

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

At 1600 Fernwood Ave.

March 11, 2019

The Council of the Village of Marble Cliff held its regular, scheduled meeting on Monday, March 11, 2019 in the Village Hall at 1600 Fernwood Ave. at 7:00 pm. Those in attendance were Council Members: Matthew P. Cincione, Marnie Hoag, Joanne Taylor, Kendy A. Troiano, and Dow T. Voelker; Mayor, Kent E. Studebaker; Village Solicitor, Yazan S. Ashrawi; Village Engineer, Joshua Ford; Administrative Assistant, Judith A. Ciccone; and Fiscal Officer, Cynthia A. McKay. Visitors and a representative of the press were present.

Ms. Troiano moved Matthew R. Jolson be excused. Ms. Taylor seconded. The motion passed unanimously.

VISITORS

Mayor Studebaker introduced Ray Leard – Innovative Organics Recycling – to present information on curbside composting services provided by his company.

Mr. Leard explained his company is a class 2 EPA licensed facility located on the east side of Columbus. His company provides curbside composting for the City of Bexley. He reported that Bexley began a pilot program a year and a half ago. Bexley is now offering the program citywide. A bucket with biodegradable liners is issued to participants in the program. Once a week they bring their buckets to the curb for Innovative Organics Recycling to remove the liner. Mr. Leard explained his goal is to make composting very easy for those participating.

Mr. Leard explained that curbside recycling removes volume from the landfill as well as reducing methane production within the landfill.

Mayor Studebaker stated that the Village has embraced recycling and he believes the community would embrace curbside recycling. Mr. Leard stated that he rarely sees “contamination” of the composting; most participants are committed to using the service as designed.

Mr. Leard suggested that residents be required to sign up for the service and receive some instruction. The numbers tend to grow as neighbors catch on from neighbors. Mr. Leard suggested that the program benefits from having a “champion” for the project.

Ms. Taylor asked about the smell and where participants keep their buckets. Mr. Leard explained that the buckets are odor proof and critter proof. Participants keep their buckets where it is convenient.

Mayor Studebaker asked about pricing. Mr. Leard stated he would have to calculate a cost. Bexley is approximately \$6 per month per household participating.

Mr. Leard explained his facility is on approximately three acres with a 5,000 square foot building. The compost material is mixed with other natural products (leaves, wood chips, etc) then left to decompose. There is no smell. Every thirty days the pile is turned. After ninety days, the material is screened and tested to meet EPA standards before the material can leave the plant. The compost is then mixed to form different soils mixes such as potting soil. Mr. Leard reported that program participants receive at no cost some of the compost mix for personal use. The facility receives ten to twenty tons a day. The average household produces eight to nine pounds of compostable materials per week.

Mayor Studebaker thanked Mr. Leard for his presentation and stated the Village staff would do more research and return to Council with a recommendation.

Mayor Studebaker introduced Michael Fite – F2 Companies. Mayor Studebaker also introduced the first reading of O-2596-19, An Ordinance approving a Concept Plan, Preliminary Development Plan, and amending the Village of Marble Cliff’s zoning Map to rezone +/- 1.25 Acres of land located in the Village of Marble Cliff – Parcel # 143-000066-00 (Commonly known as 2015 West Fifth Avenue) from its current zoning OF B-1 Central Business District with a conditional use overlay of “Live/Work” To Planned Development District, AS requested by F2 Companies and Dr. Katherine Gardner pursuant to a formal application.

Mr. Fite presented revised plans for the property at 2015 W. Fifth Ave. including the foot print of the buildings as well as interior designs and construction materials. Mr. Fite highlighted the changes that have resulted from input from the Village Officials, residents and representatives of Columbus Landmarks. As the plan is proposed at this point, it includes thirty-seven units with 1.5 parking spaces per bedroom. There are three units in the main house and one in the existing carriage house. There would be three new carriage houses with one unit in each and a new building with thirty units for a total of thirty-seven units

Mr. Fite presented an updated traffic study along with preliminary landscaping. He reviewed the facilities on the first floor of the manor house that will be available for use by the people living in the units. The facilities include a clubroom, workout facilities, kitchen space, and a guest suite.

Mr. Fite presented several views of the property as well as elevation drawings. He also presented a landscape concept plan showing trees that they plan to save and additional planting to replace trees removed as part of construction. The plan utilizes the results of a professionally completed tree survey. The plan shows trees that are in bad condition that will be removed, trees that will be re-located and two trees that are in good condition but will need to be removed for construction.

Ms. McKay stated that the Village will review the Preliminary Plan application for that has been submitted as part of the rezoning of the property to a Planned District Development. The rezoning is a legislative process. The next step is a public hearing for the rezoning request that has been submitted by F2 Companies. The staff will review the application referenced in Ordinance O-2596-19 for completeness and submit a report to Council. Ms. McKay asked Mr. Fite to provide an additional drawing of the development from the perspective of the ravine/backyard of 1600 Roxbury.

Mayor Studebaker asked for comments from Council. Mr. Cincione stated that he "likes" the proposal as presented. He also stated he is happy to have the process moving forward after several months. Mr. Voelker concurred with Mr. Cincione and asked that the red tile roof will remain on the main house and the asphalt roofing material will be on the new buildings. Mr. Fite confirmed the tile will remain on the existing building.

Helen Miller – resident owner of 1600 Roxbury Rd. – asked several questions about the proposed setbacks and the impact of the construction on her property that abuts 2015 W. Fifth Ave. Mr. Fite reviewed the southwest corner of 2015 W. Fifth Ave. that is closest to Ms. Miller's property. The setbacks vary from five to six feet up to fifteen feet or more. The proposed height of the new building is 42 feet to the eave and 54 feet to the roof ridge.

Mr. Fite told Ms. Miller he would work with Ms. Miller to answer her questions and address screening issues.

Ms. McKay explained that the Village will hold a public meeting to discuss the preliminary plan and rezoning. The immediate neighbors will be notified as required by code of the date and time of the meeting. Additionally, the meeting will be noticed in the newspaper and all Village residents will receive notification.

CONSENT AGENDA

- 1) Receive - Mayor's Court Report, February 2019
- 2) Receive – Police Report, February 2019
- 3) Receive – Fire Report, February 2019
- 4) Receive – Building permits issued in February, 2019
- 5) Approval - Minutes of the regular, scheduled meeting of February 21, 2019
- 6) Approval - Financial Statements for February, 2019
- 7) Receive - Village Income Tax Report February 2019 – \$85,339.15

Mr. Voelker moved approval of the Consent Agenda. Ms. Hoag seconded. Council unanimously approved the Consent Agenda.

MAYOR'S REPORT

Mayor Studebaker reported Bob and Drew Meyers (owners of 1600 Dublin Rd.) have met with the Grandview Heights School Superintendent. Their purpose in meeting was to determine if the property at 1600 Dublin Rd. is within two miles of all the Grandview schools or, if residential housing is built on the property, the school district might be required to offer transportation to the entire school district. Mayor Studebaker stated he has made it clear that the Village will not support development that would force the school district to offer transportation. The superintendent reports the state Board of Education does not proactively make a determination, but will intervene if there is a challenge.

Mayor Studebaker reported he and Ms. Ciccone attended the recycling seminar hosted by SWACO. The main purpose of the seminar was to help communities support and promote recycling. He also stated that there might be funding available for composting.

Mayor Studebaker reported Fleurish Home has left its location at 2125 W. Fifth Ave. He reported the property owner may be coming to Council for a new use permit for a new tenant.

Mayor Studebaker reported he will be presenting a "State of the Village" report at the next Chamber meeting. In April the chamber will sponsor a "Development Download" where communities and developers meet to discuss opportunities.

Mayor Studebaker reported that he has responded to resident Henry Wickham regarding the challenges and options for addressing the deer population in the Village. Ms. McKay reported several deer whistles have been distributed and more residents are reporting concerns about the deer and the damage being done to properties.

ENGINEER'S REPORT

Mayor Studebaker introduced the first reading of O-2594-19, An Ordinance accepting a bid for the 2019 Storm and Sanitary Sewer Improvements, waiving any bid irregularities, and declaring an emergency.

Mr. Ford presented the results of the bidding process for the 2019 Storm and Sewer Improvements project. He recommended the Village accept the bid from United Survey for \$154,000. The company did work in Upper Arlington last year and the project went very well.

Ms. Troiano moved to suspend the rules. Ms. Taylor seconded. The motion passed unanimously. Mr. Cincione moved the adoption of O-2594-19. Ms. Hoag seconded. The motion passed unanimously. Mr. Voelker moved Ordinance O-2594-19 be passed as an emergency for the health and safety of residents and visitors. Ms. Troiano seconded. Roll Call: Mr. Cincione, yes; Ms. Hoag, yes; Ms. Taylor, yes; Ms. Troiano, yes; Mr. Voelker, yes. The motion passed unanimously

Mr. Ford presented an agreement with the City Upper Arlington to allow the Village to participate with Upper Arlington for the 2019 Street Improvement Project. The Village worked with Upper Arlington two years ago and the pricing was good. Ms. McKay reported after the bid process, legislation will be brought to Council for approval.

Mr. Voelker moved approval of the agreement with UA. Ms. Troiano seconded. The motion passed unanimously.

Mr. Ford left the meeting at this point.

SOLICITOR'S REPORT

Mayor Studebaker introduced the fifth reading of R-2580-18, A Resolution to approve the petition for special assessments for special energy improvement projects under Ohio Revised Code Chapter 1710 and approve the necessity of acquiring, installing, equipping, and improving certain public improvements in the Village of Marble Cliff, Ohio in cooperation with the Columbus Regional Energy Special Improvement District (1600 Dublin Rd. Project).

Mayor Studebaker introduced the fifth reading of O-2581-18, An Ordinance to determine to proceed with the acquisition, installation, equipping, and improvement of certain public improvements in the Village of Marble Cliff, Ohio in cooperation with the Columbus Regional Energy Special Improvement District.

Mayor Studebaker introduced the fifth reading of O-2582-18, An Ordinance to levy special assessments for the purpose of acquiring, installing, equipping, and improving certain public improvements in the Village of Marble Cliff, Ohio in cooperation with the Columbus Regional Energy Special Improvement District; and authorizing the Mayor and the Fiscal Officer to enter into an energy project cooperative agreement and a special assessment agreement.

**Mr. Cincione moved to table R-2580-18, O-2581-18, and O-2582-18.
Mr. Voelker seconded. The motion passed unanimously.**

APPROVAL OF BILLS

**Mr. Voelker moved approval of the March 2019 bills totaling \$88,852.24.
Mr. Cincione seconded. The motion passed unanimously.**

Ms. Troiano moved approval of the amended February 2019 bills totaling \$74,597.32. Ms. Taylor seconded. The motion passed unanimously.

FISCAL OFFICER'S REPORT

Mayor Studebaker introduced the first reading of O-2595-19, An Ordinance to amend Ordinance O-2578-18 (2019 APPROPRIATION ORDINANCE) to decrease the appropriation of the debt service – Franklin County Infrastructure Bank loan repayment by \$.70 and the OPWC Loan Repayment by \$.24.

Mr. Cincione moved to suspend the rules. Mr. Voelker seconded. The motion passed unanimously. Ms. Hoag moved the adoption of O-2595-19. Ms. Troiano seconded. The motion passed unanimously

COUNCIL MEMBERS REPORTS

Ms. Troiano reported the Parks and Recreation Board met. She reported there are three Eagle Scout projects underway at Wallace Gardens. One project is a pollinator garden, another is signage, and the third is the installation of two benches. The board is also adopting new guidelines to control weeds.

Ms. Troiano also reported that Henriette Cartwright, 5columns.org met with the board to discuss an art structure in parks. Ms. Troiano referred her to Marble Cliff staff.

Mr. Voelker reported the Growing on Tradition Task Force's draft plan will be presented at a public meeting at 6:00 pm on March 26, 2019 at the middle school commons.

Ms. Taylor reported Carter Taylor received a request for copies of his Eagle Scout project brochure regarding active shooter situations from St. Christopher's Roman Catholic Church. The request was for copies and permission to distribute the information through the parish. The representative also suggested that the brochure be distributed to other area churches.

OLD BUSINESS

Ms. McKay reported she has received the list of applications for the Falco Scholarship. Ms. McKay reviewed the list for the Columbus Foundation. The actual applications should be available for review within the coming weeks.

NEW BUSINESS

Mr. Cincione reported the Bobcat Boosters annual mulch sale is underway.

Ms. Taylor reported the Cake Walk is scheduled for April 5, 2019.

Mayor Studebaker stated he will be out of town for several weeks. Mr. Cincione will be acting Mayor during the Mayor's absence.

ADJOURN

Ms. Hoag moved to adjourn the meeting. Ms. Taylor seconded. The motion passed unanimously. Mayor Studebaker adjourned the meeting at 9:15 P.M.

Approved by:

Submitted by:

Matthew P. Cincione
Council President Pro Tem

Cynthia A. McKay
Fiscal Officer