

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

At 1600 Fernwood Ave.

July 18, 2016

The regular, scheduled meeting of the Council of the Village of Marble Cliff was held Monday, July 18, 2016 in the Village Hall at 1600 Fernwood Ave. at 7:00 pm. Those in attendance were: Council Members: Matthew P. Cincione, 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 Johannes Fiscal Officer, Cynthia A. McKay. Visitors and press were present.

Mr. Voelker moved Mr. Kukura be excused. Ms. Troiano seconded. The motion passed unanimously.

PUBLIC HEARING

Mayor Studebaker opened the Public Hearing for Ordinances O-2498-16 and O-2499-16.

Mayor Studebaker introduced the second reading of O-2498-16, An Ordinance rezoning the property located at 2215 Cardigan Avenue from P-1 Public Area to B-2 Highway and General business for Parcel Number 143-0017016 consisting of a total of 1.02± Acres in the Village of Marble Cliff

Ms. McKay informed Council that a letter from Tom Michaelides, Sr. Vice President of Instantwhip Foods, Inc., was placed at their desk immediately prior to the Council meeting. The letter expresses two recommendations from Instantwhip Foods, Inc. regarding the rezoning on Cardigan Ave. Instantwhip Foods, Inc. is located at 2200 Cardigan Ave.

Ms. McKay reported that the Public Hearing was advertised in the newspaper as required by Village code.

Ms. Siefkas asked if parking is currently allowed on Cardigan Ave. Ms. McKay stated her understanding that parking is not prohibited on Cardigan Ave. Mr. Michaelides was asked if the privacy fence suggested in his letter would be on the lot being rezoned. Mr. Michaelides answered that, after construction of the new Rife's facility, he would request a privacy fence at 2215 Cardigan Ave. similar to the fence currently located at the Rife's Autobody facility at 2300 Cardigan Ave.

Mayor Studebaker recognized Bill McDevitt, 1499 Roxbury Rd. Mr. McDevitt expressed concern about the expansion of Rife's Autobody specifically noting concerns about compliance with state, federal and EPA regulations, increased activity, and the impact of prevailing winds on odors and noise. He noted that the current location is north of 2215 Cardigan Ave. which reduces the impact of activity, noise, odors and lighting on his property on Roxbury Rd.

Mr. McDevitt expressed concern about the height of the building and suggested that buffering such as evergreen trees be planted between the property and the railroad tracks. He asked how Council is going about selling the property.

Mr. McDevitt thanked Mr. Johannes for his efforts to clean up asphalt which had been dumped on Cardigan Ave. next to his property.

Mayor Studebaker explained the property will be sold to Mr. Rife as the development supports the economic development of the Village. It is being sold based on an appraisal performed by the Village. Mayor Studebaker said actual building plans have not be submitted, but stated Mr. Rife is sensitive to the concerns regarding odors, noise, and lights and those issues will be addressed in the design, construction and operation of the property. Mayor Studebaker also stated that the new building will not have paint bays. The new building will house body work performed on aluminum car and truck bodies.

No action was taken

Mayor Studebaker introduced the second reading of O-2499-16, An Ordinance amending the Village of Marble Cliff Code of Ordinances Section 154.032 Business Districts B-2 Highway and General Business District – Conditional Use Language to include "Collision Repair and Associated Automotive Services".

No action was taken

Mayor Studebaker closed the Public Hearing.

INTERN REPORT

Mayor Studebaker introduced Harrison Allen, MORPC Summer Intern to the Village. Mr. Allen has been investigating options for the W. Fifth Ave. corridor as directed by the Village's Strategic Plan.

Mr. Allen presented a draft of his recommendations for development of the W. Fifth Ave. corridor. He stated the draft begins with a summary of general demographics of the Village in comparison to Grandview Heights and Upper Arlington along with an analysis of tax and revenue data for the Village in comparison with the surrounding communities.

Mr. Allen explained he has met with business owners in the community as well as planning experts from Columbus, Grandview Heights and Upper Arlington to gather information, ideas and best practices for redevelopment and revitalization of a business corridor such as W. Fifth Ave. Mr. Allen's report provides an analysis of the existing conditions on W. Fifth Ave. as well as tools that are available to assist a community such as Marble Cliff in undertaking a long term redevelopment and revitalization project.

Mr. Allen's report provides a variety of recommendations for Council consideration. Mayor Studebaker encouraged Council members to review the report and contact Mr. Allen with suggestions or recommendations.

Ms. Siefkas asked how the Council can move forward with the recommendations found in the report. Mayor Studebaker stated Council can decide to adopt recommendations such as a zoning overlay or changes in permitted and conditional use. Mayor Studebaker stated the initial action by Council may be to confirm that the Village wishes the W. Fifth Ave. corridor to remain a business district or to modify the vision of the corridor. Ms. Siefkas asked if the Council will set aside time to discuss the recommendation in depth. Mayor Studebaker stated Mr. Allen will prepare a final report. Then Council will need to decide how to move forward with the report's recommendations. Ms. Siefkas asked if the report will have an analysis of pros and cons of the recommendations. Mr. Allen said that it would.

Ms. Troiano stated she was particularly intrigued with the "Façade Program" and asked if the report could include other examples of such a program.

Mayor Studebaker reminded Council that any plan adopted could take 20 to 30 years to come to fruition. However, some of the recommendations allow the Village to assist and encourage property owners to move toward the Village's vision for W. Fifth Ave.

CONSENT AGENDA

- 1) Receive - Mayor's Court Report, June, 2016
- 2) Receive - Police Report, June, 2016
- 3) Receive - Fire Dept. Report, June, 2016
- 4) Receive - Building permits issued in June, 2016
- 5) Approval - Minutes of the regular, scheduled meeting of June 18, 2016
- 6) Approval - Financial Statements for June, 2016
- 7) Receive - Village Income Tax Report - \$139,643.61
- 8) Correspondence:
 - a. Mattingly Thank You Note - Falco Scholarship

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

MAYOR'S REPORT

Mayor Studebaker reported he has no new information regarding economic development in the Village.

Mayor Studebaker reported he met with William Murdock and Eileen Lubey from MORPC. MORPC meets each year with member communities to provide information regarding MORPC support and programs as well as gathering input from communities to determine how MORPC can serve member communities. Mayor Studebaker reported he attended a meeting at MORPC of small communities that allowed a breakout section with

Villages of similar sizes within the MORPC service area. Mayor Studebaker reported he and Ms. McKay will be attending a MORPC seminar about available grants for small communities.

Mayor Studebaker reported he met with John Rush who is the Republican candidate for 17th District. Mr. Rush is visiting the municipalities located in the 17th District to introduce himself and gather information about the communities he would represent if elected.

ENGINEER'S REPORT

Mr. Ford reported that the street light project is complete except for some tree lawn restoration. The restoration will be completed in the fall by Rine Landscaping.

Mr. Ford reported he is still waiting for pavement repair and the installation of Village approved signs for the intersection of Dublin Rd. and W. Fifth Ave.

Mr. Ford reported the sanitary sewer repair on Arlington Ave. has been completed. The 8 inch line was replaced and restoration of road, curb and tree lawn was completed within one week.

Mr. Ford reported he and Ms. McKay are working on a proposal for the 2016 Sidewalk Maintenance Plan in addition to the 2016 Crack and Slurry Seal Project. Specifics will be brought to Council for approval at the August Council Meeting.

Ms. McKay and Mr. Ford presented the mid-year financial report along with the five year financial and capital project plan. Ms. McKay presented a summary of revenue, expenses, and balance of funds for the next five years. She also presented a breakdown of anticipated expenses as well as the Village's obligation for debt. Council asked about the impact of potential OPWC grants and loans. Ms. McKay identified that the 2018 projects will be included in the next OPWC application, however the five year plan shows the full estimate of the cost that may be reduced by an OPWC grant or loan.

Mr. Ford reviewed the major capital projects which have been identified as necessary major repairs, rehabilitation or replacement. He explained the process he followed to identify infrastructure needs and to formulate a schedule for the necessary work.

Mr. Ford left the meeting at this point.

SOLICITOR'S REPORT

Mr. Ashrawi had no report for Council

ADMINISTRATIVE ASSISTANT'S REPORT

Mayor Studebaker introduced the first reading of O-2502-16, An Ordinance authorizing the expenditure of funds of \$350 for the Music in the Park Program and declaring the expenditure to constitute a public purpose.

Mr. Johannes reported the Grandview Heights High School Marching Band concert will take place on August 14, 2016 at 7:00 pm in Falco Park.

Mr. Cincione moved the rules be suspended. Ms. Troiano seconded. The motion passed unanimously. Mr. Cincione moved the adoption of O-2502-16. Ms. Troiano seconded. The motion passed unanimously.

APPROVAL OF BILLS

Mr. Cincione moved approval of the July 2016 bills totaling \$75,815.46. Mr. Voelker seconded. The motion passed unanimously.

FISCAL OFFICER'S REPORT

Ms. McKay reported the office has received the audit report. She explained that two exceptions were noted where the UAN system and the documents provided by the Franklin County Auditor did not balance, but the necessary legislative processes were followed by the Village.

Mayor Studebaker introduced the first reading of O-2503-16, An Ordinance to amend Ordinance O-2478-15 (2016 APPROPRIATION ORDINANCE as amended by Ordinance No. O-2491-16)) to increase the appropriation to the Dublin Rd. & Cardigan Ave. Water Line Improvement Fund (4902) to \$ 629,342.84 and to transfer \$189,342.84 from the Capital Projects line item in the General Fund (1000-800-590-0000) to The Transfers Out line Item in the General Fund (1000-910-910-0000) and to amend Ordinance No. O-2478-15 (2016 APPROPRIATION ORDINANCE) to increase the appropriation for the Transfer Out Line Item (1000-910-910-0000) to \$361,227.84.

Ms. McKay explained the proposed appropriation is necessary to move forward with the waterline project now that the bid for construction has been received and approved by Council.

Ms. Troiano moved the rules be suspended. Ms. Siefkas seconded. The motion passed unanimously. Ms. Troiano moved the adoption of O-2503-16. Ms. Siefkas seconded. The motion passed unanimously.

COUNCIL MEMBER REPORTS

Ms. Troiano had no report from the Grandview Heights Parks and Recreation Board and no report from Start Talking Grandview.

Ms. Troiano moved to adjourn into executive session to consider the Sale of Property pursuant to Ohio Revised Code 121.22(G)(2). Ms. Siefkas seconded. Roll Call: Mr. Cincione, yes; Ms. Siefkas, yes; Ms. Taylor, yes; Ms. Troiano, yes; Mr. Voelker, yes. The motion passed unanimously.

EXECUTIVE SESSION

Mr. Voelker moved Council adjourn from executive session and return to regular session. Ms. Troiano seconded. The motion passed unanimously.

OLD BUSINESS

Mayor Studebaker introduced the second reading of O-2500-16, An Ordinance authorizing the Mayor and Fiscal Officer to execute an agreement to renew the policy with Ohio Government Risk Management Plan for property, liability, wrongful acts, automobile, bond, crime, inland marine and electronic data processing insurance.

Ms. Troiano moved the rules be suspended. Mr. Cincione seconded. The motion passed unanimously. Mr. Cincione moved the adoption of O-2500-16. Mr. Voelker seconded. The motion passed unanimously.

NEW BUSINESS

Mayor Studebaker introduced the first reading of R-2504-16, A Resolution authorizing the Fiscal Officer to execute the Application for Financial Assistance through the Franklin County Engineer for use of Permissive Tax Funds held by the Franklin County Engineer on behalf of the Village of Marble Cliff and for a Grant from the Franklin County Engineer for Permissive Tax Funds held by the Franklin County Engineer on behalf of Franklin County Communities.

Ms. McKay explained the resolution is necessary to move forward with the process to apply for permissive tax funds held by the Franklin County Engineer to be used for the W. Fifth Ave. Multipurpose Trail and Road Rehabilitation Project.

No action was taken

Ms. Taylor asked whether the Council would be willing to fund a portion of the summer potluck picnic which has been organized by residents for the past few years. Ms. McKay stated money is available for community activities. The date has been set for the Sunday of Labor Day weekend. Council discussed benefits and challenges of Village financial participation. Council agreed that the Village would not become financially involved with the community summer potluck picnic.

ADJOURN

Ms. Troiano moved the meeting be adjourned. Ms. Taylor seconded. The motion passed unanimously. Mayor Studebaker adjourned the meeting at 9:45 PM.

Approved by:

Submitted by:

Matthew P. Cincione
Council President Pro Tem

Cynthia A. McKay
Fiscal Officer