

The Regular, Scheduled Meeting of the Council of The Village of Marble Cliff

At 1600 Fernwood Ave.

April 17, 2017

The regular, scheduled meeting of the Council of the Village of Marble Cliff was held Monday, April 17, 2017 in the Village Hall at 1600 Fernwood Ave. at 7:00 pm. Those in attendance were: Council Members: Matthew P. Cincione, John F. Kukura, Linda J. Siefkas, Joanne C. Taylor, Kendy A. Troiano, and Dow T. Voelker; Mayor, Kent E. Studebaker; Village Solicitor, Yazan S. Ashrawi; Village Engineer, Joshua Ford; Administrative Assistant, William C. Johannes; and Fiscal Officer, Cynthia A. McKay. Visitors were present. No representatives of the press were present.

VISITORS

Mayor Studebaker introduced Scott Humphrys, representing the Kitchen Management Group (new owners of The Commissary). Mr. Humphrys explained that he and two other partners (Brad DeHays and A. J. Hawk) recently took over ownership of The Commissary. The partners have determined that their business model needs to be modified to ensure the future success of the company.

Mr. Humphrys reported 80 small businesses work out of the location as well as 15 food trucks. The business is essentially an incubator for new food venture development. Mr. Humphrys and his partners have determined the need for expansion of the uses of the property as well as making application to the state of Ohio for a liquor permit. The changes Mr. Humphrys would like are:

1. Chef hosted catering of lunches, dinners, and special events; and
2. Allow food trucks (not more than 3) to set up in the parking lot along the Dublin Rd. frontage during normal operating hours as a place local business people could walk to for lunch.

Mr. Humphrys explained that all chef catered special events would be held inside the building in compliance with fire code restrictions on the number of people able to attend

Mr. Humphrys reported that their plans include renovation and redecorating of the interior as well as plans for improved exterior lighting and signage. He also noted that two food businesses have made arrangements to have a permanent 1500 square foot production kitchen in The Commissary space. Mr. Humphrys also noted that a number of businesses which began in The Commissary have now moved into their own "brick and mortar" locations.

Ms. Troiano asked how many can be accommodated for special events.

Mr. Humphrys explained that because of the size of the property there are many internal spaces that can be utilized in addition to the meeting room including the kitchens and the drive through area. However, he reiterated that events would not be large; they would comply with fire code restrictions and would be indoor activities only. The food truck option is designed to provide dining options for local businesses. Mr. Humphrys also stated that activities would not expand beyond available parking on the property.

Mayor Studebaker reminded Council that, as a zoning action, there will be three readings and a notified public hearing for input from residents and businesses. Mayor Studebaker encouraged Mr. Humphrys to discuss their proposal with neighboring businesses.

Ms. Siefkas asked how many food trucks currently work from The Commissary location. Mr. Humphrys reported there is space for 16 trucks and as of 4/1/2017 all space will be filled. Mr. Humphrys stated they have a waiting list of food trucks that would like to move into the facility if space becomes available. Mr. Humphrys stated he is very conscientious regarding enforcement of the terms of agreement with the food trucks. As a result the area is very well maintained and, to date, there have been no complaints from neighbors or other businesses.

Mr. Cincione moved Council authorize staff to present necessary documents to modify the Zoning Text of the Planned Development of 5.95 acres located at 1400 Dublin road. Ms. Siefkas seconded. The motion was approved unanimously

Mayor Studebaker introduced the first reading of O-2530-17, An Ordinance amending the Zoning Text of the Planned Development of 5.95 acres located at 1400 Dublin Road, first created on June 26, 2013, and amended on August 15, 2014, to permit the property to be utilized by food trucks and to allow for a conditional use of the property for special events.

Mayor Studebaker reviewed the details of the Zoning Text and the proposed changes with Council. He explained that if the "Conditional Use" portion is changed, the owner will still need approval from Council to avail themselves of the revised conditional uses. This ensures that the conditional use is directly linked to a specific business. Council discussed general aspects of the zoning and use of the property.

CONSENT AGENDA

- 1) Receive - Mayor's Court Report, March, 2017
- 2) Receive – Police Report, March 2017
- 3) Receive - Fire Dept. Report, March, 2017
- 4) Receive –Building permits issued in March, 2017
- 5) Approval - Minutes of the regular, scheduled meeting of March 27, 2017
- 6) Approval - Financial Statements for March, 2017
- 7) Receive - Village Income Tax Report – \$210,770.70

Mr. Voelker moved approval of the Consent Agenda. Ms. Troiano seconded. The Consent Agenda was approved unanimously.

MAYOR'S REPORT

Mayor Studebaker reported he participated in a ribbon cutting to open an Easter Egg Hunt at Rock Solid. The event was a parent organized event with 300-400 children hunting for 12,000 plastic eggs (yes, 12,000 – it is not a typo) which were “hidden” in the building. He reported the event was run efficiently and included many activities. Food was provided by three food trucks. Mayor Studebaker reported that Rock Solid is serving 800 families as clients and are expanding into vacant space in their building. The business owners indicated they continue to be very pleased with their location and the support of the Village.

Mayor Studebaker reported he will attend the Tri-Village Partnership Quarterly Economic Forum on April 19, 2017. He stated that he will be one of the featured speakers presenting information on economic and development activities in Marble Cliff.

Mayor Studebaker reported he has no new information regarding redevelopment activities at 2015 W. Fifth Ave.

ENGINEER'S REPORT

Mr. Ford had nothing new to report regarding the final stages of Dublin Rd. and Cardigan Ave. Waterline Project. He said that asphalt plants are opening this week so he assumes final restoration of roads and landscaping will happen within the next weeks.

Mr. Ford reported a preconstruction meeting for the West Fifth Avenue Shared Use Path and Roadway Improvement Project was held on April 13, 2017. Strawser Paving plans to start work on April 26, 2017 and have the project completed in 90 days.

Mr. Ford had no new information regarding the 2017 Street Pavement Project. A preconstruction meeting will be held with the contractor on April 27, 2017. Mr. Ford suggested that the street paving activity may dovetail with the West Fifth Avenue Shared Use Path and Roadway Improvement Project because Strawser Paving in the contractor on both projects.

Mr. Ford reported the storm sewer located at 1238 Cambridge Blvd. (south of First Ave.) has been repaired to remove the individual service lateral which had been run through the line. Elite Excavating completed the work on March 29, 2017. Concrete street restoration has been completed. The concrete will be replaced with asphalt as part of the 2017 Street Pavement Project.

Mr. Cincione asked Mr. Ford to inspect the gutters along the southeast corner of Cambridge Blvd. and First Ave. The gutters are deteriorated and may need to be added to the Village's 2017 Sidewalk project.

Mr. Kukura reported the construction project at First Community Church has started. The new playground fence has been installed on the north end of the property as approved by Council.

Mr. Ford reported the replacement street light for W. Fifth Ave. is in stock and will be installed in the coming weeks. Additional poles are on order to have in stock for future needs.

Mr. Voelker asked about disposal of the fire hydrants on the south side of Village Hall. Ms. McKay reported she is waiting for Central Ohio Hydrant to cannibalize the hydrants for future repair of the Village's Kennedy hydrants.

SOLICITOR'S REPORT

Mr. Ashrawi reported the easement for the multi-use path has been approved by the mortgage lender of 1600 Dublin Rd. The easement will be executed and returned to Mr. Ashrawi.

ADMINISTRATIVE ASSISTANT'S REPORT

Mr. Johannes reported he is very pleased with the work of EMI with the Village landscaping and particularly the Cambridge Island fountain. Mr. Johannes thanked Council for approving the new contract with EMI. He also reported that when EMI got the fountain running for the season before Easter – as requested – they found that the drain was not closed entirely. The open drain explains the water which regularly flowed on Cambridge Blvd. next to the fountain and the higher water bills experienced in prior years. Several residents have commented on how nice the public spaces are looking.

Mr. Johannes reported he and Mr. Ford have been investigating drainage issues in Tarpy Woods after the owner of 1121 Cambridge Blvd. reported damage to his driveway due to flowing and ponding water. Mr. Johannes reported the problems have existed for many years but seem to have become more serious in recent years. Mr. Johannes and Mr. Ford will be recommending a plan to Council to install drainage tiles to move water across the park property to the ravine.

Mr. Ford left the meeting at this point.

Mr. Johannes reported he met with Emily Hardesty, a representative of the Ohio Department of Natural Resources. They walked through the meadow in Tarpy Woods. Ms. Hardesty indicated that the meadow would be a perfect area for planting prairie wildflower seeds which would be provided at no charge to the Village from a group called Pheasants Forever. She asked that the meadow be mowed in preparation. Friends of Tarpy Woods will spread the seeds. Ms. Hardesty provided a sign for the meadow designating a "No Mow Area."

Mr. Johannes reported the Boy Scouts will be mulching the trail in April. Mayor Studebaker reported Nick Walli, who completed his Eagle Scout project providing the bike maintenance station on Dublin Rd., will receive his Eagle Scout rank at a Court of Honor on April 23, 2017

Mr. Johannes reported Shawn Rine will be completing another round of honeysuckle eradication. Where honeysuckle has been removed there are spring flowers blooming.

Mr. Johannes reported he and Mayor Studebaker drove through the Village to identify street signs. Mr. Johannes will be working with Burgess and Niple to develop a plan to remove unnecessary signs and ensure that necessary signs are located at the appropriate points.

APPROVAL OF BILLS

Mr. Cincione moved approval of the April 2017 bills totaling \$65,759.10. Mr. Voelker seconded. The motion passed unanimously.

FISCAL OFFICER'S REPORT

Mayor Studebaker introduced the first reading of O-2529-17, An Ordinance adopting a budget for the year 2018 for the Village of Marble Cliff.

No action was taken.

COUNCIL MEMBER REPORTS

Ms. Troiano reported Parks and Recreation held a public meeting to review options for a new fountain / retaining pool for the Grandview Memorial Park. Grandview Heights has received a grant for design and construction. Ms. Troiano reported that public response was mixed and the board will be reconsidering design options.

Ms. Troiano reported there will be a ribbon cutting for the new park on First Ave. in Grandview Yard on May 6, 2017 at 1:00 pm.

Ms. Troiano reported the new Municipal Pool will be dedicated on May 26, 2017 at 6:30 pm. The pool will open on May 27, 2017 at 3:00 pm with the "Big Splash." Admission will be free for the event.

Mr. Kukura reported the Falco Scholarship Committee awarded scholarships of \$300 to nine students. Mr. Kukura said he would provide the names to Mr. Johannes for the Village web site.

Mr. Voelker reported the Grandview Heights School Facilities Committee will be having a public meeting on May 1, 2017 to discuss options for facilities improvement and costs.

NEW BUSINESS

Mayor Studebaker introduced the first reading of O-2531-17, An Ordinance authorizing the mayor to accepting a charitable donation of \$250,000.00 from the Rosemary Duffy Larson Trust, and thanking the Trust for its generous donation.

Ms. McKay reported she was contacted by a Florida attorney, Alan Ruf, representing the estate of Rosemary Duffy Larson who lived in Marble Cliff many years ago and considered Marble Cliff to be her home. Mr. Ruf indicated that Ms. Duffy Larson asked him to distribute her estate in keeping with her interests and her charitable activities throughout her life. Mr. Ruf indicated that support of the Village's parks and green spaces would be in keeping with her life interests and her love for Marble Cliff. In exchange for a \$250,000 gift to the Village's Park Fund, Mr. Ruf asked that some aspect of the Village's green space be named in her honor for at least ten years.

Ms. McKay told Council Mr. Ruf has agreed to the terms of the agreement and drafted the ordinance in front of Council. Council discussed several options for naming a space including the meadow in Tarp Woods, the area immediately south of the house on the north edge of Tarp Woods, or the gardens on the Cambridge Island. Ms. Troiano confirmed that Ms. Duffy Larson lived at 1400 Cambridge Blvd. Council also discussed options for use of the funds. Ms. McKay said the family will be in Columbus the third week in June and would appreciate the opportunity to meet the Mayor and see the area that will be named for Ms. Duffy Larson.

No action on Ordinance O-2531-17 was taken.

Ms. Troiano reported she has discovered that the Village does not have an ordinance against open burning. Staff agreed to check with Fire Chief Shaner to determine if the state Fire Code restricts open burning.

Ms. Siefkas reported she was "buzzed" by a drone in the Village. She suggested that staff might want to investigate what other communities are doing to regulate drone activity.

Mr. Voelker reported he may be absent from the May Council meeting. Ms. Troiano reported she will be absent from the June Council meeting.

ADJOURN

Mr. Voelker moved the meeting be adjourned. Ms. Troiano seconded. The motion passed unanimously. Mayor Studebaker adjourned the meeting at 8:30 PM.

Approved by:

Submitted by:

Matthew P. Cincione
Council President Pro Tem

Cynthia A. McKay
Fiscal Officer