

MINUTES
Village of Evendale
Regular Council Meeting
May 8th, 2018

Two public hearings were held:

1. Proposed text amendment to Schedule 1250.05 the Evendale Zoning Code adding to the Schedule under Miscellaneous Uses “Recreation Facilities, Indoor” showing a C for conditional use under the column for IF-1. Ms. Caroline Duffy addressed council and stated that the current zoning may have a higher tax revenue stream than what is proposing to go into the site. There is another site in Evendale that is available along Reading Rd. There was no other public comments.
2. Proposed rezoning of a 1.7 +/- acres , Hamilton County Auditor’s Parcel No. 611-0020=0014, from General Industrial (GI) to the Evendale Commons Business Park Heavy Commercial PBD subject to the provisions applied Area D as set forth in Ordinance # 07-13A. Mr. Mike Ricke from Anchor properties and stated the purpose of the request is lot D-9 was approved by planning commission for a warehouse that the footprint needs to be larger for prospective buyers. This land is being purchased from Formica. There will be access to Formica with an emergency access that will allow additional access to the Formica site with a road and break away gate. Addressed council and stated that this parcel is from Formica and will enable an larger format building behind Walmart. There will be an access road to Formica that will have break away security gate. There was no other public comments.

The Village of Evendale Regular Council Meeting was called to order by Mayor Richard Finan at 7:00 pm.

Roll call- The following council members were present: Mayor Richard Finan, Council Members: Mr. Puthoff, Mr. Albrinck, Ms. Smiley-Robertson, Ms. McDaniel, Mr. Ranz and Mr. Schaefer. Also present: Police Chief Korte, Fire Captain Brown, Service Department Director James Jeffers, CFO Cynthia Caracci, Recreation Director Kim Pielage, Village Law Director, Tim Burke and Village Clerk, Barb Rohs.

Mayor Finan presented the consent calendar. The motion to accept the consent calendar was made by Mr. Puthoff, seconded by Mr. Albrinck and unanimously approved.

Reports of Council Committees:

Finance, Recreation, CAC Council Committee and Code Enforcement:

April tax revenues were up approximately \$26,000 over same time last year but still down approximately \$784,000 YTD. Ms. Caracci stated that 2017 tax income was 15.7 and tax revenue budgeted in 2018 is 14.5 and anticipates to still come in within budget. Great turnout with the Fine Arts Exhibit. Swim team registration is still open.

Police, Fire, Service, Engineering and GHF:

Hamilton County is rolling out Smart 911 and Hamilton County Alerts and residents can sign up online or at the recreation department on May 14 and 21 and appointments are necessary. Duke has requested a hearing with the Ohio Siting board for July but that date is not firm. Reading Rd resurfacing is underway. Shred day was a success with 200 household participating, 12,000 pounds of paper, 10,000 pounds of electronics and 14,000 pounds of household waste was recycled.

Mayors Report:

Town meeting will be held November 3rd and Mr. Ranz will be chairing the event. ICRC has installed new equipment.

Presentation of Ordinances and Resolutions:

The mayor presented ORD. #18-25 ORDINANCE AUTHORIZING MAYOR TO HIRE SEASONAL EMPLOYEES AND SETTING PAY RATES AND DECLARING AN EMERGENCY. A motion to read ORD #18-25 by title only was made by Mr. Puthoff, seconded by Mr. Schaefer and unanimously approved on roll call. A motion to suspend the second and third readings of ORD #18-25 was made by Mr. Puthoff, seconded by Mr. Schaefer and unanimously approved on roll call. A motion to agree to the emergency section is made by Mr. Puthoff, seconded by Mr. Schaefer and unanimously approved on roll call. A motion to adopt ORD #18-25 was made by Mr. Puthoff, seconded by Ms. Smiley-Robertson and unanimously approved on roll call. Mayor Finan declared ORD. #18-25 adopted as an emergency.

The mayor presented ORD. #18-26 AN ORDINANCE AUTHORIZING THE PAYMENT OF AMOUNTS DUE UPON CERTAIN CONTRACTS REQUIRING CERTIFICATION OF AVAILABILITY OF FUNDS AND DECLARING AN EMERGENCY. A motion to read ORD #18-26 by title only was made by Mr. Schaefer, seconded by Mr. Puthoff and unanimously approved on roll call. A motion to suspend the second and third readings of ORD #18-26 was made by Mr. Schaefer, seconded by Mr. Puthoff and unanimously approved on roll call. A motion to agree to the emergency section is made by Mr. Schaefer, seconded by Ms. Smiley-Robertson and unanimously approved on roll call. A motion to adopt ORD #18-26 was made by Mr. Schaefer, seconded by Ms. McDaniel and unanimously approved on roll call. Mayor Finan declared ORD. #18-26 adopted as an emergency.

The mayor presented ORD. #18-27 ORDINANCE AMENDING THE TEXT OF THE EVENDALE BUILDING CODE TO PROVIDE FOR “RECREATIONAL FACILITIES, INDOOR AS A CONDITIONAL USE IN THE IF-1 ZONE.” A motion to read ORD #18-27 by title only was made by Mr. Puthoff, seconded by Mr. Albrinck and unanimously approved on roll call. This is the first reading. Mr. Schaefer stated that the VOE zoning code does not mix these two uses. This manufacturing site generates more tax revenues than recreational use tax revenue. This zoning change is also broad to the whole area and not specific to one site. Mr. Schaefer does not believe this is a benefit to VOE. Mayor Finan read through benefits that proposed Fowling game tenant submitted to VOE. Mayor Finan believes that since the building has set vacant for 3-5 years and this is a good use of the property because it is too small for warehousing or manufacturing. Mr. Albrinck and Mr. Schaefer believe the additional revenues i.e.: restaurants etc. that this new tenant believes they will generate would be of benefit to the surrounding area not VOE. This benefit does not outweigh changing the zone for this area. Planning Commission recommended this text change to council. Mr. Elmer stated that this ordinance is not in consideration of the company itself, the ordinance is to amend the text for conditional use to include recreational use. If Ord. 18-27 passes, the proposed tenant would still have to come to planning commission to go through the process. Mr. Schaefer does not believe we should change the zoning code for one tenant. Mayor Finan stated that he knows of two business that have looked at the site and stated it is too small for the permitted use. Ms. Smiley-Robertson would like to hear from planning and CIC and what is their suggestion on changing the conditional use to include recreation. This is the first reading and second reading will be in June.

The mayor presented ORD. #18-28 ORDINANCE AUTHORIZING MAYOR TO EXECUTE A DEED CONVEYING PROPERTY TO SMART REAL ESTATE INVESTORS, LLC AND DECLARING AN EMERGENCY. A motion to read ORD #18-28 by title only was made by Mr. Schaefer, seconded by Mr. Albrinck and unanimously approved on roll call. Discussion: Smart Building is located on Evendale Drive and southwest of Sysco. This is a piece of property that ODOT transferred to the VOE and Smart Building needs for additional use. The water main issue does not come into play. The outdoor storage at this site and has received approved from BZA and planning with some conditions of fencing and landscaping. A motion to suspend the second and third readings of ORD #18-28 was made by Mr. Schaefer, seconded by Mr. Albrinck and unanimously approved on roll call. A motion to agree to the emergency section is made by Mr. Schaefer, seconded by Mr. Puthoff and unanimously approved on roll call. A motion to adopt ORD #18-28 was made by Mr. Schaefer, seconded by Ms. McDaniel and unanimously approved on roll call. Mayor Finan declared ORD. #18-28 adopted as an emergency.

The mayor presented ORD. #18-29

AN ORDINANCE TO APPROPRIATE TO PUBLIC USE PROPERTY REQUIRED FOR THE CONSTRUCTION OF A PORTION OF AEROHUB ROAD, A PUBLIC ROADWAY, BETWEEN OAK ROAD ON THE NORTH AND THE CURRENT TERMINUS OF ST. RITA'S LANE ON THE SOUTH AND DECLARING AN EMERGENCY. A motion to read ORD #18-29 by title only was made by Mr. Schaefer, seconded by Mr. Puthoff and unanimously approved on roll call. Discussion: Attorney Dan Wright representing the Archdiocese of Cincinnati and St. Rita School addressed council. St. Rita is not opposed to the taking of the property, Aerohub project or the payment they would receive but they are asking to keep existing traffic light and this current ordinance does address the traffic light to their property. They do not want the development to jeopardize the mission of St. Rita. St. Rita's is opposed to the elimination of the full access signal in front of the property. Mr. Wright read a summary of reasons for opposing of the removal of the traffic light. St. Rita's conducted their own traffic study that showed that future development will need that traffic light and losing the light would reduce the value of the property. If the light and entrance went away then the likelihood of it coming back is highly unlikely. If St. Rita's had to install a new curb cut and light at a different location on Reading Rd. the cost would be over \$600,000. They are proposing the light be modified to be activated by traffic.

Mayor Finan stated the VOE has invested \$9.5 million in this project and using the existing light for the Aerohub project was originally proposed to St. Rita's but they did not approve access.

A motion to suspend the second and third readings of ORD #18-29 was made by Mr. Ranz, seconded by Mr. Albrinck and approved on roll call. There was one "nay" vote from Mr. Schaefer. A motion to agree to the emergency section is made by Mr. Ranz, seconded by Mr. Puthoff and approved on roll call. There was one "nay" vote from Mr. Schaefer. A motion to adopt ORD #18-29 was made by Mr. Ranz, seconded by Mr. Puthoff and approved on roll call. There was one "nay" vote from Mr. Schaefer. Mayor Finan declared ORD. #18-29 adopted as an emergency.

The mayor presented ORD. #18-30 AN ORDINANCE APPOINTING MAYOR RICHARD FINAN AND CHIEF FISCAL AND ACCOUNTING OFFICER, CYNTHIA CARACCI TO THE HAMILTON COUNTY TAX INCENTIVE REVIEW COUNCIL AND DECLARING AN EMERGENCY. A motion to read ORD #18-30 by title only was made by Mr. Schaefer, seconded by Ms. McDaniel and unanimously approved on roll call. A motion to suspend the second and third readings of ORD #18-30 was made by Mr. Puthoff, seconded by Ms. McDaniel and unanimously approved on roll call. A motion to agree to the emergency section is made by Mr. Schaefer, seconded by Mr. Puthoff and unanimously approved on roll call. A motion to adopt ORD #18-30 was made by Mr. Schaefer, seconded by Ms. Smiley-Robertson and unanimously approved on roll call. Mayor Finan declared ORD. #18-30 adopted as an emergency.

The mayor presented ORD. #18-31 ORDINANCE APPROVING THE REZONING OF 1.6583± ACRES OF PROPERTY CURRENTLY OWNED BY FORMICA AND BEING TRANSFERRED TO EVENDALE COMMONS FROM THE CURRENT GENERAL INDUSTRIAL ZONING TO THE EVENDALE COMMONS BUSINESS PARK HEAVY COMMERCIAL PBD OVERLAY DISTRICT, AREA D AND DECLARING AN EMERGENCY. A motion to read ORD #18-31 by title only was made by Mr. Schaefer, seconded by Ms. McDaniel and unanimously approved on roll call. A motion to suspend the second and third readings of ORD #18-31 was made by Mr. Puthoff, seconded by Mr. Schaefer and unanimously approved on roll call. A motion to agree to the emergency section is made by Mr. Puthoff, seconded by Mr. Schaefer and unanimously approved on roll call. A motion to adopt ORD #18-31 was made by Mr. Schaefer, seconded by Mr. Puthoff and unanimously approved on roll call. Mayor Finan declared ORD. #18-31 adopted as an emergency.

A motion to close the meeting was made by Mr. Albrinck, seconded by Mr. Puthoff and unanimously approved. Meeting was adjourned at 8:10 pm.

Mayor

Attest:

Village Clerk