MOUNT WASHINGTON
Mt. Washington Community Council

November 19, 2025, 7pm
Mt. Washington Rec Center

I. Welcome and Call to Order Priscilla Elgersma called the meeting to order at 7pm.

II. Pledge of Allegiance Marc Raab led us in the pledge allegiance.

III. Roll Call The board members present included Priscilla Elgersma, Jon Young, Rick Meador, Margeaux Selig, Brian Zeschke, Teddy Morgan-Jablonski, Gary Noll, and Julie Rimer. Absent: Jack Diesel.

IV. Approval of the Last Meeting's Minutes Gary Noll made a motion to approve the minutes of the September 2025 membership meeting, seconded by Matt Musselman, and approved by all.

V. Adoption of the Agenda Rick Meador made a motion to approve tonight's agenda, seconded by Nikki Marksberry, then approved by all.

VI. Approval of Treasurer's Report and NSP Update and Planning for 2026: Jon Young presented the treasurer's report. He stated the Pumpkin Chuck profit was split evenly between the MWCC and SPAC. Jon is working on the proposed 2026 budget. Julie Rimer made a motion to approve the treasurer's report, seconded by Brian Zeschke, then approved by all. Rick Meador, NSP chair, stated we spent exactly $10,000 on NSP projects in 2025. Rick prepared several NSP informal variances. Margeaux Selig made a motion to approve the variances, seconded by Julie Rimer, then approved by all.

VII. Community Reports:

A. First Responders: Neighborhood Liaison Officer, Officer Martin, shared the monthly crime report. She shared a photo of suspects in the Sutton Pony Keg B&E and asked if anyone could identify them.

Priscilla Elgersma explained that, due to pedestrian concerns about safety, District 2 CPD ran a Mount Washington Intersection Incident Report (2021-2025). That analysis found that the greatest number of accidents have occurred at the intersection of Beechmont Avenue and Corbly Street, followed by accidents at the intersection of Sutton Avenue/Corbly Street and Oxford Avenue. These intersections are a few hundred feet apart and are near Stanbery Park, businesses, and schools. Many children use these intersections daily without crosswalks or other safety measures in place. Each individual year (2021 to 2025) was mapped separately to confirm that the two primary hotspot locations remained consistent over the years. In some years, the primary and secondary location alternated, but the two primary/secondary associated intersections remained the epicenter of crash activity in Mt. Washington. Captain Joe Richardson said they will be running a dedicated traffic car to do traffic enforcement in the district two hotspots. Marcella Lamb made a motion asking the MWCC to write a letter, including the accident report, and send it to DOTE to study these intersections and make recommendations on how to improve safety. The motion was seconded by Margeaux Selig, then approved by all.

B. Schools: Mt. Washington School Nikki Marksberry stated there will be a mobile food pantry this Saturday at the Presbyterian Church. If you know a family that is struggling to keep food on the table, Nikki said to Google "CPS food resource" to get more information about a variety of resources all over town.

Sands Montessori: Marcella Lamb, resource coordinator for Sands, stated that, with the help of Seven Hills Church, they were able to give complete Thanksgiving meals to twenty-six families, feeding 172 people. They are collecting new shoes through Project Connect. American Legion 484 has donated snack gift cards to the school. Marcella thanked Bob Wetterer for all the ways in which he gives to the community. There is an employee wish tree in the Sands Montessori lobby. The Mt. Washington United Methodist Church helps so much with the school.

Mt. Washington Library: Paul Burch said the library renovation is on track for a February open. Tomorrow, November 20, is customer appreciation day at the library. There will be food and beverages, entertainment for the kids, and a raffle that will give away items at local businesses.

C. Cincinnati Recreation Center: Jason Richards stated the Mt. Washington luminary event will take place on December 14. You can buy a $10 kit from the rec center that contains ten candles, bags, and sand. The rec center is conducting a city-wide toy drive for five hundred children. There is a donation container for new toys in the rec center lobby. Donations are needed now through December 12 for five - twelve-year-old children. Families in need can register for the toys on the CRC website. CRC will be closed for two weeks during the school break to resurface the floor of the gym and the dance center. The walking track will be closed at that time too.

D. Bob Wetterer stated the CURC had the most successful spaghetti dinner ever, raising $1398. Bob thanked Mark Raab and the United Methodist Church for hosting the dinners. Bob stated the December 20 spaghetti dinner will include a $5 kid's meal and an appearance by Santa. The dinner for adults is $10 per person. The dinner includes Chipotle salad, LaRosa's spaghetti and meatballs, Servatii's cake and other desserts, lemonade, iced tea, and coffee. The spaghetti dinner profits support the tower lights. The lights will be changing to a Thanksgiving theme tomorrow, then a Christmas theme will follow. Bob asked that people consider pulling a tag from one of the wish trees all around town. This is the program's fortieth year.

E. The CDC will present during the Holiday Walk update.

F. Stanbery Park Advisory Council: Mark Raab thanked everyone who volunteered, made donations to, or came to the Pumpkin Chuck. The Cincinnati Parks Dept. has a handful of F8 mobile liquor permits, which they have offered to Stanbery Park. It is costly to get one of these permits, but having one at particular events might create additional draw. Explore Nature will be doing some events in Stanbery in 2026. SPAC is elevating the year-round offerings at the park. To do that, they will need support and volunteers from the community. Marc stated the importance of growing Stanbery Park's base of volunteers.

G. American Legion Post 484: Rick Meador stated the American Legion will have their annual turkey raffle this Friday. Doors open at 6pm with the event starting at 7pm. They will be raffling off turkeys, pork loins and hams raffled off. It is $5 to get into the door; raffle tickets are $1 each or six tickets for $5.
Tomorrow night there will be a charity concert to benefit Toys for Tots. The last American Legion charity concert raised $2K for the Mt. Washington School.

VII. General Business

A. 2026 Mount Washington Comprehensive Plan Update: Jesse Urbancsik stated the results of the Mount Washington Intersection Incident Report can be incorporated into the comprehensive plan to show the city that making these intersections safer is a priority for our community. The first Mount Washington Comprehensive Plan Steering Committee meeting will be held on December 3. Jesse will also be attending the holiday market and the spaghetti dinner. After a few steering committee meetings have taken place, Jesse wants to hold a community kick-off meeting in early 2026. Jesse will try to involve as many organizations as possible in the creation of the comprehensive plan: police, DOTE, Cincinnati Parks and the Recreation Departments, the Hillside Trust, Cincinnati Metro, GCWW, local schools and parishes, the library, and local businesses. Jesse has received fifty survey responses so far.

B. Event updates: Margeaux Selig thanked everyone who helped with the Pumpkin Chuck. She stated that we learned a lot to make it even better next year.

Teddy Morgan-Jablonski and Katie Stefani gave a Holiday Market update. They provided a QR code with which volunteers can sign up. The Holiday Market will be held this Saturday, November 22, from 4pm to 8pm. There will be food provided by Sweets & Meats. There will be baked goods and Big Ash beer. There
will be games for kids. Electronics recycling will not be taking place. There will be a hot chocolate station. The SEM Food Pantry will be at the event accepting donations of toiletries and household products.

Teddy stated this is a combined event of the MWCC, CURC, and CDC. Teddy made a motion to request a donation of $300 from the MWCC to the holiday market fund. Gary Noll seconded the motion, and it passed.

C. Guest speaker: Mike Sieber of Sieber Construction presented the Belmar senior housing plan site plan and elevations. Some residents expressed concerns about the fact that no topographical plan (grading plan) was shown. A question was asked whether this building should be built into the hillside like some of the apartment buildings in that area so that it is more architecturally interesting. Mike said the building in the drawing is the one they plan to go forward with. The question was asked if Sieber has built on topography like this before where landslides may occur. Mike said they have built on all kinds of topography. There is an 8-foot retaining wall in the plan. Other questions were asked about overflow parking; the average age of residents (Mike said the average resident will be over 70 years old); and how seniors that do not have cars will access services (Mike said residents can use a bus or access senior transportation services). Mike stated that you can live in this type of low-income senior housing as long as you are not earning more than $44K per year. While Mike stated the rent is not determined for sure, it is likely that a two bedroom will be +/- $1000. Sieber plans to begin construction in the spring of 26. Mike Sieber stated this building will remain in the Sieber family portfolio for generations to come.

The MWCC received a letter from a group of residents whose homes abut the proposed Belmar senior housing project. They asked that their letter be added as an addendum to this month's minutes. You can find their letter at the bottom of this document.

Bob Bertsch of the Neighborhood Economic Development Committee stated the city will be selling a portion of the right-of-way to Sieber for the construction of the Belmar development. Bob Bertsch

stated the Belmar plan will be coming up for legislation in the next couple of months.

VIII. Announcements/Upcoming Events: There will be a 3pm ribbon cutting ceremony for the Elstun connector in Anderson.

IX. Good of the Order: Priscilla thanked Sue Magness for her help in obtaining recycling bins for Mt. Washington. Brian Zeschke thanked Margeaux and the Pumpkin Chuck committee for putting on such a terrific event.

X. Adjournment: Margeaux Selig made the motion to adjourn.The meeting was adjourned at 8pm.

Respectfully submitted,

Julie Rimer

MWCC Secretary

ADDENDUM:

Please see the attached letter written on behalf of some Wasigo Woods neighbors:

Kate Zwick
Buzz and Cheryl Sanders
Lisa Bowden
Lindsay Leubbering
Cathy Madewell
Nancy Carlier and Douglas Youtz
Jane Neeley
Emily and Markus Wendling

November 27, 2025

TO: Mt. Washington Community Council Board of Directors

RE: New construction at 5455 Beechmont Avenue

We want to clarify to the Board and members of the MWCC our concerns regarding the proposed apartment building proposed by the MWCDC and Sieber Construction Company. It is important for you to understand this is not about WHO will be living in the apartments it is about HOW the site will be developed and constructed so not to damage our homes or impact future safety of the apartment residents.

Our biggest concern is the impact of construction on the hillside behind our homes. The Auditor's Office lists Landslide Potential as High for that parcel of land. That superimposes a layer of complexity and support for existing residential structures. We have been vocal about how that developer will address the poor condition of the hillside. Answers have been vague.

At the November 19 th meeting of the MWCC, a rendering was presented but lacked the topographical detail and a comprehensive site plan. This concerns us because, once again, our concerns about hillside impact were not addressed.

We are trying to impress upon the MWCDC and Sieber Construction the need for transparency and dialogue. Our purpose is to address and solve the geological conditions that may be exacerbated. We want to maintain the integrity of our homes, the value of our homes and the safety of our homes. Lack of concern for addressing the hillside conditions may have long term consequences for whoever lives in the apartments.