

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

VIA ZOOM

March 15, 2021

The Council of the Village of Marble Cliff held its regular, scheduled meeting on Monday, March 15, 2021 at 7:00 pm. via Zoom electronic meeting software. Those in attendance were Council President, Dow T. Voelker; Council Members: Marnie Hoag, Matthew R. Jolson, Jeffrey Smith, Joanne Taylor, and Kendy A. Troiano; Mayor, Matthew P. Cincione; Thaddeus Boggs, Acting Village Solicitor; Joshua Ford, Village Engineer; Administrative Assistant, Judith Ciccone, and Fiscal Officer, Cynthia A. McKay. No representatives of the press were present. Visitors were present

Mayor Cincione announced Mr. Ashrawi and his wife welcomed a baby boy on Saturday, March 13, 2021. Mr. Boggs will be filling in while Mr. Ashrawi is on paternity leave. Mr. Boggs reported mother, baby and father are all doing well.

VARIANCES, PERMITS AND VISITORS

Mayor Cincione introduced the second reading of O-2653-21, An Ordinance authorizing the Mayor to execute the Community Reinvestment Area Agreement between the Village of Marble Cliff and Riverside 10, LLC.

Ms. McKay reported the Grandview Heights City School Board was notified of the CRA request as required by state law.

Don Bush, representing Riverside 10 LLC, reviewed the plans for improvement in the coming months along with improvements already completed. Mr. Bush stated continued improvements are necessary to maintain the high quality tenants currently in the buildings as well as finishing out and leasing an additional 60,000 to 65,000 square feet. Mr. Bush stated they plan up to 4 million dollars in additional improvements.

Ms. McKay stated the request is for 12 years not 15 years because the Village's CRA requirements allow only 12 years on improvements.

Mr. Jolson asked Mr. Meyers about the impact of the proposed American Electric Power expanded electrical substation on his plans. Mr. Meyers stated, if the substation development is approved, he would not move forward on the proposed improvements. He stated the value of the property would fall, tenants would move out and the Village would experience a reduction in revenue; both property tax revenue and income tax withholding revenue.

Mr. Voelker moved to suspend the rules. Ms. Troiano seconded. The motion passed unanimously. Ms. Hoag moved the adoption of O-2653-20. Ms. Taylor seconded. The motion passed unanimously.

Mr. Boggs asked everyone planning to address Council regarding the variance requests for 1345 Cambridge Blvd. to be sworn in. Mr. Boggs asked, **“Do you swear or affirm that the testimony that you will give before the Marble Cliff Council in this hearing will be the truth and the whole truth and nothing but the truth?”** Those attending responded **“Yes.”**

Mayor Cincione recognized Bridget Sarna, owner of 1345 Cambridge Blvd. Ms. Sarna explained the request for a lot coverage variance to permit the installation of a 20' x 30' cement pad for use as a basketball court. The pad would be located behind the garage. Ms. Sarna noted the location allows her to “keep an eye on the children” while they are playing. She also noted that the driveway has a steep slope that makes the installation of a basketball hoop impractical. Ms. Sarna also explained the request for a fence secures the play area for the children and pets.

Ms. Sarna reviewed their efforts to address concerns that have been raised by the neighboring property owners. She reported that several neighbors asked for a taller, solid fence for privacy and some noise reduction. Mr. Sarna stated they are fully open to a six foot fence with the finished side facing out toward the neighboring properties.

Ms. Taylor stated she has reviewed the materials submitted. She asked Mr. and Mrs. Sarna to confirm that the neighbors now support the request for fence and concrete court. Mr. Sarna stated that the surrounding neighbors are in support with the exception of Mr. and Mrs. Hamilton. Ms. Taylor asked if landscaping is planned. Mr. Sarna stated they do plan to complete landscaping in the back yard.

Ms. Hoag asked if a swimming pool is planned. Mr. Sarna stated a pool is on the “wish list” but not planned at this time. Mr. Jolson asked if extensive lighting is planned for the basketball pad. Mrs. Sarna stated there might be a down light on the backboard, but no other lighting on the area. She said there are no plans for nighttime basketball or loud speakers in the back yard.

Mr. Hamilton stated they understand the need for safety for the children and have no objection to a solid wood fence around the Sarna's property.

Mr. Lenke stated they support the basketball court if the plans includes a privacy fence to block the view from their property.

Mr. Readey stated their concerns have been addressed and he and Mrs. Readey are not opposed to the request for a fence and the basketball pad.

Mr. Smith moved approval of the variance for a side yard structure variance, fence variance for construction of a 6-foot wood, privacy fence and a lot coverage variance of up to 43% to permit construction of a 20' x 30' cement basketball pad as provided in the variance application. Ms. Hoag seconded. The motion passed unanimously.

CONSENT AGENDA

- 1) Receive - Mayor's Court Report, February, 2021
- 2) Receive – Police Report, February, 2021
- 3) Receive – Fire Report, February, 2021
- 4) Receive – Building Permit Report, February 2021
- 5) Approval - Minutes of the regular, scheduled meeting of February 15, 2021
- 6) Approval - Financial Statements for February, 2021
- 7) Receive – February Tax Reports

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

MAYOR'S REPORT

Mayor Cincione reported a plan is being finalized for Tarpay Woods. He stated Ahlum and Arbor will do the bulk of the work with some community involvement.

Mayor Cincione reported he received a letter of support for the Village from the City of Upper Arlington regarding American Electric Power's plans for 2200 and 2300 W. Fifth Ave.

ENGINEER'S REPORT

Mr. Ford reviewed options for the purchase and installation of radar speed indicators at various points in the Village.

Mr. Voelker moved approval of up to \$5,000 for the purchase and installation of radar speed indicators to assist in traffic calming and traffic analysis. Mr. Smith seconded. The motion passed unanimously.

Mr. Voelker asked about plans to clean out the invasive species along the stream in Tarpay Woods. Mr. Ford said there will be a two point program first removing the invasive plants and then planting to help keep the invasive species from coming back.

SOLICITOR'S REPORT

Mr. Boggs had no report for Council.

ADMINISTRATIVE ASSISTANT REPORT

Ms. Ciccone reported Grandview Heights has received a SWACO grant for recycling carts that includes money for purchase of carts for Marble Cliff residents.

Ms. McKay noted the letter to notify people of their options for purchasing memorial trees for Studebaker Grove is ready for mailing. She noted the letter was included in the Council packets. Ms. McKay noted that staff recommends a good-sized rock with a plaque reading "Studebaker Grove" then individual plaques for each memorial tree planted. Marble Cliff will use the same vendor for plaques as Grandview Heights. Grandview heights will pour and install the bases for the plaques. Staff is investigating signs for "Tarpay Woods" and Voelker Meadow" similar to the signs in Grandview's parks.

Ms. McKay stated she will bring a formal resolution for naming Tarpay Woods and Voelker Meadow to Council's April meeting.

Ms. McKay reported Ms. Ciccone has been investigating the Franklin Soil and Water Conservation District Community Backyards. FSWC awards grants after the Village

funds the grant money for distribution. Staff is continuing to investigate the option and will report back to Council with a recommendation. Ms. Ciccone stated one of the requirements for receiving a grant is mandatory training prior to issuing a grant. Any money put into the fund by Marble Cliff will only go to Marble Cliff residents.

Mr. Smith suggested the Village record the story of how the Village conserved Tarpie Woods and make sure the story is available for future generations. Mr. Voelker stated that the Historical Society might be interested in documenting the history of the Tarpie/Voelker properties.

Ms. McKay reported she researched the idea of a storybook walk and determined that Falco Park is not large enough for the storybook walk. She said she plans to speak to the Grandview Library about park Wi-Fi.

Mr. Jolson asked about a dirt bike path in Tarpie Woods. Ms. McKay stated she is aware of it and plans to address removing it. Mr. Jolson suggested an Earth Day activity to clean up trash in Tarpie Woods. Mr. Jolson stated he might try to organize a cleanup.

APPROVAL OF BILLS

Ms. Hoag moved approval of the March 2021 bills totaling \$84,574.85. Mr. Voelker seconded. The motion passed unanimously.

Ms. Troiano moved approval of the amended February 2021 bills totaling \$116,596.60. Ms. Hoag seconded. The motion passed unanimously.

FISCAL OFFICER'S REPORT

Ms. McKay reported she is developing a plan to upgrade the Village's computer systems along with other internet and security improvements. Ms. McKay stated this issue grew out of the need to work from home during pandemic. Ms. Troiano asked if the state auditor reviews computer security. Ms. McKay stated the state auditor does not audit computer security, but the insurance company does. Council stated support of upgrades to the system along with off-site access to Village systems.

She stated she anticipates a capital expenditure of approximately \$5,000.

Ms. McKay introduced a program through the Ohio Municipal League National League of Cities (NLC) Service Line Warranty Program. The program allows residents to enroll in the warranty program. There is no cost to the Village. Council asked staff further investigate the requirements for making the program available.

Ms. McKay reported she is planning to bring a proposal for instituting fees for non-resident users of the EV charging station.

Ms. McKay reported she plans to retire from the Fiscal Officer position on September 30, 2021. Ms. McKay suggested Council put together a small committee to address hiring a replacement. Ms. McKay also suggested she would be open to a period of working ten hours a month to complete some of the projects that have been difficult to complete under normal workload.

OLD BUSINESS

Mr. Smith confirmed he would deliver his formal letter of resignation effective on March 31, 2021. Mr. Boggs explained Council will have 30 days to fill the empty seat. If Council does not make a replacement within 30 days, the responsibility will fall to the Mayor.

Ms. McKay stated she would make the necessary notices on the web site and through a blast email.

NEW BUSINESS

Mayor Cincione introduced the first reading of O-2656-21, An Ordinance authorizing the lawful operation of under-speed vehicles on the public roadways of the Village of Marble Cliff.

Council had a brief discussion of the ordinance and the status of Grandview Heights proposed pending ordinance addressing under-speed vehicles.
No action was taken.

Mr. Ford and Ms. Ciccone left the meeting at this point.

EXECUTIVE SESSION

Ms. Troiano moved that Council move into Executive Session as allowed by Ohio Revised Code Section 121.22(G)(3). Ms. Taylor seconded. Roll Call: Mr. Voelker, yes; Ms. Hoag, yes; Mr. Jolson, yes; Mr. Smith, yes; Ms. Taylor, yes; Ms. Troiano, yes. The motion passed unanimously.

Mr. Jolson moved Council adjourn from Executive Session and reconvene in the public meeting. Ms. Hoag seconded. The motion passed unanimously.

ADJOURN

Ms. Troiano moved to adjourn the meeting. Mr. Voelker seconded. The motion passed unanimously. Mayor Cincione adjourned the meeting at 9:20 P.M.

Approved by:

Submitted by:

Dow T. Voelker
Council President Pro Tem

Cynthia A. McKay
Fiscal Officer