

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

**At 1600 Fernwood Ave.**

**April 16, 2018**

The regular, scheduled meeting of the Council of the Village of Marble Cliff was held Monday, April 16, 2018 in the Village Hall at 1600 Fernwood Ave. at 7:00 pm. Those in attendance were: Council Members: Matthew P. Cincione, Marnie Hoag, Matthew R. Jolson, Kendy A. Troiano, Joanne Taylor, and Dow T. Voelker; Mayor, Kent E. Studebaker; Yazan S. Ashrawi, Village Solicitor; Village Engineer, Joshua Ford; Administrative Assistant, Judith A. Ciccone; and Fiscal Officer, Cynthia A. McKay. Visitors were present.

Mayor Studebaker introduced Judith A. Ciccone, the new Administrative Assistant and welcomed her to the Village.

## VISITORS

Mayor Studebaker introduced Michael Fitzpatrick, representing F2 Companies, to discuss the concept plan developed for 2015 W. Fifth Ave. Mr. Fitzpatrick expressed his thanks to the Council and members of the greater community for their comments, suggestions and input regarding the possible redevelopment of 2015 W. Fifth Ave. He reported they also met with Columbus Landmarks.

Mr. Fitzpatrick stated, after much consideration and study, he and Mr. Foster do not believe there is a way to redevelop the property into a project that is attractive, appealing to the community, and financially feasible without removing the existing building. Mr. Fitzpatrick stated they have done extensive study of the building and its current condition and have discussed options with Columbus Landmarks and others who have experience in historic renovation. Unfortunately, saving the building is not a viable option, he said. Mr. Fitzpatrick did comment that there are a number of architectural features that could be salvaged and reused in new construction that would honor the past of the property.

Mr. Fitzpatrick commented that the concerns over traffic and density could be addressed by reducing the number of units to 55, which would represent an 18% reduction. In response to a question from Ms. Taylor, Mr. Fitzpatrick stated the size of the building would not be reduced significantly, but the average size of units would be increased by approximately 200 square feet. He reminded Council that the building would be built as apartments, but the units would have high quality finishes that would make a transition to condominiums very easy. Mr. Fitzpatrick asked if there is support from Council for the project to move forward.

Mr. Jolson asked if some of the units would become three bedroom units or remain one or two bedrooms with the addition of a den or study. He also asked if the units would increase the size of storage and closets for the units. Mr. Fitzpatrick said that it is most likely that they will be 1 and 2 bedrooms with a den and additional closet space.

Mayor Studebaker asked Mr. Fitzpatrick to confirm the number of parking spaces. He said there will be 2 parking spaces per unit.

Mr. Jolson asked Mr. Fitzpatrick to summarize the meeting with the Columbus Landmarks. Mr. Fitzpatrick said it was a good meeting where many options were considered and discussed. He commented that Columbus Landmarks would obviously prefer that the building be saved. He reported they discussed not only the financial aspects of purchasing the property but also the challenges presented by the current condition of the building and the building's position on the lot. They also discussed the options for a single-family home or mixed use are very limited. Mr. Fitzpatrick said Columbus Landmarks was very supportive of documenting the building and making use of architectural features of the existing building.

Mayor Studebaker commented that the existing property has 56 parking spaces that can be used if a business were to occupy the existing building. He explained that, based on the square footage of the building, as many as 125 people could work in the building, which would create parking and traffic challenges. Mr. Studebaker stated that, under current zoning, the building can be used for a number of business uses and the Village would have little or no control over the use or the density.

Mr. Cincione stated he could not support the current proposal even with the proposed reduction in units.

Mr. Voelker thanked Mr. Fitzpatrick and Mr. Foster for the reduction in the units but questioned whether a single large apartment building is the type of facility that should be part of the Village. He stated his preference for reutilization of the existing building. He further commented that the proposed development does not fit with the rest of the Village.

Ms. Troiano stated her opinion that the proposed building is still too big for the community. She also commented that the Upper Arlington neighbors across W. Fifth Ave. might object to the size of the building and the traffic. Ms. Troiano stated her concerns with the aesthetics; she expressed her desire to reduce the size of the building. She stated the building takes away from the community feeling of the Village.

Ms. Taylor stated Ms. Troiano's comments echo the concerns she has heard from residents. She stated the proposal is not a good fit for the community.

Ms. Hoag stated the proposal does not fit the Village; she stated the density of 55 units is too high.

Mr. Jolson stated his appreciation of the developer's efforts. He stated his concern that the property will continue to languish as an unproductive, deteriorating property.

Mr. Jolson did state some residents have expressed support for development in light of the increased revenue for the school system. He stated he would like to keep the door open to an alternative. He asked the developers if they have fully investigated historical tax abatement or credits. Mr. Fitzpatrick stated that they believe they have investigated all the options and he does not see a financially viable option that includes maintaining the building.

Ms. Troiano stated the Council needs to consider the residents' concerns.

Mr. Voelker commented that the size of the property and the size of the Village work against the project as proposed. Mayor Studebaker concurred that the size of the property limits redevelopment in the style of the Prescott Place, Number 10 Arlington and the manor house at Roxbury Arms.

Mayor Studebaker reported the annual fire and building inspection is complete and should be in the hands of the property owner.

Mr. Fitzpatrick stated the developer will take the comments and will make a decision as to whether they will consider revisions. Mr. Fitzpatrick asked if Council could state what density they would consider acceptable. Ms. Troiano stated Council could conduct a survey.

Mr. Cincione stated his opposition to such a survey. Ms. Troiano stated residents have stated they just don't want an apartment building. Mr. Voelker stated that density is one of several issues including size and ownership. Council did not suggest a "target" density.

Mr. Jolson expressed his concern of the impact to the Village if the property continues to deteriorate. Mr. Cincione expressed his appreciation to the developers and stated that he believes the community now has a better idea of the options and the process.

Mayor Studebaker stated that there is no official Council action at this point and the developer may continue to refine their proposal if they so desire.

A visitor expressed his appreciation of the Council's process and their willingness to listen to the residents.

Tom DeMaria, Grandview Heights' resident, questioned whether the developer performed an adequate market survey of the need. He stated his opinion that developers tend to build with the assumption that "if they build it, someone will come."

Helen Miller, Marble Cliff resident, stated her opinion that the existing building should be saved. She said there is "some way" to find an answer that preserves the character of the community. She commented that \$800,000 homes are being built in Grandview Heights with little or no lot. Mr. Jolson stated his opinion that W. Fifth Ave. surrounded by apartment buildings is unlikely to support one or two \$800,000 to \$1,000,000 homes

Mr. Voelker asked what options the Village has to enforce building code. Mayor Studebaker stated that report has been completed outlining requirements to bring the building into an acceptable condition. If the owner chooses to oppose the requirements stated in the notice she will bring her issues to Council for appeal. Mr. Voelker stated he has a client that occupied the building and that client stated his opinion that the building can be saved.

#### CONSENT AGENDA

- 1) Receive - Mayor's Court Report, March, 2018
- 2) Receive - Police Report, March 2018
- 3) Receive - Fire Report, March 2018
- 4) Receive - Building permits issued in March, 2018
- 5) Approval - Minutes of the regular, scheduled meeting of March 19, 2018
- 6) Approval - Financial Statements for March, 2018
- 7) Receive - Village Income Tax Report - \$148,410.36

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

#### MAYOR'S REPORT

Mayor Studebaker reported he will present a brief State of the Village report to the Tri-Village Economic Development Forum.

Mayor Studebaker introduced the first reading of O-2563-18, An Ordinance to amend Ordinance O-2546-17 (2018 APPROPRIATION ORDINANCE) to increase the Appropriation of the general fund by \$25,000 from \$2,236,376 to \$2,261,376.

Ms. McKay explained that the gift would require additional appropriation and an action to authorize the use of public funds for such a purpose.

Mrs. Troiano reported that she has asked Grandview Heights to provide a placard to recognize Marble Cliff's donation to the park. She stated that she has not received confirmation that such a placard will be place.

No action taken

Mayor Studebaker reported three students each received a Falco Scholarship of \$1,000. Mr. Cincione will make the presentation of the scholarships at the High School Scholarship Program. The recipients this year are Luke Sterneker, Matt York and Jonah Bode.

Mayor Studebaker stated he is still working with the Columbus Foundation to determine if the Falco Scholarship administration and investment will be moved to the Columbus Foundation

Mayor Studebaker introduced the first reading of O-2564-18, An Ordinance authorizing the hiring of Judith A. Ciccone as Administrative Assistant at an annual salary of \$17,520.00 for the Village of Marble Cliff and declaring an emergency.

Ms. Ciccone introduced herself and provided a summary of her work experience with the City of Dublin and the City of Grandview Heights. She stated she worked in police dispatching and in the clerk of courts office. Ms. Ciccone said she grew up in the Grandview Heights area and her first home as an adult was an apartment in Marble Cliff.

**Mr. Jolson moved the rules be suspended. Ms. Troiano seconded. The motion passed unanimously. Mr. Voelker moved the adoption of O-2564-18. Ms. Taylor seconded. The motion passed unanimously. Mr. Voelker moved the ordinance be adopted as emergency legislation to address staffing needs for the Village of Marble Cliff. Ms. Taylor seconded. Roll call: Mr. Cincione, yes; Ms. Hoag, yes; Mr. Jolson, yes; Ms. Taylor, yes; Ms. Troiano, yes; Mr. Voelker, yes. The motion passed unanimously.**

#### ENGINEER'S REPORT

Mr. Ford reported several companies are completing the relocation of utilities along Cardigan Ave. in anticipation of the upcoming street project. The street project will begin in mid-May.

Mr. Cincione and Ms. Taylor reported the tree lawn at the corner of Arlington Ave. and Cambridge Blvd. needs restoration. Ms. McKay stated staff would arrange for restoration.

Ms. McKay reported the City of Columbus has replaced the water booster station pump.

Mr. Ford left the meeting at this point.

#### SOLICITOR'S REPORT

Mr. Ashrawi reviewed the attendance policy and a new vacation policy developed for employees of the Village. He reviewed the modifications made.

**Mr. Voelker moved the vacation policy and attendance policy be approved. Ms. Troiano seconded. The motion passed unanimously.**

#### APPROVAL OF BILLS

**Ms. Troiano moved approval of the April 2018 bills totaling \$66,683.79. Mr. Cincione seconded. The motion passed unanimously.**

**Ms. Troiano moved approval of the amended March 2018 bills totaling \$95,821.70. Ms. Taylor seconded. The motion passed unanimously.**

#### FISCAL OFFICER REPORT

Ms. McKay asked if Council would like to make a gift to the Grandview Heights Teacher of the Year Fund in memory of Bill Johannes. Ms. McKay stated the Teacher of the Year Fund is administered by the Columbus Foundation and was an option for giving identified in the obituary. Mayor Studebaker suggested the Village make of gift of \$1,000 to the Teacher of the Year Fund. Council asked staff to bring the necessary legislation for consideration at the next Council meeting.

#### COUNCIL MEMBERS REPORTS

Ms. Troiano stated the "early bird" passes for the pool are on sale. The same management firm will manage the pool this year.

Ms. Troiano stated an Arbor Day celebration will be held at Stephenson School on April 27, 2018.

Ms. Troiano reported the bids for memorial park project have been received and opened.

Mayor Studebaker reported on three other upcoming community activities:

1. May 24, 2018 - Blue Star Mothers service in Memorial Park
2. May 25, 2018 – Second Annual Marble Cliff Mile
3. May 26, 2018 – Memorial Day Parade

Mr. Cincione stated the Boosters Mulch sale was successful. He stated people will have an opportunity to purchase raffle tickets to win a golf cart from the Boosters as part of their fund raising activities

#### OLD BUSINESS

Council reviewed a draft resolution prepared by Ms. Troiano and Ms. Hoag calling for action to prevent future gun violence. Council discussed the proposed resolution and offered suggestions for minor changes. Ms. Taylor and Mr. Jolson both offered their thanks for the work done by Ms. Hoag and Ms. Troiano.

Ms. Taylor and Ms. Hoag agreed to consider the proposed changes and to send a modified document to the Fiscal Officer to prepare in a formal, numbered resolution for consideration by Council.

#### ADJOURN

**Ms. Troiano moved the meeting be adjourned. Mr. Cincione seconded. The motion passed unanimously. Mayor Studebaker adjourned the meeting at 9:50 P.M.**

Approved by:

Submitted by:

Matthew P. Cincione  
Council President Pro Tem

Cynthia A. McKay  
Fiscal Officer