MADEIRA CITY COUNCIL
REGULAR MEETING MINUTES
March 10, 2025

I. CALL TO ORDER

Mayor 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:	Members absent:	Officials/Staff Present:
Doug Moormann	Tim Brock	Brian Fox, Law Director
Alicia Camper	Tom Henning	Michael Norton Smith, City Manager
Logan Junger		Lori A. Thompson, Assistant City Manager
Chad Shaffer		Dave Schaefer, Chief of Police
Ramzi Takieddine		Holly Richards, Clerk of Council

IV. ACCEPTANCE OF AGENDA

A. Changes to the agenda:
   1. Add to New Business:
      i. Baseball at McDonald Commons
      ii. March 24 Council Quorum
      iii. Dawson and Kenwood Rd.
   2. Add to Old Business: Updated timeline on sewers.
      i. Add to Resolutions: **Res 27-25**

B. Changes to the Council Regular Minutes from February 24, 2025:
   1. None.

C. Consent items to be approved with acceptance of agenda:
   1. Council Regular Meeting Minutes from February 24, 2025
   2. **Resolution No. 23-25** - Authorizing The City Manager to Contract with Arthur Rozzi Pyrotechnics, Maineville, Ohio to Provide the Fireworks Display for July 3, 2025

Motion to accept the agenda as amended, February 10, 2025 minutes, and Resolution No. 23-25 Authorizing the City Manager to Contract with Arthur Rozzi Pyrotechnics, Maineville, Ohio to Provide the Fireworks Display for July 3, 2025 made by Mr. Shaffer, second by Ms. Camper. Motion carried by 5-0 roll call vote.

V. MAYOR'S MOMENT

A. Public Comment Reminder

B. In the Community- Mayor Moormann
   1. Mayor Moormann welcomed Kennedy Harper, Madeira's new Events Coordinator.
   2. Mayor Moormann noted the success of city sponsorships, which totaled $45,000 in 2024 and provided a significant boost to our events budget.

C. Special Recognition - Arbor Day Proclamation
   1. Mayor Moormann acknowledged the Arbor Day Proclamation, as part of our Tree City recognition.

VI. NOTICE OF OTHER MEETINGS/EVENTS

• Tree Board	March 11, 2025 at 7:00 PM
• Parks & Recreation Board	March 12, 2025 at 7:30 PM
• Public Works Committee	March 17, 2025 at 5:00 PM

- Senior Commission March 17, 2025 at 2:30 PM
- Planning Commission March 17, 2025 at 7:00 PM
- Inclusion Committee March 18, 2025 at 7:00 PM
- Mayor's Court March 19, 2025 at 6:30 PM
- Budget & Finance Committee March 24, 2025 at 6:30 PM

VII. COMMUNITY PARTICIPATION

A. Guests & Registered Visitors

1. David Peterson
    a. Mr. Peterson of the Madeira Chamber of Commerce gave an annual update, including highlights of 50 and 25-year business anniversaries and welcoming new businesses. He expressed excitement about the 2026 US 250-year Celebration. He reported that Chamber continues to move to a metrics-based organization and serving work-from-home residents and businesses. He spoke about the ten events last year--which increased by five from 2023 and anticipates about seven events in 2025. He thanked the Administration for considering businesses during road construction.
    b. Council members thanked Mr. Peterson and invited him to provide feedback on Public Works projects and Senior Commission partnership opportunities. Mr. Norton-Smith thanked sponsors affiliated with the Chamber.
2. Melanie Spurrier
    a. Melanie Spurrier of 6686 Apache Circle spoke on behalf of families about safety issues at McDonald Commons baseball fields and playground. She asked what must happen to solve these issues, and how residents can get updates? She would like to see added parking be aligned with the number of new homes being built in the city. Her other concerns:
        - Field A (the dirt field) is 190 feet from the walking path, too close for hit balls.
        - Need higher fencing in case of foal balls.
        - Backstops have no overhang; balls can go to stands.
        - Bases are not secure.
        - Field A dirt is too soft.
        - Gates on Field B face the wrong way.
    b. Mayor Moormann spoke about the $50,000 budget for park enhancements, and parking. He asked for a list of priority projects, to go to Parks and Rec for recommendations to the council. All sports have concerns, so there will be compromises.
    c. Ms. Camper stated that Parks and Rec have the list and have not responded yet. Ms. Spurrier requested that corrections need to be made, or baseball teams will not be able to safely use the fields.
    d. Mr. Takieddine confirmed there will be more discussion under New Business. Mr. Junger said they would go through the list with Administration and prioritize safety issues. Last year a list was also solicited.
    e. Mr. Norton-Smith addressed the submitted list and stated that Edward Smith has been pricing the items on the list.
    f. Mr. Shaffer asked to distinguish between safety issues and wants.

B. Correspondence

1. None.

VIII. COMMITTEE AND OFFICIAL REPORTS

A. Board of Zoning Appeals on March 3, 2025

1. Mr. Norton-Smith reported that three residential cases and a business sign variance were approved.

IX. ORDINANCES AND RESOLUTIONS

A. **Ordinance No. 25-02** – Authorizing the Provision of Notice of Termination of the Water Service Contract Between The City Of Madeira and Indian Hill Water Works (IHWW); Directing the City Manager to Execute And Issue Correspondence Terminating The Subject Contract With IHWW in Accordance With Applicable Provisions; Approving Council's Findings Of Fact Underlying The Contemplated Transition Of Water Services To Greater Cincinnati Water Works (GCWW); Directing The City Manager To Develop A Public Transition Plan So Applicable Stakeholders Have Access To Relevant Information; Directing The City Manager And City Solicitor To Negotiate The Terms Of A Formal Contract With GCWW For The Provision Of Water Service For The Eastern Portion Of The City Of Madeira; And Directing The City Manager To Develop A Budget For Council's Appropriation Of Necessary Funds Seamlessly Effectuating The Forthcoming Transition **(Second Reading, Public Hearing)**
   1. Mayor Moormann opened the public hearing at 8:06 pm and closed it at 8:07 pm with no comments.
   2. Mr. Norton-Smith noted that there is a meeting between ICWW and GWCC during the last week of March, which will clarify transition issues such as water pressure for firefighters.

B. **Ordinance No. 25-03** – Amending Section 150.01 Of the Madeira Code of Ordinances to Modify the Definition of Mixed-Use **(Second Reading, Public Hearing)**
   1. Mayor Moormann opened the public hearing at 8:08 pm and closed it at 8:09 pm with no comments.
   2. Mr. Shaffer summarized changes to the Ordinance as a modernization of the zoning language.

C. **Ordinance No. 25-04** – Zoning Map Amendment Adjusting Boundary Lines of Existing Zoning At 7860 Euclid Avenue **(Second Reading, Public Hearing)**
   1. Mayor Moormann opened the public hearing at 8:10 and Matt Stanley of Legendary Homes shared a map of the property to show the zoning areas.
   2. Mr. Shaffer stated that the next steps are determining the level of home density, while considering a petition for limiting density with ninety resident signatures.
   3. Mr. Takieddine asked about Council's role in approving a development plan. Ms. Thompson confirmed that the Planning Commission approves the plan and BZA approves of any variances. Variances are expected but would be less severe with R2 zoning rather than R3.
   4. Resident Melanie Spurrier said that she would like the number of homes being added in Madeira to be comparable to the number of new parking spaces for schools and students.
   5. The Public Hearing was closed at 8:17.
   6. Mr. Takieddine spoke in support of increasing housing density in a managed way. Mr. Shaffer added that this project started as an R3 TROD, and throughout the process, the zoning has been revised to be less dense. Mr. Junger is in support of development. He recommends that the developer finds common ground with the petitioning residents.

D. **Resolution No. 24-25** - Authorizing The City Manager to Enter into A Contract with J.K. Meurer Corporation for the 2025 Residential Paving Program.
   1. Mr. Norton-Smith reviewed the resolution, which is the result of five bids and is within budget. The vendor can get started quickly if approved.
   2. Mr. Takieddine said this under budget project is due to strategic planning to get multiple bids, get started early and bundle repairs. Mr. Shaffer agreed and said this is great for the city.

Motion to approve Resolution No. 24-25 - Authorizing the City Manager to Enter into A Contract with J.K. Meurer Corporation for the 2025 Residential Paving Program made by Mr. Takieddine, second by Mr. Junger. Motion carried by 5-0 roll call vote.

E. **Resolution No. 25-25** - Amending Resolution No. 08-25 And Establishing Salary Ranges for Non-Contractual Employees of The City of Madeira and Designating and Defining the Benefits for Full-Time/Permanent Part-Time Employees

1. Mr. Norton-Smith reviewed the resolution, which originated with a need to add a part-time clerk position in the police department to replace a contract worker. The long-term plan is to have this position be full time. This position had a salary cap of $15.00 per hour, and this resolution would increase the wage range to be comparable to a tax clerk's position capped at $28.00 per hour.
2. Mr. Shaffer asked about the impact on the budget. Ms. Thompson confirmed that part-time positions do not have benefits that would impact the budget.

Motion to approve Resolution No. 25-25 - Amending Resolution No. 08-25 And Establishing Salary Ranges for Non-Contractual Employees of The City of Madeira and Designating and Defining the Benefits for Full-Time/Permanent Part-Time Employees made by Mr. Shaffer, second by Mr. Takieddine. Motion carried by 5-0 roll call vote.

F. **Resolution No. 26-25** – Authorizing The City Manager to Contract with Energy Optimizers for Light-Emitting Diode Lighting Upgrades at The Municipal Building
   1. Mr. Norton Smith reviewed the resolution which would have Energy Optimizers come in and look at systems and recommend efficiencies. There is now $30,000 in budget for lighting which will replace aged lighting systems with those with modern efficiencies.
   2. In discussion, Mr. Shaffer asked about the age of existing lighting. Mr. Norton-Smith said some ballasts are 30 years old.
   3. Mr. Takieddine asked about this in relation to the larger renovation plan for this building, and if any other budget needs are more pressing. Mr. Norton Smith said any future renovation would not have an impact on lighting, so this would not be redundant work. Mr. Moormann stated this is a planned expense with a 12-year payoff and he supports this. Ms. Camper and Mr. Shaffer agreed.

Motion to approve Resolution No. 26-25 – Authorizing the City Manager to Contract with Energy Optimizers for Light-Emitting Diode Lighting Upgrades at The Municipal Building made by Mr. Shaffer, second by Ms. Camper. Motion carried by 5-0 roll call vote.

G. **Resolution No 27-25** --A Resolution Pursuant To Section 719.04 Of The Ohio Revised Code Declaring It Necessary And Declaring It To Be The City's Intention To Appropriate A Temporary Easement Interest And A Standard Highway Easement Interest In Certain Real Property Owned By Spirit WG Madeira Oh, LLC, For The Purpose Of Constructing A Public Road And Appurtenances Thereto, Promoting Public Health And Welfare, And Declaring An Emergency.
   1. Mr. Norton-Smith explained that we previously had a settlement amount between tenant and building owner. But there has been no response from the owner. This may be typical for this real estate owner and is not reflective of our efforts to solve. To keep construction moving forward without more delays, this resolution authorizes us to appropriate a portion of sidewalk and move forward with construction. Ms. Thompson confirmed we are not appropriating any parts of the building, only the sidewalk.
   2. Mayor Moormann and Mr. Takieddine stated that we have no choice, we must utilize federal dollars for construction in time or risk losing them.
   3. Ms. Camper clarified that the issue does not lie with Walgreens, rather it is the property owner that leases to Walgreens, and Mr. Shaffer clarified that there is no opposition to this.
   4. Mr. Norton-Smith stated that there could be a legal challenge on the amount of $28,000 despite it being fairly valued.

Motion to approve Resolution No. 27-25 --A Resolution Pursuant To Section 719.04 Of The Ohio Revised Code Declaring It Necessary And Declaring It To Be The City's Intention To Appropriate A Temporary Easement Interest And A Standard Highway Easement Interest In Certain Real Property Owned By Spirit WG Madeira Oh, LLC, For The Purpose Of Constructing A Public Road And Appurtenances Thereto,

Promoting Public Health And Welfare, And Declaring An Emergency made by Mr. Takieddine, second by Ms. Camper. Motion carried by 5-0 roll call vote.

X. NEW BUSINESS

A. McDonald Commons Baseball Concerns

1. Ms. Camper spoke about concerns with baseball at McDonald Commons, based on her first-hand experiences, and conversations with other families and residents, which she grouped into four categories:
    - i. Safety
    - ii. Contractual concerns with code, baseball standards
    - iii. Ability to play the game.
    - iv. Convenience items (e.g., roof on dugouts)
2. She stated that all concerns have been brought up previously, but not in one document with the four categories. Safety concerns are the priority, we do not want injuries.
3. She stated that concerns include the following:
    - i. Bases need to be fixed to the turf. Painted bases are not visible. Pitcher's mound is not affixed.
    - ii. Soil is not conditioned properly, and there are drainage issues.
    - iii. No center divider in batting cage.
    - iv. There are four gates, but one opening differently from the others.
    - v. Not convinced we are in code for some baseball leagues. When we signed contracts, who was responsible for the code in terms of safety?
    - vi. Is the fencing part of the contract?
    - vii. Chalk is not readily available.
    - viii. Soccer and lacrosse do not remove their nets as they are supposed to.
    - ix. Pitching rubbers are a desired convenience item.
    - x. Backstop is straight, but not tall enough to stop a ball from landing in the toddler play area.
4. Mr. Norton Smith said the city has recreational immunity, meaning we are not subject to lawsuits. Regarding design and code, we worked with designers and professionals providing guidance to create multi-use fields We expected there would be limits to the age of players. He understands there was a submitted list and plans to have that reviewed. Some concerns are known, others are newer, as we did not have a complete playground a year ago.
5. Ms. Thompson said it is possible to add posts to the bases to secure them. This concern was discussed at the end of last season and Mr. Winslow is waiting for feedback from baseball groups before an upcoming meeting. He is also getting quotes for other concerns.
6. Mr. Moormann recommended that Administration work with Parks and Rec on these issues and hopes that two of the fields can be used as intended.
7. Mr. Shaffer encouraged calm and not to be inflammatory with rhetoric about fields being unusable.
8. Mr. Junger thanked Ms. Camper and said Parks and Rec have been working on this. For example, the pitcher's mound is a known issue.
9. Mr. Takieddine recalled robust conversations in the past which have not all been resolved. He stated the park is multi-sport and there is a spectrum of viable solutions, not simply binary right and wrong.
10. Mr. Shaffer thanked Ms. Camper and residents for bringing concerns up. He encouraged interim signage as we work to resolve issues.

B. Dawson and Kenwood Intersection

1. Ms. Camper said that this difficult intersection is at the base of two hills, and asked if there is an opportunity to do a safety assessment? The left-hand turn onto Kenwood Rd. is hampered by a high volume of cars, and many of these are speeding.

2. Chief Schaefer stated there are few accidents there and a process to be followed for traffic lights as this is a road maintained by the county, not Madeira. He will contact the state to see what would be required for a traffic control device.
3. Chief Schaefer said the Police will start with a speed study, which typically takes about 2 weeks.

C. Quorum for March 24, 2025 Council Meeting

Motion to cancel the March 24, 2025 Regular Council Meeting made by Mr. Shaffer, second by Mr. Takieddine. Motion carried by 5-0 roll call vote.

D. Metropolitan Sewer District Update:

1. Mr. Norton-Smith said Hamilton County commissioners have approved the project, but we do not have a construction schedule at this point. They have secured $12,000 in outside funding for potential assessment. We have held off on resurfacing in expectation of this and we should be able to get to this in the next year.
2. Ms. Camper asked for a formal statement (mailed and on website) and periodical updates from the county or MSD for residents.

XI. 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. Shaffer, second by Ms. Camper. Motion carried by 5-0 roll call vote at 9:23 p.m.

Motion to return to regular session made by Mr. Takieddine, second by Mr. Junger. Motion carried by 5-0 roll call vote.

1. Mayor Moormann stated that the economic development deal for Hosbrook House and Muchmore House will not be completed as the buyer has withdrawn interest in acquiring the property. Administration will evaluate the potential next steps of new tenants or a sale.

XII. ADJOURNMENT

Motion to adjourn made by Mr. Junger, second by Mr. Takieddine. Motion carried by 5-0 roll call vote at 9:51 pm.

Holly Richards

Holly Richards, Clerk of Council