



NORWOOD CITY COUNCIL
Norwood Community Center
1810 Courtland Ave- Bottom Floor
Norwood, OH 45212
January 26, 2021, 7:30 p.m.

A) CALL TO ORDER

B) PRAYER

C) PLEDGE OF ALLEGIANCE

The Council for the City of Norwood met in regular session on the above date with Mr. Ken Miracle Presiding as President. The meeting opened with a prayer and the Pledge of Allegiance.

D) ROLL CALL

All members present.

E) AMENDMENT OF AGENDA

The President noted amendments needed to the agenda as follows: The Public Hearing for Joseph VW Group is removed from the agenda, ordinances L 5, 6 & 7 are to be removed from the agenda. On motion by Mr. Bonsall, seconded by Mr. Breadon, it was moved to amend the agenda as advised by the President but also to add a presentation from PLK immediately before public hearing for Playing Card Partners. Roll was called. All members present voted yes. Motion passed.

F) MINUTES OF PREVIOUS MEETING

December 29, 2020 minutes

January 12, 2021 minutes

January 20, 2021 minutes

On motion by Mr. DiNardo, seconded by Mr. Thompson, it was moved to receive and file all three sets of meeting minutes. Roll was called. All members present voted yes. Motion passed.

G) INTRODUCTORY READING OF ORDINANCE

1) ORDINANCE AUTHORIZING THE MAYOR AND/OR SAFETY-SERVICE DIRECTOR TO ENTER INTO A CONTRACT WITH THE GREATER CINCINNATI YMCA TO PURCHASE THE BUILDING AT 2039 SHERMAN AVENUE, AND DECLARING AN EMERGENCY

Mr. Bonsall asked if the representatives from the Greater Cincinnati YMCA could present before the ordinance is heard. Jorge Perez addressed the council. He noted that the organization is trying to determine the future of the YMCA building in Norwood. They are wondering if the building can continue to be used by them or if they should give it over to an organization who would be able to continue to use it. They want to form a partnership to continue to serve people of the community.

Mr. Bonsall gave some information regarding the possible agreement about the building. The City would get it for \$1 and if it was sold within 10 years then YMCA would get 10% of proceeds. YMCA has advised that discounted membership rates would be offered for Norwood residents in 2021. Mr. Bonsall went over a few more details in the ordinance.

On motion by Mr. Bonsall, seconded by Mr. Thompson, it was moved to suspend the rules and have all three readings of the ordinance. Mr. Bonsall noted that the ordinance allows mayor to enter into a contract not that he will decide to do so.

Mr. Geraci is against doing 3 readings tonight as the information is all very new. Mr. Kelsch noted that the building now working as the community center was a building that was never meant to be a recreation center and this is a great opportunity which is important to the community. Mr. DiNardo asked if entering into agreement allows for time to do some investigation into cost of maintaining the building etc. Mr. Bonsall noted that the YMCA has been giving any information that has been asked of them. He noted that

"Gem of the Highlands"

this agreement is that the city would take over the building by 3/31 which allows time to ask more questions.

Mr. Breadon is excited about the opportunity but says that when someone is giving you something that there is normally actually some cost involved. That being said, he thinks that this is a great deal for Norwood and that we should be take advantage of it. Mr. Bonsall noted that other council members have been giving assistance on this matter behind the scenes. The reason to do all three readings is so that more planning can be done. Mr. Geraci is concerned that there are no set plans about what needs to be done in the building. Mr. DiNardo noted that it only costs \$1. Mr. Kelsch believes that this is a simple issue, a big deal and a no brainer. Mr. Gabbard said he understands that Mr. Geraci doesn't want to rush into it but notes that the building is only costing a dollar and the benefits far outweigh that.

Roll was called. All members voted yes. Motion passed. The Clerk did all three readings. On motion by Mr. Gabbard, seconded by Mr. Kelsch, it was moved to pass the ordinance. Roll was called. All members except Mr. Geraci voted yes. Mr. Geraci voted no. Motion passed.

H) PRESENTATION BY PLK

Nick Lingenfelter addressed council and noted changes to the plans. Detached clock tower is being restored, there is a removal of 16 townhomes to make room for another mixed use building, and they are proposing an addition to the food innovation hub. He noted this is a change only to phase one. He discussed the materials to be used in building. He also discussed the cost of construction. They have an inclusion target for diverse companies. He discussed the projected economic impact of the project.

I) PUBLIC HEARINGS

Playing Card Partners - Pastor Sonny James spoke in favor of the project. He is impressed with their commitment to inclusion. No one spoke against Playing Card Partners.

J) REQUEST TO ADDRESS COUNCIL

Jay Andress addressed the council. He spoke about Wasson Way and plans for the future expansion of the trail. He thinks that the abandoned railroad is the best option. He provided an economic development study done by DAAP several years which states that homes that border Wasson Way will increase in value. He believes that Norwood is the heart of the project. Mr. Breadon asked for clarification regarding the abandoned tracks in west Norwood. He confirmed he meant the ones that go over Hopkins. Mr. Bonsall thinks it is in the city's best interest to utilize the tracks for the trail in order to preserve the opportunity to utilize it.

Kirsten James of 1830 Hopkins Avenue addressed the council next to discuss the Martin Luther King Day march on January 15, 2021. She gave thanks to all that supported and participated in the event. She mentioned several members of the community by name. There are already plans for next year's march to be held on January 15, 2022. She provided a collage of photos of the march to members of the council. Presentations were made to the police and fire departments in recognition and appreciation for their efforts to forward racial reconciliation in the community. She then awarded a recognition to Mr. Kelsch. They gave a March Toward the Future award to Mr. Gabbard.

Pastor Sonny James of 1830 Hopkins addressed council. Norwood is a beautiful place to be and live but still struggles in giving every person an equal opportunity. He thanked all people who proudly stated that Black Lives do matter. He believes that soon people will be able to look at Norwood has come together and overcome the racial disparity issues of the past. He gave a shout out to the Elevations youth and noted that people were excited by the march. It was electrifying to chant "Be the Change. I am the Change." He asked that with new projects that minorities are kept a part of it.

K) REPORTS OF STANDING COMMITTEES OF COUNCIL

- 1) Economic Development Meeting- January 19, 2021 – A presentation was given on the Montgomery road redevelopment plan. A presentation was also given by PLK on the changes to the project plans. On motion by Mr. DiNardo, seconded by Mr. Thompson, it was moved to receive and file the report. Roll was called. All members present voted yes. Motion passed.
- 2) Finance Committee Meeting- January 19, 2021 – A conversation was had about the TIF framework for PLK and benefits to the city for the project. They also discussed the Rookwood Exchange Tiff extension, how it works and how it benefits the city. Finally they did a 4th quarter financial review which discussed the cash positions of various funds. There was no discussion of the bank reconciliation as it was not available in time for the meeting but it is available now and will be reviewed at the next meeting along with the 2020 auditor's report. On motion by Mr. Thompson, seconded by Mr. Kelsch, it was moved to receive and file the report. Roll was called. All members present voted yes. Motion passed.

"Gem of the Highlands"

L) THIRD READING OF ORDINANCES/RESOLUTIONS

- 1) RESOLUTION AUTHORIZING THE CITY OF NORWOOD TO PURCHASE, AND USE, "EMPLOYEE DISHONESTY AND FAITHFUL PERFORMANCE OF DUTY POLICY" THROUGH PUBLIC ENTITIES POOL (PEP)

On motion by Mr. Thompson, seconded by Mr. Bonsall, it was moved to have the third reading. Roll was called. All members present voted yes. The Clerk did the third reading. On motion by Mr. Bonsall, seconded by Mr. Kelsch, it was moved to pass the resolution. All members present voted yes. All members present voted yes.

M) SECOND READING OF ORDINANCES/RESOLUTIONS

None

N) INTRODUCTORY READING OF ORDINANCES/RESOLUTION

- 1) ORDINANCE TO CHANGE APPROPRIATIONS FOR THE YEAR 2021, AND DECLARING AN EMERGENCY

Mr. DiNardo noted that the appropriations sets up the Auditor to make a necessary report to the State Auditor. Mr. Bonsall noted that the money is being one key to another for accounting purposes. No money is being increased, some money is being changed from one key to another and other money is being decreased. Mr. Geraci is asking what the fixed expense for the Fire Administration is. The Law Director believes that this key is traditionally utilities. Roll was called. All members present voted yes. Motion passed. The Clerk did all three readings. On motion by Mr. Bonsall, seconded by Mr. DiNardo, it was moved to pass the ordinance. All members present except for Mr. Geraci voted yes. Mr. Geraci voted no. Motion passed.

- 2) A RESOLUTION CELEBRATING THE MONTH OF FEBRUARY, 2021 AS "BLACK HISTORY MONTH" IN THE CITY OF NORWOOD, OHIO

On motion by Mr. Thompson, seconded by Mr. Gabbard, it was moved to have all three readings of the resolution and the first reading have the "Be it Resolved" section read in its entirety. Roll was called. All members present voted yes. Motion passed. The Clerk did all three readings including the "Be it Resolved" section in full. Mr. Gabbard and Mr. Bonsall thanked Mr. Thompson for bringing the resolution to council. On motion by Mr. Gabbard, seconded by Mr. Bredon it was moved to pass the resolution. Roll was called. All members present voted yes. Motion passed.

- 3) ORDINANCE APPROVING THE FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE FACTORY 52 PROJECT, FOR THE REAL PROPERTY OWNED BY PLAYING CARD PARTNERS, KNOWN AS 4590 BEECH STREET, COUNTY AUDITOR'S BOOK 651, PAGE 0019, PARCEL 0125, LOCATED WITHIN A LIGHT MANUFACTURING (M1) ZONE DISTRICT WITH A PUD OVERLAY, AND DECLARING AN EMERGENCY

On motion by Mr. Bonsall, seconded by Mr. Gabbard, it was moved to have all three readings of the ordinance. Mr. Bonsall noted that he thinks it is important do all three readings for the planning purposes of PLK. Roll was called. All members present voted yes. Motion passed. The Clerk did all three readings. On motion by Mr. Bonsall, seconded by Mr. Kelsch, it was moved to pass the ordinance. Mr. Bonsall noted that he hopes that there are some hotels in the development and he is excited for this project. Roll was called. All members present voted yes. Motion passed.

- 4) RESOLUTION AUTHORIZING THE CITY AUDITOR TO APPROVE A "THEN AND NOW" CERTIFICATE FROM THE STREET FUND (02) AND THE CAPITAL IMPROVEMENTS FUND (46) TO COVER THE COST OF INVOICES FROM ADLETA CONSTRUCTION FOR 2020, NOT TO EXCEED \$400,000.00, AND DECLARING AND EMERGENCY

Mr. Geraci asked why this resolution is needed. The Safety Service Director noted that this is being requested due to a paper mistake. The work was done for the city prior to getting the proper paperwork. Mr. Geraci asked why the resolution has an amount higher than the actual invoice amount. The Safety Service Director stated that there are no additional invoices and \$400,000 was listed by the Auditor meaning that the amount is the top that could be paid though the actual amount is lower. Mr. Bonsall noted that this is being voted on only because a purchase order was not done correctly and this resolution only authorizes a purchase order to be paid not for additional money that wouldn't already be paid out. Mr. Geraci is just concerned that a specific amount is not listed. Roll was called. All members present voted yes. Motion passed. The Clerk did all three readings. On motion by Mr. DiNardo, seconded by Mr. Thompson, it was moved to pass the resolution. Roll was called. All members present voted yes. Motion passed.

"Gem of the Highlands"

O) ADMINISTRATION REPORTS

The Mayor gave his report. He noted that the Covid vaccine clinics went well and 100 vaccines were given out at each clinic. He commended the Norwood Health Department and the Public Works Department for doing just a great job. He thinks that future clinics may be at the Health Department and notes that there are not enough vaccines for all residents yet. Covid testing is still being done at the old YMCA. Hamilton County also noted that they will be giving vaccines at the Board of Elections soon. He urged people to be patient in waiting for the availability of more vaccines for more people. See, Click, Fix is now up and running. You can take a picture of a pothole and it will be sent to the city. He asked for people to take realistic pictures to be helpful. He and the Auditor are working on the financial recovery plan and will be sending it to the state soon. In regards to the YMCA building he referred to a report that was done when the current community center was commissioned. A committee was put together that did the report. He will share it with council. He hopes that this project can be fast tracked so that residents can utilize the building as soon as possible. The city has no Recreation Director yet but this project would change that position. There will be some improvements needed on the building but he thinks that for \$1 it is a great opportunity.

Mr. Kelsch asked the Mayor for more information about the Elm Avenue project. The Mayor asked the engineering firm to send him information but he has not received it yet. He hopes to have some preliminary numbers to put into the budget soon.

Mr. Gabbard said that there are some rumors that Paycor is leaving a few floors of the building they were in. The Mayor noted that he understands that Paycor has been challenged by the pandemic but he cannot confirm or deny such rumors.

Mr. DiNardo asked if there was still a need for volunteers at the Health Department. The Mayor said yes. The Senior Center director is now the volunteer coordinator for the Health Department to assist. If you are a resident and want to volunteer the best way to do that is to email the Health Department.

Mr. Geraci asked if Norwood residents were given preference with the vaccines being given out. The Mayor said no. It is people who fit the health department requirements and make an appointment. The Health Department is starting to work with the schools to get workers vaccinations. These vaccines are being provided to the community for free per the government.

P) UNFINISHED BUSINESS

Mr. Kelsch asked for the deadline to submit resumes to be on the nuisance property board be pushed back to February 10. One resume was received. Mr. Geraci noted that he has advised the Secretary to the Clerk of Council to give out his information for people with questions on the committee.

Mr. Geraci asked for a letter sent to the Fire Department for additional lines to be added on the activity report. He would like to know how many times mutual aid comes into the city and how many times mutual goes out of Norwood and what equipment is being used.

Q) NEW BUSINESS

Mr. Geraci asked to set a housing health and public safety committee set next Monday 2/1/21 at 6:30. He asked for all members of the nuisance ordinance task force to attend along with the Safety Service Director to see what kind of structure has been set up for enforcement. He is asking for a representative of the building department to attend to ask why certain items are being ignored.

R) COMMUNICATIONS

Ohio Division of Liquor Control

Agave & Rye Trex

On motion by Mr. Bonsall, seconded by Mr Thompson, it was moved to receive and file the communication and mark the Trex letter as no hearing needed. Roll was called. All members present voted yes. Motion passed.

City Auditor

December monthly financial reports

On motion by Mr. Kelsch, seconded by Mr Thompson, it was moved to receive and file the communication. Roll was called. All members present voted yes. Motion passed.

S) EXCUSE ABSENT MEMBER/S

None

T) ADJOURNMENT

On motion by Mr. Bonsall, seconded by Mr. Breadon , it was moved to adjourn the meeting. Roll was called. All members present voted yes except for Mr. Geraci who voted no. Motion passed.

"Gem of the Highlands"