0 roll call vote.

- D. Res. No. 33-24 Amending the Annual Appropriation Resolution No. 72-23 Providing for the Current Expenditures for the Year Ending December 31, 2024, and Amending the Certificate of Estimated Resources

Motion to approve Res. No. 33-24 Amending the Annual Appropriation Resolution No. 72-23 Providing for the Current Expenditures for the Year Ending December 31, 2024, and Amending the Certificate of Estimated Resources made by Mr. Shaffer, second by Ms. Camper. Motion passed by 7-0 roll call vote.

- E. Res. No. 35-24 Declaring Surplus/Inoperable Property and Authorizing the City Manager to Dispose of Property by Sale and Donation.

1. Mr. Norton-Smith said this property consists of a vehicle, and some chairs, which are typically sold on govdeals.com.

Motion to approve Res. No. 35-24: Declaring Surplus/Inoperable Property and Authorizing the City Manager to Dispose of Property by Sale and Donation made by Mr. Henning, second by Mr. Brock. Motion passed by 7-0 roll call vote.

- F. Res. No. 34-24 Authorizing the City Manager to Execute Right-of-Way Acquisition Agreements in Excess of \$10,000 Related to the Miami Avenue Streetscape and Pedestrian Safety Project.

1. Ms. Camper recused herself.
2. Mr. Takieddine mentioned the highly formulaic process to determine values, which builds confidence in the valuation.

Motion to approve Res. No. 34-24: Authorizing the City Manager to Execute Right-of-Way Acquisition Agreements in Excess of \$10,000 Related to the Miami Avenue Streetscape and Pedestrian Safety Project made by Mr. Brock, second by Mr. Takieddine. Motion passed by 6-0-1 roll call vote, with Ms. Camper recusing herself.

- G. Res. No. 36-24 Authorizing the City Manager to Execute a Grant Agreement with Hamilton County for Stormwater Infrastructure Grant Funds

1. Mr. Norton-Smith said this legislation is related to repaving Euclid. Paving costs were to be shared between Madeira and Sycamore Township. However, the stormwater steel pipe was recommended for replacement. We applied for a 90% grant and will see this as a 2025 project.

2. Mr. Shaffer expressed appreciation for this work and the grant dollars. Mr. Takieddine spoke about our pre-planning and the Comprehensive Plan that helps us with grants. Mr. Moormann noted the importance of this invisible infrastructure .

Motion to approve Res. No. 36-24: Authorizing the City Manager to Execute a Grant Agreement with Hamilton County for Stormwater Infrastructure Grant Funds made by Mr. Brock, second by Mr. Henning. Motion passed by 7-0 roll call vote.

XII. NEW BUSINESS

- A. July 8, 2024, Council Meeting

Motion to cancel the July 8, 2024, Council Meeting made by Mr. Henning, second by Mr. Brock. Motion passed by 7-0 roll call vote.

- B. Real Estate from Executive Session

1. Mr. Norton-Smith explained that the Hamilton County Community Improvement Corporation gives communities flexibility for real estate transactions and is typically used for economic development. This will be Madeira's first project with CIC.


Motion to commence the process for transferring 7010 and 7014 Miami Ave to the Community Improvement Corporation for economic development purposes made by Mr. Brock, second by Ms. Camper. Motion carried by 7-0 roll call vote.

XIII. OLD BUSINESS

None

XIV. ADJOURNMENT

Motion to adjourn made by Mr. Henning, second by Ms. Brock. Motion carried by 7-0 roll call vote at 9:06 pm.



Holly Richards, Clerk of Council