



Norwood City Council Council Chambers August 26, 2014

A) CALL TO ORDER

The Council of the City of Norwood met in a regular session on August 26, 2014 at 7:30 PM with Donna Laake presiding. The meeting began with a prayer and the Pledge of Allegiance.

B) PRAYER

C) PLEDGE OF ALLEGIANCE

D) ROLL CALL

On roll call, Mr. Breadon, Mr. Clark, Mr. Whittington, Ms. Allan, Mr. Thornbury, Mr. Sanker, and Mr. Mumper answered "present".

E) AMENDMENT OF AGENDA

A report from the Finance and Claims Committee was presented to Council to be added to the agenda.

Mr. Mumper, seconded by Mr. Clark, motioned to add the report to the agenda.

All present voted "yes".

The report was listed as item "1" under section "H", Reports of Standing Committees of Council.

F) MINUTES OF PREVIOUS MEETING

G) REQUEST TO ADDRESS COUNCIL ON AGENDA ITEMS

H) REPORTS OF STANDING COMMITTEES OF COUNCIL

1. A report from the Committee of Finance and Claims for a meeting on August 19, 2014 was presented by Mr. Sanker.

Mr. Mumper, seconded by Mr. Whittington, motioned to accept the report. All present voted "yes". The report was accepted and is on file in the Clerk of Council's office.

I) THIRD READING OF ORDINANCES

SECOND READING OF ORDINANCES

1. ORDINANCE ADOPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO REZONE CERTAIN PARCELS WITHIN AN AREA BOUNDED BY LEXINGTON AVENUE TO THE NORTH, MONTGOMERY ROAD TO THE WEST, THE CORPORATION LINE TO THE SOUTH, AND ELSMERE AVENUE TO THE EAST, NORWOOD, OHIO 45212 FROM A "HEAVY MANUFACTURING DISTRICT" (M-2) ZONE TO THAT OF A "GENERAL BUSINESS DISTRICT (PLANNED UNIT DEVELOPMENT)" (GBD-PUD) ZONE.

Mr. Thornbury, seconded by Ms. Allan, motioned to hold the second and third reading of the ordinance.

Mr. Sanker requested Assistant Law Director Chris Brown to provide further background surrounding the ordinance. Mr. Brown explained that this is a proactive measure to protect the area known as "the yards" the last undeveloped contiguous large area of land within the city. In short, heavy manufacturing is no longer appropriate for the Montgomery Rd. area and this ordinance gives the city a greater opportunity to influence any projects that might be done there in the future.

All present voted "yes". The second and third readings were held.

Mr. Clark, seconded by Ms. Allan, motioned to pass the ordinance. All present voted “yes”. The ordinance passed.

J) INTRODUCTORY READINGS OF ORDINANCES

1. ORDINANCE TO AMEND SECTION 2 OF ORDINANCE 01-2014 WHICH REZONED PARCELS WITHIN AN AREA BOUNDED BY NORFOLK AND SOUTHERN RAILROAD RIGHT-OF-WAY TO THE SOUTH, WESLEY AVENUE TO THE WEST, STATE ROUTE 561 TO THE NORTH, AND FOREST AVENUE TO THE EAST, NORWOOD OHIO 45212 FROM A “HEAVY MANUFACTURING DISTRICT” (M-2) ZONE TO THAT OF A “HEAVY MANUFACTURING DISTRICT (PLANNED UNIT DEVELOPMENT)” (M-2PUD) ZONE.

Mr. Thornbury requested an explanation of the ordinance from Asst. Law Director Brown. Mr. Brown explained that this ordinance will specify details concerning the types of developments that might occur under the terms of the PUD overlay that was placed at the Zumbiel site during February of 2014. The ordinance would prevent uses such as automobile sales, self-storage, and industrial storage. Mr. Brown suggested it would be appropriate to hold all three readings of the ordinance as a public hearing regarding the site was held earlier this year and the PUD overlay has already been placed upon the site.

Mr. Thornbury, seconded by Ms. Allan, motioned to suspend the rules and have all three readings. All present voted “yes”. Three readings were held.

Mr. Clark, seconded by Mr. Thornbury, motioned to pass the ordinance. All present voted “yes”. The ordinance passed.

2. ORDINANCE AMENDING TABLE 1141-1 CENTRAL BUSINESS DISTRICT ZONE ALLOWED LAND USES AND PERMIT REQUIREMENTS OF THE CODIFIED ORDINANCES OF THE CITY OF NORWOOD

Mr. Thornbury requested an explanation of the ordinance from Asst. Law Director Brown. Mr. Brown explained this ordinance is to amend the list of permitted land uses under the Central Business District Zone. The Planning Commission held a public hearing in March to discuss the proposed changes and the purpose of this ordinance is to adopt the recommendation of the Planning Commission. This ordinance removes hospitals and clinics from the Central Business District. These types of organizations typically occur outside of “downtown” areas and the purpose of a Central Business District is to create and promote a “traditional downtown area”. Mr. Brown stated all three readings would be appropriate as this is a very minor change to the existing land use table.

Mr. Thornbury, seconded by Mr. Mumper, motioned to suspend the rules and hold all three readings of the ordinance. All present voted “yes”. Three readings were held.

Mr. Thornbury, seconded by Ms. Allan, motioned to pass the ordinance. All present voted “yes”. The ordinance passed.

3. ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE HAMILTON COUNTY DEVELOPMENT COMPANY TO ADMINISTER THE URBAN LAND ASSISTANCE GRANT, AND DECLARING AN EMERGENCY

Ms. Allan requested an explanation of this grant. Mr. Brown explained this grant is to provide for environmental clean-up of a former gas station at 5300 Section Ave. This will allow the site to be used for further development in the future.

Mr. Thornbury, seconded by Ms. Allan, motioned to suspend the rules and hold all three readings. All present voted “yes”. Three readings were held.

Mr. Thornbury, seconded by Mr. Mumper, motioned to pass the ordinance. All present voted “yes”. The ordinance passed.

4. ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE-SAFETY TO ENTER INTO A DONATION AGREEMENT WITH WELLS FARGO BANK, N.A. TO DONATE 1906 COURTLAND AVENUE TO THE CITY OF NORWOOD, AND DECLARING AN EMERGENCY.

Ms. Allan requested an explanation of the ordinance. Mr. Brown explained there is a program allowing banks to donate properties to municipalities. The city was contacted about 1906 Courtland in July and that Wells Fargo Bank is going to “scrape” the site and transfer ownership to Norwood.

Mr. Thornbury, seconded by Mr. Clark, motioned to suspend the rules and hold three readings. All present voted “yes”. Three readings were held.

Mr. Clark, seconded by Mr. Clark, motioned to pass the ordinance. All present voted “yes”. The ordinance passed.

5. ORDINANCE TO CHANGE APPROPRIATIONS FOR THE YEAR 2014, AND DECLARING AN EMERGENCY.

Mr. Thornbury asked for an explanation of the appropriations changes.

Auditor Stith reiterated the information listed in the report and highlighted a reduction in election expenses due to an overcharge to the city on the part of Hamilton County.

Mr. Thornbury, seconded by Mr. Breadon, motioned to suspend the rules and have three readings of the ordinance. All present voted “yes”. Three readings were held.

Mr. Mumper, seconded by Mr. Sanker, motioned to pass the ordinance. All present voted “yes”. The ordinance passed.

INTRODUCTORY READINGS OF RESOLUTIONS

K) ADMINISTRATION REPORTS

1. Letter From The Mayor

RE: Miscellaneous Business

Mayor Williams reported at length to Council on a number of issues.

In Summary:

The air conditioning in City Hall is still in the process of being repaired. The new unit has arrived and further work to complete the installation process has been scheduled.

On Saturday 8/16/2014 the groundbreaking for the Community Garden at Elsmere and Williams Ave. took place. The Mayor complimented everyone involved with the project and gave a brief description of the event. His remarks were wholly positive and complementary to both the garden and volunteers involved with the project. He also gave praise for the Farmer’s Market that took place at the location on the same date.

Mayor Williams informed Council of the Zero Prostate Cancer run sponsored by the Urology Group on September 6th at Sanker Blvd. and Section Ave. He praised the event and the good work undertaken by the Urology Group to care for cancer patients.

The Mayor also informed Council that a bid came in for the work at Edmonson and Smith and that a contract was in place to begin the work.

Mayor Williams delivered a report to Council from Building Commissioner Gerry Stoker regarding issues raised by Elena Hammock at her home on Carthage Ave. Ms. Hammock spoke at the Council Meeting on 8/12/2014 regarding her property and a letter and documents regarding her concerns are on file in the Clerk of Council’s office.

Mayor Williams summarized the report saying that there are no building code violations for the city to enforce and that unless new information is presented the matter is closed. He made further remarks summarizing the city's involvement in this matter. This material is detailed in the report.

Mr. Thornbury asked for an update from the Mayor regarding the Committee formed by the Mayor to address issues facing the Building Dept. and Rental Certification Program.

The Mayor outlined his reasoning behind forming the committee. In short, his intention is for the committee to act independently and efficiently. He chose Donna Laake, Joe Sanker, and the Law Dept. because of their great depth of experience regarding these issues. He also stated his willingness to support the recommendations of the committee.

Mr. Thornbury asked for an update from the committee regarding activity. President Laake and Mr. Sanker reported that they have not taken any action yet and have not yet scheduled a meeting. The intention of the committee is to begin work after Labor Day and is open to ideas and input from concerned parties.

Mr. Sanker asked the Mayor for information regarding the power outage that took place in Norwood earlier on 8/26. The Mayor did not have any specific information to report, but stated that he believed it was likely due to an issue with a transformer.

Mr. Sanker asked the Mayor for comments and updates regarding the opening of the new student housing at Xavier Station. Mayor Williams reported the move in day for the students went smoothly and gave a description of some of the commentary surrounding the event. The Mayor stated that he believed this development is going to be successful and that any issues that need to be corrected will surface in time. He also stated his belief that the Xavier Station will have a positive impact on the area.

L) OTHER REQUESTS TO ADDRESS COUNCIL

Elena Hammock, who resides at 5227 Carthage Ave., addressed Council regarding her ongoing complaints and issues with the building dept. in rebuttal of the report delivered by the Mayor from the Building Commissioner. In short, her remarks mirrored her earlier complaints made on 8/12/2014 and in the letter she sent Council. The letter is on file in the Clerk of Council's office.

M) UNFINISHED BUSINESS

N) NEW BUSINESS

Mr. Sanker provided Council with a summary of some discussion that took place in the last Finance Committee Meeting. The vehicle pools for several departments were discussed and dept. heads were encouraged to research and report back with projections regarding the cost to meet these needs.

President Laake informed Council of a newspaper article featuring Councilperson Allan and complimented her work as a community developer in the city of Covington. Ms. Allan gave a summary of her involvement in the project featured in the article.

O) COMMUNICATIONS

1. Letter From The Mayor RE: Mayor's Court Fines.
Mr. Mumper, seconded by Mr. Thornbury, motioned to receive and file the letter.
All present voted "yes". The letter was accepted.

P) EXCUSE ABSENT MEMBER/S

Q) ADJOURNMENT

Mr. Clark, seconded by Mr. Thornbury, motioned to adjourn. All present voted "yes".
The meeting adjourned

Kenneth J. Crawford
Clerk of Council

Donna M. Laake
President of Council