

August 1, 2017

madeiramessenger.com

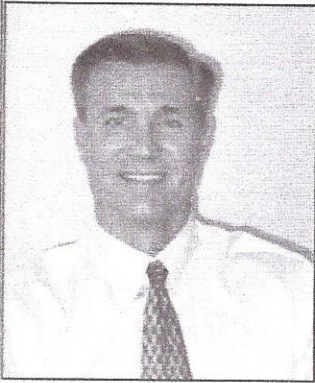
“City Manager Interim Report”

What should we believe?

Please Scroll Down.....

madeiramessenger.com

From the Desk of the City Manager....



We hope your summer is off to a fantastic start! As usual, lots of things happening in your community.

2017 Street Repair Program. City Council approved a contract with Prus Construction for repairs and resurfacing of the following streets:

Tances Drive
 Locust Lane
 Dee Street
 Wood Meadow Drive
 Burman Meadow Drive
 Shawnee Run (Miami to Druwood)

Total cost of construction for these streets is \$560,000. Funds have been appropriated from the SR-21 Street Repair Fund. Work will have begun on June 26th with a 90-day completion schedule. Please be aware of construction crews and drive safely through this area. City Council is already reviewing work for next year's program, which should be announced at the end of 2017.

Traditions of Madeira Project. Plans are nearly complete for the construction of a 150-unit senior living facility on the former Kutol Products site on Camargo Road west of Walgreens. The old building has been demolished, and the contractor has begun site development work to install utilities. The project will include 30 independent senior living units, 40 memory care units and 80 assisted care units. The project is expected to be completed and ready for occupancy in late summer/early fall of 2018.

At the time of this writing, City Council is in the process of approving a Tax Increment Financing (TIF) Area for this project. The purpose of the TIF is to capture property tax revenue to provide for public improvements near this project that will either benefit the development or will improve the city's infrastructure as a result of this development. In this particular TIF, City Council and the Madeira Board of Education have agreed that the Madeira School District will continue to receive 100% of any new property tax revenue that is generated from this \$20 million facility. The TIF would be in place for 30 years and could result in a total of \$5 million in revenue over this period. Some of the projects being discussed that can be funded under the TIF would include:

- Upgraded Waterline on Camargo
- Camargo Road Improvements (including traffic signal upgrades at Miami/Camargo)
- Miami Avenue Improvements
- McDonald Commons Improvements

City Council will have additional discussions about the projects and the timing of the work once all of the agreements are in place. It is expected that the TIF will be approved by the end of July. Watch for additional information in future editions of the *MadeiraNews*.

Independence Day Festivities. This year's celebration is extra special! In addition to the parade and fireworks on July 3rd, the City and Madeira Schools are honoring former Recreation Director and Madeira Schools Educator Dick Hartmann by naming the shelter house at Sellman Park after him. Mr. Hartmann passed away in 2016; he was the Recreation Director from 1975-2013 and a teacher from 1969-2006. He gave so much to our community in both of these roles. The Independence Day Parade and Fireworks was his "baby" so it is only fitting we honor him at this event. A plaque will be installed in front of the Dick Hartmann Shelter House so that future generations will know of his tremendous involvement in our community. I had the honor and pleasure of working with Dick for almost 25 years. He was truly in love with Madeira, and his efforts in our Parks and Recreation programs shown through at all times. Thanks, "H"!

Duke Energy Natural Gas Pipeline Project Update. At the time I write this, Duke Energy has submitted its formal application to the Ohio Utility Siting Board (OUSB) for the construction of a high pressure natural gas pipeline under two alignment scenarios. The "preferred" alignment submitted by Duke Energy shows the pipeline route running through Madeira by crossing Euclid Avenue at the I-71 bridge and then along the

CITY MANAGER INTERIM REPORT
Thomas W. Moeller
March 31, 2017

- **Newsletter/Charter Amendments.** The latest edition of the newsletter has gone to print. We have included a front page article providing supplemental information for the proposed Charter Amendments. We will include this information on the City's website. The required mailing to each of the electors/registered voters was delivered to the Post Office today. As noted in previous reports, this document was to be mailed no later than 30 days prior to the May 2nd election date.
- **Civics 101.** We have 11 people registered to date. We will push the invitation 1-2 more times next week. I am working on the "text book", which is provided to all participants and city council. We have updated the information regarding the budget and tax rate information from surrounding communities.
- **TIF Update.** I met this morning with Bruce Brandstetter to review potential TIF Improvements. He is revising the cost estimates, and we should have a final list next week. The projects we identified so far:
 1. **12" waterline on Camargo (Miami to Shawnee Run)**
 2. **Rehab Camargo from Miami to Shawnee Run (sidewalk, streetscape, etc.)**
 3. **Turf at McDonald Commons**
 4. **Miami Traffic Calming (Camargo to Euclid). Includes signal improvements, parking and paving**
 5. **Laurel to Railroad culvert enclosure**
- **Camargo Road Sidewalk (Shawnee Run to Burman Woods).** Mr. Brandstetter has provided updated costs for the construction of the walk. He divided the project into two phases: (1) sidewalk (\$35,000) and (2) improvements to culvert (\$56,000). We will present the information to the Public Works Committee to determine the next steps.
- **HAWK Signal.** We have sufficient clearance for the new signs to be installed. The sign supplier is making the new signs, and we will install them as soon as they are delivered.

2017 TIF PROJECTS
MADEIRA, OHIO



17006

March 30, 2017

<u>Project</u>	<u>Cost</u>
<u>Camargo Road Watermain Replacements</u>	
Part A- Shawnee Run Road to Miami Ave	\$ 575,000
Part B- Miami Avenue to Blome	\$ 1,380,000
<u>Laurel Avenue Box Culvert</u>	\$ 915,000
<u>Camargo Road (Miami To Shawnee Run Road)- Part A</u>	\$ 1,315,000
<u>Camargo Road (Miami To Blome)- Part B</u>	\$ 2,145,000
<u>Miami Avenue Traffic Calming Improvements</u>	\$ 1,135,000
<u>Mcdonald Commons Turf Improvements</u>	\$ 3,480,000

DRAFT OPINION OF PROBABLE CONSTRUCTION COST
LAUREL AVENUE BOX CULVERT
MADIERA, OHIO
17006

DRAFT



28-Mar-17

DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
Clearing and Grubbing (Including Tree Removal)	1	LS	\$10,000	\$ 10,000
Guardrail Removed for Reuse or Storage	50	LF	10	500
Walk Removed	250	SF	5	1,250
Excavation	150	CY	10	1,500
Embankment	300	CY	15	4,500
Rock Channel Protection	100	CY	75	7,500
Concrete Walk	500	SF	10	5,000
Maintaining Traffic	1	LS	5,000	5,000
Mobilization	1	LS	15,000	15,000
Seeding and Mulching with Netting	1,000	SY	3	3,000
Slope Stability (i.e. retaining wall, etc.)	1	LS	40,000	40,000
Cast-In-Place Concrete Culvert	300	LF	1,800	540,000
Remove Existing Headwall, Concrete Channel etc.	1	LS	30,000	30,000
Waterproofing, Restoration and Misc.	1	LS	30,000	30,000
			Sub-Total	\$ 693,250
			Contingency @ 20%	\$ 138,650
			Owner's Cost @ 10%	\$ 83,190
			Total Project Cost	\$ 915,090
			Round Off	\$ 915,000

Note: Cost does not include geotechnical investigation, right-of-way, or boundary survey.

CITY MANAGER INTERIM REPORT

Thomas W. Moeller

March 17, 2017

- **Tax Increment Financing Update.** Lori Thompson and I are meeting with Dinsmore attorney Brenda Wehmer on March 23rd to engage her in preparing the necessary documentation and process issues for this. We will report on the progress at the March 27th Council meeting.
- **Charter Amendment Update.** We are preparing the required mailing that will be sent to all registered Madeira voters no less than 30 days prior to the election date. We will plan to use the same format as we have in the past. Because of the amount of the information, it will be similar to a newsletter mailing with all of the new language and a brief neutral explanation of the purpose.
- **Traditions of Madeira Update.** Staff met with the engineers and architects for the project this week. They are finalizing all of their design development submissions for review by the Building Department and ARO. They will also be resubmitting to City Council a revised approval for the dedication of the new Morrison Place right-of-way. The previous plat depicted a 40 ft. public right-of-way, and it should be 50 ft. wide per the subdivision regulations.
- **Speed Study/Miami Avenue and Camargo Road.** Chief Schaefer and I met with Ben Brandstetter to discuss the process of conducting a speed limit study to see if there is an option to reduce speed limits on these streets. As previously reported, there are many factors required to be evaluated before a speed limit can be reduced (or increased) on a local street. The first step will be to do a "blind" speed limit evaluation using radar speed signs over a two week period. Then the other factors, such as accidents, curb cuts, etc. will be factored into the evaluation. No timetable yet for the completion of the study. We should have an update on the schedule once we locate the equipment for the speed study.
- **Municipal Building Sculpture Update.** I met with Forest Atkins this week; he wanted to update the city on the status of the project. As noted in his presentation during the judging contest, he intended to explore the feasibility of making the contest winner's model into a full scale piece that could be hung in the tower of the Municipal Building. There are obviously a number of issues which need to be addressed. Forest is planning to do a fund raising effort for the actual commission of the piece. But there will also need to be arrangements for how to install the piece within the tower. He's planning to present to City Council in late July and a potential kick-off of the project in August. He does understand that City Council will be approving all facets of the project before anything substantive is undertaken.
- **Constellation/Energy Alliance Natural Gas Endorsement Program.** CEA is sending information to Madeira residents about a discount natural gas price; the information will include how residents can sign up to receive this discounted rate. Those letters will be sent before the end of March. The existing Duke Energy rate for February, 2017 is \$0.5024/ccf. CEA is offering a rate of \$0.4351/ccf. The program is voluntary and does require the homeowner to sign up.

CITY MANAGER INTERIM REPORT

Thomas W. Moeller

March 31, 2017

- **Newsletter/Charter Amendments.** The latest edition of the newsletter has gone to print. We have included a front page article providing supplemental information for the proposed Charter Amendments. We will include this information on the City's website. The required mailing to each of the electors/registered voters was delivered to the Post Office today. As noted in previous reports, this document was to be mailed no later than 30 days prior to the May 2nd election date.
- **Civics 101.** We have 11 people registered to date. We will push the invitation 1-2 more times next week. I am working on the "text book", which is provided to all participants and city council. We have updated the information regarding the budget and tax rate information from surrounding communities.
- **TIF Update.** I met this morning with Bruce Brandstetter to review potential TIF Improvements. He is revising the cost estimates, and we should have a final list next week. The projects we identified so far:
 1. **12" waterline on Camargo (Miami to Shawnee Run)**
 2. **Rehab Camargo from Miami to Shawnee Run (sidewalk, streetscape, etc.)**
 3. **Turf at McDonald Commons**
 4. **Miami Traffic Calming (Camargo to Euclid). Includes signal improvements, parking and paving**
 5. **Laurel to Railroad culvert enclosure**
- **Camargo Road Sidewalk (Shawnee Run to Burman Woods).** Mr. Brandstetter has provided updated costs for the construction of the walk. He divided the project into two phases: (1) sidewalk (\$35,000) and (2) improvements to culvert (\$56,000). We will present the information to the Public Works Committee to determine the next steps.
- **HAWK Signal.** We have sufficient clearance for the new signs to be installed. The sign supplier is making the new signs, and we will install them as soon as they are delivered.

1 of.

2 THE COURT: All right.

3 Q. Do you know what your
4 responsibilities are as the Clerk of City
5 Council?

6 A. Yes.

7 Q. Ma'am, I'm going to ask you to
8 identify -- see if you recognize what's handed
9 to you as proposed Exhibit 1. Do you recognize
10 that document?

11 A. Yes. This was mailed to the
12 citizens of Madeira regarding the charter
13 amendments.

14 Q. Okay. That was mailed to them?

15 A. Yes.

16 Q. Did you mail them?

17 A. I did not put them in the mail.

18 MR. PARKER: Okay. Can I approach
19 the witness, Judge?

20 THE COURT: Yes.

21 Q. Proposed Ordinance 17-06, do you
22 remember that document?

23 A. Yes.

24 Q. How many readings were there of
25 that document?

CITY MANAGER INTERIM REPORT

Thomas W. Moeller

July 29, 2016

- **2016 Street Program Update.** The contractor is finishing the “clean up” work on the curb replacement and catch basin installations. The paving contractor is scheduled to be on site next week to begin milling and resurfacing. The new curbs look great and, again, we have received a number of compliments from the residents on the high quality of the contractor who installed the curbs.
- **Miami Avenue Curb Replacement.** Prus Construction will be notifying us next week on their potential timeframe to begin this project. We have a short window between now and the Street Dance on 8/20. Once we know the timeframe, we will alert the businesses and public of the work since there will be some traffic disruption on Miami Avenue during this project. They have indicated, if they do start prior to the Street Dance and are not able to finish, they will move out and then come back after that date.
- **Duke Energy Natural Gas Pipeline Project Update.** Mayor Adrien, Council Member Ashmore and I attended the meeting convened by the County Commissioners this week. Duke Energy officials made a presentation on the project in an attempt to update public officials about the project and to address some of the issues/concerns that have been expressed by both public officials and residents. There was not much new information presented, except that Duke has “taken a step back” to reevaluate the size/scope of the project. They also presented information about the design and construction practices for a project like this in an attempt to reduce fears about the safety issues of a high pressure system. It was apparent from all of the negative comments and questions coming from the public officials who were present that there will continue to be substantial opposition to the project going through any of the communities that have been identified in the alignment proposals. I spoke with Mayor Adrien about having a resolution in opposition to the project on the August 8th agenda.
- **Swing Line Grill Update.** The ARO met this week with the architect and Mr. Powers to finalize the review of the final site plan for the proposed restaurant site. The following is a list of issues/steps:
 - ✓ Planning Commission will review the final development plan at the August 15th meeting. They have already done review and approval of the preliminary along with the variance for parking and the sign.
 - ✓ We are working with Duke Energy to relocate a utility pole and underground service which impacts the B&B site. This will be done at no cost to the City. The pole in front of the existing building needs to move to the south so that the power lines do not go over the new building. It will also require the installation of a “strain” support pole across Railroad Avenue. This will impact one parking space; however, it is my plan to see if we can then use this impacted parking space as the dumpster location for Depot BBQ. That will free up the space the dumpster now occupies. We would also do an enclosure around the new location.

CITY MANAGER INTERIM REPORT

Thomas W. Moeller

July 29, 2016

Page 2 of 2

- ✓ I have sent the purchase contract, minus the Exhibits which still need to be finalized and approved, to Mr. Powers. He is using this in his discussions with the B&B owners so they know the project is still on track.
 - ✓ As previously reported, I met with representatives of the owners of the A Tavola property to introduce the idea of them constructing additional parking on the east side of their site. It appears through a preliminary study that an additional 8-9 spaces can be acquired for \$27,000-\$30,000. They are reviewing the idea.
 - ✓ Upon the approval of the final development plan by the Planning Commission, we can have the property surveyed as to the “cut-up of the property” for the portion that the City would purchase. As reported previously, the amount of property is less than that which was originally proposed, which means our costs will be less based on the per square foot cost. It also means our cost for the parking lot construction will be less.
- **Committee Meeting Schedule.** We have the following meetings confirmed:
 - ✓ **Administration and Personnel.** Monday, August 1 @ 5:45 PM. Committee will move into executive session to discuss personnel relative to interviews to fill the vacant Planning Commission position. They are interviewing 3 candidates.
 - ✓ **Public Works Committee.** Wednesday, August 3 @ 6 PM. Agenda:
 - Review Street Program Re: 15 Year Schedule
 - Project Updates
 - ✓ **Law & Safety Committee.** Thursday, August 4 @ 5 PM. Agenda:
 - Noxious Weed/Bamboo
 - Deer Management,
 - Shawnee Run Road Trucks Limits
 - Update Policy for Solicitors/Registration in Madeira
 - ✓ **Economic Development Committee.** Monday, August 8 @ 6 PM. Agenda:
 - Meeting with Michael Dinn, Dinn Focused Marketing, to discuss Comprehensive Plan Update. Planning Commission is being invited to hear the discussion.
 - **Public Works Garage Generator.** Chief Ashbrock has offered the existing emergency generator to Madeira from the Indian Hill Station. We can use this equipment to provide emergency power to the service garage at Dawson Road. The equipment is being moved to our site next week. We are seeking cost information from 2-3 contractors to install the generator. Their district is not charging the City for the generator or for the cost to move it to our building. We will have a cost (unknown at this time) for the installation and connection. I do not expect it to be a significant expense, and we can use already appropriated funds for this work.
 - **Court Fine Comparison.** Amanda Zimmerlin and Officer Ron Mueller have completed the comparison study on the court fines and fees schedule. We will review this with Mayor Adrien and Magistrate Redden in the near future to determine whether we want to adjust any of the amounts.

CITY MANAGER INTERIM REPORT

Thomas W. Moeller

June 16, 2017

- **2018 Tax Budget.** The draft of the FY 2018 Tax Budget is included in the packet along with a brief cover memo outlining the upcoming issues. The Budget and Finance Committee will be meeting at 6:00 PM on Monday, June 26th, to review the document. A public hearing is scheduled at 7:30 PM during the regular city council meeting. I will review the figures with city council. Amendments to the document can be made prior to the required submission deadline of July 15th.
- **La Grassa/Hosbrook House.** Interior work on the building continues. The tenant has received a permit for the electric and plumbing work they need for the project. Dave Ballweg and Bill Fiedler are coordinating with the Service Department to improve the floor structure so that it meets code for the additional weight of the equipment. We are also closing in on a meeting with the Madeira Historical Preservation Commission to seek approval for an exterior color change and a reconfiguration of the handicap ramp and an exterior deck. In conjunction with the ramp/deck work, we can then move toward increasing the amount of parking in the space where the ramp will have been.
- **Duke Energy Public Hearing.** No surprises while I was in attendance. There was a steady stream of testimony from residents and public officials voicing their strong objections to the project including the "need", its location and safety concerns. Much of the testimony was focused on the need for the project, regardless of which alignment was considered. I have attached a copy of the Staff Report that was submitted to the Ohio Power Siting Board which recommended the alternate alignment. Some of the testimony (including that of a retired UC Economics Professor, Haynes Goddard, who said he would have given the Staff Report an "F" because it was "so poorly concluded"), targeted the economic benefit analysis provided to the Board by the staff report. I would direct you to the maps in the report; they give a much more detailed perspective of the proposed alignments/routes. Mr. Fox can update City Council on the next steps moving forward.
- **B&B Mower.** I was contacted this week by owner Jerry Johnson with an update on what is taking place with Duke Energy and the proposed relocation of the overhead and underground electric service. I have enclosed a sketch (not a detailed engineering drawing) which was provided by Duke to the owner. Nothing will take place until Duke submits detailed engineering for the project because of the need to relocate the one pole into the Railroad Avenue ROW. We have made it clear to Duke that this pole cannot impact vehicular traffic on Railroad Avenue. It is my understanding that either B&B Mower or Mr. Powers must agree to the cost of the underground electric service to the proposed new restaurant. Based on the fact that Mr. Powers does not yet have final approval for his development, I am not certain he can agree to that yet. More on this later.
- **Schedule.** I will be taking vacation days on 7/10-7/11 and 7/19-7/21. I am in town for the earlier dates and out of town for the latter.



92 S. 4th Street
Batavia, OH 45103

O:513-287-5605
F:513-287-5643

June 13, 2017

Jerry Johnson
RR 1, P.O.Box 43155
Sugar Grove, OH 43155

RE: 7710 Railroad Ave, Madeira

Dear Mr Johnson,

Duke Energy agrees to relocate pole V16-6E and the associated underground cables at no expense to the property owner, as long as the following conditions are met:

1. The relocation will take place concurrently with the construction of the new building.
2. The property owner will coordinate the installation of conduits from the existing transformer (V16-671) to the new transformer, per current Duke standards.
3. The property owner will install conduits from the new transformer location to the relocated utility pole (V16-6E), per current Duke standards.
4. Property owner is responsible for 40% of construction work associated with service for new building per tariff with Public Utility Commission of Ohio.
5. Property owner agrees to sign easement associated with rerouting of new facilities.

Refer to attached Exhibit [A].

If you have any questions, please do not hesitate to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Clark", with a long horizontal flourish extending to the right.

Michael Clark
Michael.Clark@duke-energy.com
Duke Energy
(513) 287-5605
(513) 287-5643 (Fax)