

**VILLAGE OF MARIEMONT
REGULAR COUNCIL MEETING HELD IN COUNCIL CHAMBERS
SEPTEMBER 12, 2016**

Mayor Policastro called the meeting to order at 7:00 p.m. with the Pledge of Allegiance to the flag. The following Council members answered present to roll call: Mr. Brown, Mr. Marsland, Ms. Palazzolo, Ms. Schwartz and Mr. Wolter.

Mr. Brown moved, seconded by Ms. Schwartz to excuse the absence of Mr. Hlad. On roll call; five ayes, no nays.

Mr. Marsland moved, seconded by Mr. Brown to approve the minutes as written for Council August 22, 2016 and the Special Council Meeting August 11, 2016. On roll call; five ayes, no nays.

Mayor Policastro read the following communications:

From Police Chief Hines: August 2016 Monthly Report. Mr. Brown commented that the report showed a kid arrested at the Steam Plant. His understanding was the Steam Plant was going to be torn down. Mayor Policastro said he believed it was going to be torn down sometime this month. Chief Hines said it is his understanding that Evans Landscaping has been contracted to do the work and that the work should happen soon.

From Assistant Fire Chief Kiefer: August 2016 Monthly Report. Mr. Brown asked about the ammonia release training and asked where in the Village ammonia is located. Assistant Chief Kiefer said that Keebler uses ammonia as their refrigerant. There is not a huge amount on site but enough that we would have an issue if it was released. Mr. Brown asked what the chances are of a cloud reaching residents. Assistant Chief Kiefer said it would depend on wind speed and direction and how quickly Keebler's onsite team secures the leak.

Mr. Wolter asked if there is a way of knowing what is stored in the rows of tank cars that are occasionally in the old Clare Yards. Assistant Fire Chief Kiefer said from what he has been told the cars are empty. He always asks when they do fire inspections. Mr. Wolter said you can tell by looking at the springs on the trucks if they are compressed or full. Assistant Chief Kiefer said Norfolk Southern indicated the parked cars are empty – it's too expensive to have loaded cars stored.

From Service Superintendent Scherpenberg: August 2016 Monthly Report.

From Building Administrator Keyes: August 2016 Monthly Report. Mr. Keyes said the scanning process has begun. He estimates that it will take a year to complete depending on the time put in by volunteers.

From Tax Administrator Busam: August 2016 Monthly Report

From Swim Pool Manager Schad: August/September 2016 Monthly Report.

From Police Clerk Maupin: Mayor's Court Statement July 2016

From Rick Greiwe: Preliminary Concept Design Miami Road

From Alan Bonar: E-mail Dated August 29, 2016 re: New Condo Project

From Bob Rich: Mariemont Native American Museum. Mayor Policastro said he would like to be able to go to bid by the end of the year.

Mr. Wes Iredale, 6739 Wooster Pike, was granted permission to address Council. He wanted to speak regarding the proposed condos on Miami Road by Albert Place. Like most residents, he likes seeing the increased tax flows to the school and the Village treasuries resulting from the luxury condos. However, he believes Council has to start preparing to address the issue of weighing those benefits against larger and harder to quantify issues, such as our responsibility to Mariemont, its legacy, history and future. A major component of Mary Emery's vision for this community was for it to become a home for those from a variety of income levels. As a confirmed capitalist he is reluctant to interfere with the marketplace. As great as the condos are going to look he is concerned that they are coming at the expense of how many apartment buildings which have been taken down. He estimates that to be 10-12 buildings which translates into approximately 50 homes that have been lost for those of more modest income levels. Ten years ago there was an imbalance in the supply and demand of apartment buildings. Many of the apartment buildings were vacant but it seems that would have corrected itself. There must be a way to maintain a balance in the proportion of housing for various income levels, not just adding housing that costs over \$400,000-\$500,000. He is a casual reader of the Council minutes but it seems in the past (since Jordan Park was developed) we have heard that it was going to be a variety of units – some being less expensive and some being luxurious. But he has not really noticed, read or heard much about (except maybe two efficiency) units going for \$200,000. The

balance of the housing has become distorted over the last ten years. The project looks great – much better than the old apartment but he feels we have a legacy that needs to be protected going forward. There are so many benefits being a resident of Mariemont and he feels we have a responsibility to continue the vision that was set out almost 100 years ago. If we cannot construct more moderate priced housing we have to make a decision on when we stop tearing down the lower priced housing. MPF had a long term vision plan and he would like the Village to do so as well.

Mr. Wolter said he agrees with Mr. Iredale's concerns. You measure a community by how it treats its young people and old people. He appreciates what Mr. Greiwe's company has done but we are at the limit of how many apartments we can tear down. Some may be unoccupied or in disrepair but he blames that on the building department in the community for not keeping those places up over the years. It is hard to do and it is not popular. We have a responsibility to allow people to live in the Village and take advantage of our school district who are of lower means. He believes landlords are taking advantage of some people who want to keep their kids in our school district and put them in a run-down apartment. We need to do a better job of keeping balance. He would like to pull all the talents in the Village and put in place a master plan to know where projects like this can go, how they will affect the neighborhoods and how to keep a good social balance that makes a healthy community.

Mayor Policastro said we are not going to tear down any historic buildings. The buildings that were torn down were in no way shape or form historic. They were built after the war. He has spent a lot of time over the years going in these buildings and they were in horrible shape. It was a bad environment for children – especially with the mold. We could not get the landlords to do much of anything or Hamilton County Board of Health. He believes what we are doing is good for the Village. He believes you take it one project at a time. Most of the apartments that are left are historic and they need to be improved not torn down.

Mr. Rick Greiwe, Greiwe Development Group, was granted permission to address Council. He said as a developer he believes everyone is talking about the right issues. The Village needs a development guideline that will offer people a chance to take advantage of the school system and to stay here when they retire. In Fairfax there is a lot of teardowns with new construction of small moderate single family homes. He does not believe that will happen in Mariemont but he encouraged both Villages to work together to keep families here to keep the school district healthy. The Village has a huge resource (referring to the Old Town Center) and urged the Village to find a way to go to the Emery Foundation to work with them to buy that back. You do not want to tear them down but they need to be renovated and no one can afford to do it. His project is addressing another group of people who want to downsize but still stay in the Village of Mariemont.

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

Mr. Wolter moved, seconded by Mr. Brown to accept the recommendation of the Safety Committee which met on August 22, 2016 at 6:30 p.m. In attendance was Committee Chairman Lorne Hlad, Committee Vice-Chairman Maggie Palazzolo and Committee Member Bill Brown. Also in attendance was Mayor Dan Policastro and Chief Hines. The Safety Committee discussed prohibiting dogs from the fenced in portion of the Bell Tower Playground "Tot Lot". The Committee recommends that the Village NOT ALLOW dogs inside of the fenced area of the playground. Mayor Policastro said he remembered at the meeting it was discussed that dogs should not be tied to any part of the fence surrounding the Tot Lot. Ms. Palazzolo moved, seconded by Mr. Brown to amend the report to incorporate that dogs may not be tied to any part of the fencing (inside or outside). On roll call; five ayes, no nays. Mr. Wolter moved, seconded by Mr. Brown to adopt the amended report. On roll call; five ayes, no nays.

Mr. Marsland moved, seconded by Mr. Wolter to accept the recommendation of the Safety Committee which met on August 22, 2016. In attendance was Committee Chairman Lorne Hlad, Committee Vice-Chairman Maggie Palazzolo and Committee Member Bill Brown. Also in attendance was Mayor Dan Policastro, Chief Hines and Assistant Fire Chief Kiefer. The Committee discussed fire/carbon monoxide detectors in rental properties within the Village. The Committee recommends that no additional Ordinance be drafted in regards to fire/carbon monoxide detectors. However, Committee Chairman Lorne Hlad will work with Assistant Fire Chief Keifer to draft a "safety service reminder" letter to be sent to all rental property owners encouraging them to install detectors with a ten year battery life. On roll call; five ayes, no nays.

Mr. Marsland moved, seconded by Mr. Brown to accept the recommendation of the Economic Development Planning & Zoning Committee which met on September 2, 2016 at 10:33 a.m. to discuss the need to increase members of the Planning Commission from five to seven. Present at the meeting were Committee Chair Bill Brown, Vice-Chairman Eric Marsland and Member Lorne Hlad. Also present was Mary Ann Schwartz and Mayor Policastro. The Committee unanimously recommends that the Planning Commission membership be increased from five to seven. It is recommended that one of the two new members be an Architect. The Committee further recommends that the Solicitor prepare the necessary legislation. Fiscal Officer Borgerding asked for the reason to increase membership. Mr. Brown said specifically over the summer there is difficulty getting a quorum together. Mayor Policastro said we probably will still have five at the meetings but it helps cover when members are on vacation etc. On roll call; five ayes, no nays.

Ms. Palazzolo moved, seconded by Mr. Brown to accept the recommendation of the economic Development Planning & Zoning Committee which met on September 2, 2016 to discuss the zoning change from residence B to Residence D on the south Miami Road Greiwe project. Also discussed was a 5-foot rear yard setback variance. Present at the meeting were Committee Chairman Bill Brown, Vice-Chairman Eric Marsland, Member Lorne Hlad, Mary Ann Schwartz and Mayor Policastro. The Committee unanimously recommends the change in zoning from

Residence B to Residence D and grants a 5-foot rear yard setback variance. The Committee recommends that the building be constructed specifically per the architect’s plans. On roll call; five ayes, no nays.

Resolutions:

“To point Linda Swensson as a Member of the Parks Advisory Board for the Calendar Years of 2016 and 2017” had a third reading. Mr. Marsland moved, seconded by Mr. Wolter to adopt the Resolution. On roll call; five ayes, no nays. Resolution No. R-8-16 was adopted.

“To Appoint Steve Spooner as a Member of the South 80 Trails, Gardens and Park Advisory Board to Fill the Unexpired Term of Joe Stelzer for the Calendar Years 2016 and 2017” had a third reading. Mr. Wolter moved, seconded by Ms. Palazzolo to adopt the Resolution. On roll call; five ayes, no nays. Resolution No. R-9-16 was adopted. Mayor Policastro said Mr. Glassmeyer is moving back to the Village and he and Mr. Spooner are going to share responsibilities overseeing the Garden Plots.

“Resolution for the Prostate Cancer Community to Help raise Awareness for the Month of September” had a third reading. Mr. Brown moved, seconded by Mr. Wolter to adopt the Resolution. On roll call; five ayes, no nays. Resolution No. R-10-16 was adopted.

“Share the Road Bike path on Wooster Pike” had a second reading.

Ordinances:

“An Ordinance Authorizing Application and Contracting with the Ohio Public Works Commission” had a first reading.

“An Ordinance Entering Into Agreement with City of Cincinnati” had a first reading.

“Ordinance Amending Section 151 of the Mariemont Code of Ordinances” had a first reading. Mr. Greiwe said the packet shows the new recommended set-back to accommodate the resident’s interest in moving away from the street. Also, the color copier did a better job of representing the fire brick. They do not have a name currently for the project. Mayor Policastro said he received an e-mail from Jean Fuller who lives on Albert Place and she suggested Hampstead Park.

The meeting adjourned at 7:37 p.m.

Dan Policastro, Mayor

Anthony J. Borgerding, Fiscal Officer