MADEIRA CITY COUNCIL
REGULAR MEETING MINUTES
November 25, 2024

I. CALL TO ORDER

Mayor Doug Moormann called the meeting to order at 7:31 pm.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Mayor Moormann led the pledge.

III. ROLL CALL

Members present:
Doug Moormann
Alicia Camper
Ramzi Takieddine
Chad Shaffer
Logan Junger
Tom Henning (online)

Officials/Staff Present:
Brian Fox, Law Director, arrived at 7:41 pm
Michael Norton-Smith, City Manager
Lori A. Thompson, Assistant City Manager
Kristie Lowdnes, Treasurer
David Schaefer, Police Chief
Holly Richards, Clerk of Council

Members absent:
Tim Brock

IV. ACCEPTANCE OF AGENDA

A. Changes to the agenda:
   1. Move Ordinance 24-09 to December Meeting.
   2. Add Park Fees to New Business.

B. Changes to the City Council Special Meeting Minutes from November 4, 2024:
   1. None.

C. Changes to the City Council Regular Meeting Minutes from November 11, 2024:
   1. None.

D. Resolution 58-24: Authorizing The City Manager to Enter into A Contract with Husac Paving and Excavating, Inc for The Miami Avenue and Galbraith Road Sidewalk Improvement Project

E. Resolution 59-24: Authorizing The City Manager to Enter into A Contract with Majors Enterprises, Inc for The Euclid Road Storm Sewer Replacement Project

F. Resolution 60-24: Authorizing The City Manager to Enter into An Agreement with Lexipol, LLC. For Law Enforcement Policy Updates and Training Bulletins

G. Resolution 61-24: Authorizing The City Manager to Enter into An Agreement with Forward Edge for Cameras

Motion to accept the agenda, the November 4 minutes; the November 11 minutes; Resolution 58-24: Authorizing The City Manager To Enter Into A Contract With Husac Paving And Excavating, Inc For The Miami Avenue And Galbraith Road Sidewalk Improvement Project; Resolution 59-24: Authorizing The City Manager To Enter Into A Contract With Majors Enterprises, Inc For The Euclid Road Storm Sewer Replacement Project; Resolution 60-24: Authorizing The City Manager To Enter Into An Agreement

With Lexipol, LLC. For Law Enforcement Policy Updates and Training Bulletins; And Resolution 61-24: Authorizing the City Manager to Enter into An Agreement with Forward Edge for Cameras made by Mr. Junger, second by Ms. Camper. Motion carried by 6-0-1 roll call vote.

V. MAYOR'S MOMENT

A. Public Comment Reminder

B. In the Community- Mayor Moormann

1. Moormann noted a strong partnership with Madeira Chamber of Commerce, and that David Peterson, Chamber Executive Director, was recently featured in Cincinnati Magazine.

C. Special Recognition

1. Mayor Moormann, by Proclamation, declared November 25, 2024 to be *Madeira High School Girls' Soccer Day* in recognition of their 20-1-2 record, securing the title of 2024 Division V State Champions, exceptional achievements, and outstanding contributions to Madeira.
2. Mayor Moorman, by Proclamation, declared May 1, 2024 as Arbor Day in Madeira.

VI. NOTICE OF OTHER MEETINGS/EVENTS

• Office Closed	November 28-29, 2024
• Board of Zoning Appeals	December 2, 2024 at 7:00 pm
• Mayor's Court	December 4, 2024 at 6:30 pm
• City Council	December 9, 2024 at 7:30 pm

VII. COMMUNITY PARTICIPATION

A. Guests & Registered Visitors

1. The Madeira Girls Soccer Team accepted their Proclamation.
2. Janis Baker of 7270 Mar Del Dr. requested her email regarding the water issue be read. She was unable to attend the meeting in person or Zoom and is in support of GCWW.
3. David Peterson from the Madeira Chamber of Commerce spoke about sending water issue info to 140 members. Thirty-five replied. Two thirds of those replies preferred to make the switch to GCWW, which was primarily due to current and future costs.
4. Melissa Zara of 7410 Mar Del Dr. spoke about the McDonald Commons Community Room fee. She is the Girl Scout leader and is concerned about the $50 reservation fee especially for nonprofit groups. Mr. Norton-Smith spoke about cleaning and maintenance, the primary reasons for the fees. He stated city administrators have the flexibility to charge the fee one time, on a case-by-case basis for some nonprofit groups who commit to cleaning the room after use.
5. Sophia Gugino of 7129 Maple Ave. spoke about the water supply change. She appreciates the opportunity to visit the Grand Valley Preserve and is in support of IHWW.
6. Julie Gugino of 7129 Maple Ave. spoke about the water supply and is in support of keeping Indian Hill water.

B. Correspondence

1. None.

VIII. COMMITTEE AND OFFICIAL REPORTS

A. Parks and Recreation Board on November 13, 2024

1. Mr. Junger stated that the report stands as submitted and highlighted their recent annual work session, in preparation for 2025.

B. Public Works Committee on November 18, 2024

1. Mr. Takieddine highlighted current projects such as the Miami Galbraith Rd. sidewalk, which is coming in under cost.

C. Senior Commission on November 18, 2024
   1. Ms. Camper highlighted the meeting of the new director of Traditions, and an active discussion of activities, communication, and marketing.

D. Planning Commission on November 18, 2024
   1. Mr. Shaffer highlighted a discussion of mixed-use zoning, and said we are waiting on a December announcement for a mini planning grant for a Maderia trail system.

E. Inclusion Committee on November 19, 2024
   1. Mr. Moormann stated that the report stands as submitted and highlighted that the Inclusion Committee monitors information booths at some of our events. The next Madeira Stories Live will be on the topic of block parties.

F. Tree Board on November 20, 2024
   1. Mr. Junger stated that the report stands as submitted and highlighted work on goal setting for 2025 and discussion of the Dawson Promenade. They hope to work with the Planning Commission in 2025 on recommendations for tree-related zoning ordinances.

G. Budget and Finance Committee on November 25, 2024
   1. Mr. Shaffer stated that expenses and revenues are still on track. They revised the Budget and Capital Policy Plan to set budget priorities for 2025. The final 2025 budget will be submitted to the council for approval December 9.

H. Police Report
   1. Chief Schaefer highlighted recent officer training and Toys for Tots collection through December 10.

X. NEW BUSINESS

A. 2025 Draft Budget
   1. Mr. Norton-Smith stated that the first draft of the 2025 Budget is included in the packet for council feedback. Key changes include a $5.7 million collections projection, a $25,000 investment in tax software, and a $24,000 investment in police cruiser technology. The budget also includes a 27% general fund reserve. The city plans to invest in its administrative functions to ensure competitive wages and meet expected Building Department personnel needs. The budget also includes a police retirement placeholder, a $1.1 million project on Laurel, a $48,000 storm sewer project on Euclid, and a $200,000 investment in Miami Avenue streetscapes. The city is also planning to invest in a stormwater master plan.
   2. Mr. Shaffer encouraged council members to focus on priorities and determine if it is time to restore at least 0.1% of the earning tax credit. Mr. Takieddine would like to find a way to help seniors, which earnings tax does not do. Mr. Henning stated that when we started the earnings tax credit, we wanted to build metrics to evaluate when to remove it. The City Administration will prepare a report on the impact of a 0.1% earnings tax credit adjustment on city revenue.

B. 2025 Draft Budget and Capital Plan Policy
   1. Mr. Norton-Smith explained that as the next step in the 2025 Budget Process, the City Administration will provide an overview of the proposed annual budget and draft Budget and Capital Plan Policy. The 2025 budget priorities include: provide exceptional city

services, reinvest in infrastructure, effectively planning for future capital improvements, promote and enhance quality of life, and monitor cost burden.
Mr. Takieddine recommended wording changes from repaving to repair. The Administration will take council members' comments and edit the policy before voting at the December 9 meeting.

2. Mr. Takieddine asked about loans tied to dedicated repayment for public works projects. Mr. Norton-Smith stated our loans are tied to a TIF or a surcharge. Mr. Henning added that $360,000 for park debt is covered by the general fund, due to resident input for more amenities. A portion is also covered by a TIF.
3. Mr. Henning explained a ratio metric (the SR21 & related lines, and the year-end fund balance), which is used to assure we do not increase revenue and then not use it as intended for infrastructure.

C. McDonald Commons Overflow Parking

1. Mr. Moormann explained that with the popularity of McDonald Commons, parking capacity has been an issue, especially during peak hours. Although the redesign added capacity to the parking areas, Paxton Lumber's choice to disallow overflow parking created a significant parking shortage. To that end, City staff is presenting an option to create an auxiliary lot on the natural portion of park property across the creek from baseball fields. To allow access to 35-45 new parking spaces, the city would partner with the Indoor Tennis Club on Shawnee Run Road and help maintain their parking lot. The Kleinger's Group has prepared a preliminary exhibit and cost estimate for discussion. The budget line of $220,000 estimate for this would be added to 2025 budget.
2. Ms. Camper asked about paved walkways and a bridge across the creek to access the park. This would not be an ADA compliant location. Mr. Norton-Smith clarified that the path may start as graded and mulched rather than paved. She also mentioned fourteen spots are inaccessible due to police cars, trailers, and astroturf. Mr. Norton-Smith stated the spots should be cleaned up and more accessible by spring.
3. Mr. Junger mentioned that better parking may lead to more tournament opportunities, which could produce revenue. Mr. Takieddine is in support and feels forty spots are very needed. Currently illegal parking is creating problems of its own. This is also a critical point for a future trail into McDonald Commons.
4. Administration will research further and will bring funding options to a future meeting.

XI. NEW BUSINESS

A. Park Fees

1. Mr. Takieddine recommended we codify the non-profit charges for park fees.
2. Mr. Shaffer recommended preference for Madeira residents at the discretion of administrative staff.

B. Water Input Sessions

1. Mr. Norton-Smith updated Council the status of staff's evaluation of the competing water service proposals from Indian Hill Water Works (IHWW) and Greater Cincinnati Water Works (GCWW). A significant amount of staff resources and time were dedicated to the two public input sessions, which were attended by approximately one hundred people,

gathering feedback from affected residents and businesses, and analyzing the impacts of the two proposals. The two key issues shared by attendees were: 1. Cost for now and in the future. 2. Water quality, including taste, treatment process, and hard or softness.

2. Mr. Norton-Smith clarified that IHWW has a 41% surcharge and GCWW has included a 32% surcharge, no additional surcharge would be required from GCWW.
3. Mr. Moormann encouraged the council to focus on cost before water quality. Both IHWW and GCWW qualities are acceptable and meet standards. Maderia schools prefer GCWW due to the cost. The Fire Department is neutral. Ms. Camper reiterated that everything will be the same by 2029.
4. Mr. Shaffer asked if we are already paying for an election, should this be a voting referendum? Mayor Moorman responded that the timeline would be too long for an election, and this is a council decision.
5. Ms. Camper asked if we have had any formal negotiations with Indian Hill. Mr. Norton-Smith stated that he has had conversations, but no formal negotiations. Ms. Camper recommended hiring an expert to guide us, especially when considering the impact over the next 30 years.
6. Mr. Junger stated his concerns for future surcharges beyond the initial price discrepancy: Indian Hill limited water during the drought this summer. The Indian Hill water tower is old, and occasional contaminant issues have occurred in Indian Hill. Mr. Junger is ready to move to GCWW but would like to keep Grand Valley access. He also stated that that IHWW could get water from GCWW and resell to us, so we have less control if we stay with IHWW.
7. Mr. Takieddine stated that it is our job to figure out the best way to provide this public service. We are not able to absorb water line failure. The Grand Valley Park access, while nice, is not the priority.
8. Mr. Henning agrees that this timely decision needs to be made by Council by end of the year. His research indicated that we pay a surcharge for Madeira water mains, but Indian Hill rate includes Indian Hill water mains, so we are currently paying for their main maintenance, and paying a surcharge for our maintenance.

XII. OLD BUSINESS

None

XIII. EXECUTIVE SESSION

A. Economic Development

Motion to adjourn into Executive Session to consider the appointment, employment, dismissal, or compensation of a public employee or official; 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; to confer with Legal Counsel regarding disputes involving the City of Madeira that are subject to pending, possible, or

imminent court action; to discuss legal options with the Law Director on such matters that could reasonably involve future litigation; for the purpose of seeking and receiving advise from Legal Counsel made by Mr. Shaffer, second by Ms. Camper. Motion carried by 6-0-1 roll call vote at 10:27 pm.

Motion made by Mr. Takieddine, second by Mr. Moormann, to adjourn Executive Session and return to regular session. Motion carried by 6-0-1 roll call vote at 11:39 pm.

B. Mr. Fox briefly explained that on 11-12-2024, we received a taxpayer demand in connection with City Council's enactment of Madeira Ordinance 24-10, related to the donation agreement of two city properties to CIC, Inc. CIC expressed a desire for the City of Madeira to cover any legal costs because of this demand. A final determination from Mr. Fox is pending, but he proposes they pass a Resolution relative covering legal expenses occasioned by the Community Improvement Corporation's provision of economic development support.

Motion made by Mr. Takieddine, second by Ms. Camper, to pass a Resolution 62-24 to cover CIC legal expenses. Motion carried by 6-0-1 roll call vote.

XIV. ADJOURNMENT

Motion to adjourn made by Mr. Junger, second by Mr. Shaffer. Motion carried by 6-0-1 roll call vote at 11:43 pm.

Holly Richards

Holly Richards, Clerk of Council