

**MADEIRA CITY COUNCIL
REGULAR MEETING MINUTES
JUNE 10, 2024**

I. CALL TO ORDER

The meeting was called to order by Mayor Moorman at 7:30 pm.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Mayor Moorman 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 (arrived 7:48 pm)
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. Budget and Finance date change to June 18, at 6:00 pm.
2. Law and Safety Committee meeting June 12 at 4:30 pm.

B. Changes to the Council Regular Meeting Minutes from May 28, 2024:
None

**Motion to approve the amended agenda and the May 28 minutes made by Mr. Brock, second by Mr. Henning.
Motion passed by 7-0 roll call vote.**

V. MAYOR'S MOMENT

A. Public Comment Reminder

B. In the Community- Mayor Moormann

1. Mr. Shaffer provided an overview and remarks for the Pride Festival. There was a good turnout, and he thanked the Inclusion Committee, city staff, Chamber of Commerce, Police, and Public Works. This event was entirely funded by local businesses and community partners.
2. Mr. Moormann and Mr. Norton-Smith "talked trash" regarding the Residential Recycling Incentive (RRI) program. About 26% of trash is recyclable, and we receive almost \$26,000 by recycling, which helps the city budget. The city has had some recent delays with our trash vendor, Republic, and is working with them to communicate to residents about any delays.
3. Mr. Norton Smith provided a sponsorship update for the Welcome Back Bash. The final budget was \$40,000 and of that, \$33,000 was from outside sources-a Hamilton County grant and other sponsors.

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- C. Special Recognition
None

VI. NOTICE OF OTHER MEETINGS/EVENTS

- | | |
|-------------------------------|-----------------------------|
| ● Tree Board | June 11, 2024, at 7:00 p.m. |
| ● Parks & Recreation Board | June 12, 2024, at 7:00 p.m. |
| ● Law and Safety Committee | June 12, 2024, at 4:30 pm |
| ● Public Works Committee | June 17, 2024, at 5:00 p.m. |
| ● Senior Commission | June 17, 2024, at 6:00 p.m. |
| ● Planning Commission | June 17, 2024, at 7:00 p.m. |
| ● Madeira Inclusion Committee | June 18, 2024, at 7:00 p.m. |
| ● Budget & Finance Committee | June 18, 2024, at 6:00 p.m. |
| ● City Council | June 24, 2024, at 6:30 p.m. |

VII. COMMUNITY PARTICIPATION

- A. Guests & Registered Visitors
None

- B. Correspondence
None

VIII. COMMITTEE AND OFFICIAL REPORTS

- A. Board of Zoning Appeals on June 3, 2024

1. Mr. Norton Smith reported on results of four cases:
 - a. Case BZA 24-010 at 6814 Dawson was denied.
 - b. Case BZA 24-011 at 6585 Apache Ct. was approved.
 - c. Case BZA 24-014 at 6820 Meadowdale Circle was approved.
 - d. Case BZA 24-015 at 7272 Berwood Dr. was approved.

- B. Law and Safety Committee on June 6, 2024

1. Ms. Camper reported that Chief Schaefer and the committee discussed existing crosswalks, including those at roundabouts. Next step will be considering data before recommending updates.
2. The committee also discussed updating the Madeira City Charter and removing antiquated language. The discussion is to continue at the June 12 meeting.
3. Council questions for crosswalks and safety were addressed. There will be careful consideration of pedestrian and driver perspectives. Speed studies are to be completed in the next 4-6 weeks.

X. ORDINANCES AND RESOLUTIONS

A. Ord. No. 24-03 Ordinance Allowing for the Establishment or Location of Cultivation Facilities, Testing Laboratories, and Dispensaries in the B-2, Montgomery Road Enterprise Zoning District, within the City of Madeira, THIRD READING

1. Opened hearing at 7:51 pm. No comments, public hearing closed 7:52 pm.
2. Mr. Moormann opened discussion with his initial viewpoint of protecting downtown businesses, and this ordinance does try to do that by limiting to B2 zoning. Due to B2 zoning limitations, there are few places a dispensary could go. Based on thought and research, Mr. Moormann could not support an operation anywhere in Madeira. Based on legislation, the provisions of the ballot initiative are not yet law. Funding through excise tax has not been decided by the State House. Mr. Moorman's intent is to table until we have more information.
3. In discussion, Mr. Fox clarified that the Council does not have to take any action on our current prohibition of recreational and medicinal dispensaries. Mr. Brock emphasized the importance of economic development, which is unclear until the state decides on taxing structure. Most council members voiced support for tabling until more information from the state was available. After this third reading, the Council can untable and vote immediately, keeping in mind that a majority of residents voted for the state initiative.

Motion to table Ordinance 24-03 Allowing for the Establishment or Location of Cultivation Facilities, Testing Laboratories, and Dispensaries in the B-2, Montgomery Road Enterprise Zoning District, within the City of Madeira made by Mr. Moormann, second by Mr. Brock. Motion approved by 7-0 roll call vote.

B. 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, FIRST READING

1. Mr. Norton-Smith referred to a summary of current fees, with recommended updates. Updated pricing will cover administrative costs, so funding does not come from the general budget. Mr. Shaffer stated this project was four months in the making, and it has been ten years since the last fee cost change. He noted the eleven fee recommendations are based closely on actual staff time, and there was even a recommendation to eliminate a fee. Other fees will continue to be studied and more will be recommended for change. The goal is to simply keep pace with costs for city staff—this is not revenue generating.
2. In discussion, the idea of income-based relief or fee scale was addressed by Mr. Junger. Mr. Norton-Smith noted this is the baseline of costs to the city no matter the applicant and is as fair as we can be. Mr. Shaffer encouraged a wholistic view of fees, in relation to tax relief credit and a credit for seniors, who may not see relief from income tax breaks/credit. He noted that no increases have been incurred in the last 10 years and most residents do not see these costs in a typical year. The Chamber of Commerce also reviewed changes since fees affect businesses also.
3. Mr. Norton Smith reviewed why we charge different fees. Across communities, fees and permits vary. Many set a base fee, and a percentage of project cost. We do that only for complicated projects, while simple ones are a flat fee. For example, Montgomery is more expensive and bases theirs on the Consumer Price Index. It was noted that updates every 2-3 years are recommended but not required, and open to Council discretion.

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4. Mr. Moormann asked for income-based fees in relation to seniors to be addressed by the Citizen's Advisory Committee. Council discussion for First Reading closed at 8:29 pm.

XI. NEW BUSINESS

A. Comprehensive Plan Priorities

1. Emil Liszniansky shared results of the Planning Commission session from May 20. There were Effort and Expense facets for each project, a summary is included in the meeting packet. Commission members discussed Effort and Expense through four areas. Effort is staff, volunteer, or legislative action. Expense is a new budget item (capital, consultant, new hire):
 - a. Economic Development- Effort: TIF (Tax Increment Finance) policy; Expense: TIF or PACE funding.
 - b. Active Transportation- Effort: Continuing Regional trail planning, Scooter safety; Expense: Funding for trail study & implementation.
 - c. Community Facilities- Effort: Sellman Park master planning and Downtown Programming; Expense: Sellman Master Plan Funding.
 - d. Environmental Stewardship- Effort: Stormwater Management Plan; Expense: Stormwater Management Plan.
2. Mr. Shaffer clarified that 2025 will be a planning year, and they are aiming for meaningful effort with modest expense. He asked for Council feedback for prioritizing projects.
3. In feedback discussion, crosswalk work was recommended, along with guidance to the Parks and Recreation Board for the back part of McDonald Commons. Sellman Park was also mentioned as a priority. Several Council members were glad to see stormwater priorities. Mr. Junger recommended a tree inventory which the Tree Board is working toward. Prioritizing the CIC and TIF policy were recommended by Mr. Brock.
4. Mayor Moormann reminded Council to consider capacity for the city and staff to complete all desired projects. There is a lot in the pipeline, and not everything is funded. Mr. Shaffer reiterated that we should not lose sight of current projects and investments like McDonald Commons. Mr. Norton Smith said we are close to completing Camargo Rd. funding.
5. Based on a question from Ms. Camper, Mr. Norton-Smith stated that we have received about \$20 million in funding for projects since the start of the Comprehensive Plan, which demonstrates significant effort. Discussion closed at 8:54 pm.

B. Senior Commission Work Plan Update

1. The 2024 work plan was shared in the packet. Mr. Takieddine and Gerri Schneider noted an Art Museum program, and a Council on Aging Tai Chi course for building balance and avoiding falls. The Council on Aging will compensate the city for seniors who complete Tai Chi classes and there has been high demand.

Motion to accept the Senior Commission Work Plan update made by Mr. Takieddine, second by Ms. Camper. Motion carried by 7-0 roll call vote.

XII. OLD BUSINESS

None

XIII. EXECUTIVE SESSION

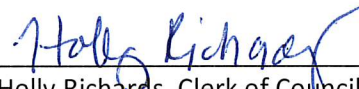
A. Real Estate

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. Junger, second by Mr. Henning. Motion carried by 7-0 roll call vote at 9:03 pm.

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

XIV. ADJOURNMENT

Motion to adjourn made by Mr. Henning, second by Ms. Camper. Motion carried by 7-0 roll call vote at 9:45 pm.



Holly Richards, Clerk of Council