

**VILLAGE OF MARIEMONT
REGULAR COUNCIL MEETING HELD IN COUNCIL CHAMBERS
JANUARY 23, 2017**

Mayor Policastro called the meeting to order at 7:04 p.m. with the Pledge of Allegiance to the flag. The following Council members answered present to roll call: Mr. Brown, Mr. Hlad, Mr. Marsland, Ms. Palazzolo, Ms. Schwartz and Mr. Wolter.

Mr. Marsland moved, seconded by Mr. Brown to approve the minutes as written for January 9, 2017. On roll call; six ayes, no nays.

Mayor Policastro read the following communications:

From Wendi Van Buren: E-mail Dated January 6, 2017 re: Tree City USA

From Erika and Steve Turan: E-mail Dated January 11, 2017 re: Restricted AM Parking Cherry Lane. Mayor Policastro referred the matter to the Safety Committee. The Police Chief has already looked at the area and the report is on everyone's desk.

From John Holic: E-mail Dated January 17, 2017 re: Sister City. Mayor Policastro said we need to meet as a Committee of the Whole to prepare this Resolution.

From Fiscal Officer Borgerding: 2016 Annual Report. Fiscal Officer Borgerding said our overall revenues were up this year over last year by \$160,000. Most was due to the increase in earnings tax of \$113,000 and we had a refund from BWC. Salaries and benefits were up but that was planned and operating expenses were lower than last year. He summarized his findings on the last page of his report. Overall the operating fund had a net decrease less than \$2,000. It was a pretty good year.

Mr. Michael Heines, JAE Capital, developer for the Steam Plant was granted permission to address Council. He announced the name for the development which will be Central Steam Row and they will be working with Michael Jordan of Jordan Realtors. The building group will be Sinclair Building Group. All are local companies. The entrance will have stone pillars that will state the name, but there will not be a gate. There will be a HOA. There will be 12 single family homes averaging 2500-3000 sq. ft. but right now they are still in the process of design. Price point high \$300,000-low \$400,000. The hillside will be donated back to the Village and will be used as a bird sanctuary. Mr. Heines said the 100 year flood plain is out front by the driveway. They are going to bring it up to match the grade next door. They are leaving the foundation and bedrock which will help the hillside. They do plan to bring in fresh compacted fill. He is hopeful that demolition will occur in the next 30-60 days. Evans Construction will be in charge of the dust mitigation.

Mr. Brown said he would definitely want to see the hillside stability report. Mr. Heines said it would be submitted as part of the full design. Mayor Policastro said he was impressed with the Engineer working on the project and wondered if he would be able to look at a problem on the other side of the Village. Mr. Heines said he would be happy to give Mayor Policastro the contact information.

Mr. Carson Quiambo, 4009 Miami Road and AJ Blevins, 3853 Indianview were granted permission to address Council. They said their Cub Scout Den used the Boathouse for their meetings and thanked the Village for being able to use it. One of the requirements for becoming a Bear is to perform a community service project. They noticed that there are leaves and trash on the grounds of the Boathouse and they want to help our community by cleaning up the trash and recycling. They would like permission to do this work in March. Mayor Policastro said they would be more than welcome to perform their community service work and to let him know prior to so he can get them whatever supplies they may need.

Mr. Wolter moved, seconded by Ms. Schwartz to pay the bills as approved by the Mayor, Fiscal Officer and Chairman of the Finance Committee. On roll call; six ayes, no nays.

Mr. Brown moved, seconded by Mr. Marsland to accept the recommendation of the Finance Committee which met on Tuesday September 20, 2016 at 1:00 p.m. to discuss the financing for the addition for the Mariemont Administration Building. Present at the meeting were Finance Chairman Eric Marsland, Vice-Chairman Bill Brown and Member Mary Ann Schwartz. Also in attendance was Mayor Dan Policastro and Building Commissioner Don Keyes. After a brief discussion of what kind of loan the Village is seeking, it was unanimously decided that the approved amount be \$450,000 over a term of four years. It is also requested that the Village Solicitor prepare the necessary legislation. Mr. Brown moved, seconded by Mr. Marsland to amend the report to include the working "line of credit for traditional construction". On roll call; six ayes, no nays. Mr. Brown moved, seconded by Mr. Wolter to adopt the amended report. On roll call; six ayes, no nays.

Ms. Palazzolo moved, seconded by Ms. Schwartz to accept the recommendation of the Economic Development and Zoning Committee which met on Monday, January 16, 2017 at 10:00 a.m. to discuss the adding of additional property to the Mariemont Community Reinvestment area. The site is three and one-half acres located at the southeast corner of the Village. The old Mariemont Steam Plant is currently located on this site. Present at the meeting were Chairman Bill Brown, Co-Chair Eric Marsland, Member Lorne Hlad, Mayor Policastro, Building Commissioner Don Keyes, Village Engineer Chris Ertel, developer Mike Heines, engineer Mark Carlson, Rob Bartlett, and Ray and Pat Sabo. Mr. Brown introduced developer Mike Heines of JAE Capital, LLC who gave a presentation of his plans for the site. Mr. Heines proposes building 12-14 townhouse-type residences. He stated the first step would be demolishing the old Steam Plant. This would be followed by extensive site preparation, including building a retaining wall, soil testing, soil removal, drainage and foundation work. Mr. Brown raised concerns about the stability of the hillside. Mr. Heines then introduced Mr. Carlson, an engineer with Sunesis Construction. Mr. Carlson detailed his plans for surveying and testing the hillside. He will also oversee the design and construction of the retaining wall that is to be built into a portion of the hillside. Mr. Brown expressed a desire to review the test results with Village Engineer Chris Ertel and Building Commissioner Don Keyes prior to commencement of construction. The spirit and intent of Resolution No. R-19-07 is to foster incentives and encourage new development or remodeling in specific areas of the Village. This is a difficult and complex project, one that will benefit the Village in a number of ways upon its completion. The Economic Development and Zoning Committee recommends that the Solicitor prepare the necessary documents to include this property in the Mariemont Community Reinvestment Area. Mr. Wolter asked about the tax abatement. Mr. Heines said it is a fifteen year 50% abatement. It is transferable and stays with the property. On roll call; six ayes, no nays.

Miscellaneous:

Village Offices will be closed on Monday February 20, 2017 in Observation of Presidents' Day.

Ms. Schwartz moved, seconded by Mr. Hlad to nominate Ms. Schwartz and Ms. Palazzolo to the Volunteer Fire Fighters' Dependent Fund. On roll call; six ayes, no nays.

The Permanent Improvement Fund Annual Meeting will be Monday February 13, 2017 at 6:30 p.m. Fiscal Borgerding asked Mrs. Van Pelt to remind the Department Heads to submit any requests.

Resolutions:

"To Reappoint Karen Sullivan as a Member of the South 80 Trails, Gardens and Park Advisory Board for the Calendar Year of 2017" had a third reading. Mr. Marsland moved, seconded by Ms. Palazzolo to adopt the Resolution. On roll call; six ayes, no nays. Resolution No. R-1-17 was adopted.

"To Appoint Mike Kintner as a Member of the Architectural Review Board for the Calendar Years of 2016 & 2017 to Fill the Unexpired Term of Paul Haffner" had a third reading. Mr. Wolter moved, seconded by Mr. Hlad to adopt the Resolution. On roll call; six ayes, no nays. Resolution No. R-2-17 was adopted.

"To Reappoint Chris White as a Member of the South 80 Trails, Gardens and Park Advisory Board for the Calendar Year of 2017" had a third reading. Mr. Brown moved, seconded by Mr. Wolter to adopt the Resolution. On roll call; six ayes, no nays. Resolution No. R-3-17 was adopted.

"New Continuing 1.98 Mill Tax Levy in Excess of the 10 Mill Limitation for Providing Safety Services to the Village of Mariemont, Including Police, Fire and Paramedic Services" had a second reading. Mr. Hlad moved, seconded by Ms. Palazzolo to suspend the rules to allow for the second and third readings. On roll call; six ayes, no nays. The Resolution had a third reading. Mr. Brown moved, seconded by Mr. Wolter to adopt the Resolution. On roll call; six ayes, no nays. Ms. Schwartz moved, seconded by Mr. Brown to invoke the emergency clause. On roll call; six ayes, no nays. Resolution No. R-4-17 was adopted.

"To Authorize the Solicitation of Bids for the Street Repair and To Declare Emergency" had a first reading. Mr. Marsland moved, seconded by Mr. Brown to suspend the rules to allow for the second and third readings. On roll call; six ayes, no nays. The resolution had a second reading. Mr. Wolter said the need for the emergency is so we can get the bids out early and get more competitive bids. Mayor Policastro said we have saved approximately \$60,000 over the past three years getting the bids out early. The Resolution had a third reading. Ms. Palazzolo moved, seconded by Mr. Marsland to adopt the Resolution. On roll call; six ayes, no nays. Mr. Wolter moved, seconded by Ms. Schwartz to invoke the Emergency Clause. On roll call; six ayes, no nays. Resolution No. R-5-17 was adopted.

Ordinances:

"Ordinance Authorizing the Naming of the South 80 Driveway" had a third reading. Mayor Policastro recommended that the name of the street be in the title. Mr. Hlad asked if the name came from the Advisory Board. Mayor Policastro said Dr. Tankersley recommended the name. Mr. Brown moved, seconded by Ms. Schwartz to adopt the Ordinance. On roll call; six ayes, no nays. Ms. Bartlett said there is a street with the same name in Indian Hill and asked if that would cause confusion. Mayor Policastro said there are "Main Streets" in several towns. The zip code is different. Ordinance No. O-2-17 was adopted.

“To Set Permit Fees for Utility Companies Digging through Village Streets, Sidewalks and Lawns” had a third reading. Mr. Wolter moved, seconded by Mr. Marsland to adopt the Ordinance. On roll call; six ayes, no nays. Ordinance No. O-2-17 was adopted.

Ms. Bartlett said Kirkwood Legislation is on the agenda and it was not discussed. Mayor Policastro said our Solicitor said we need to change a few things because it might be unconstitutional. Mr. Hlad said items in bold are items that are going to be discussed on the agenda.

The meeting adjourned at 7:38 p.m.

Dan Policastro, Mayor

Anthony J. Borgerding, Fiscal Officer