

MINUTES OF THE VILLAGE OF GOLF MANOR REGULAR MEETING

March 27, 2006

The regular meeting of the Village of Golf Manor was called to order by Mayor Alan Zaffiro; Clerk-Treasurer Gregory Doering recorded the minutes. After the pledge of Allegiance, the roll was taken with all members present except Mr. Puthoff. Mrs. Dubose made a motion, seconded by Mr. Colvin, to excuse Mr. Puthoff, all members approved.

Mr. Doering made a motion to approve the minutes of the March 13, 2006 meeting as corrected, seconded by Mr. Colvin, all members approved.

MAYOR'S REPORT Mayor Zaffiro reported:

1. The Mayor and Service Director met with Ron Sweeney of Drees Homes on March 21, 2006. Thanks to Councilman Doering for arranging this meeting.
 - Visited the Stover Manor site and the Losantiville Country Club site.
 - Mr. Sweeney confirmed that Bear Creek Capital is attempting to acquire the Losantiville Country Club.
 - Recommended contacting Pleasant Ridge Community Council to work together to ensure desirable development. Mayor will follow up.
 - Mr. Sweeney will investigate development potential for new homes in Golf Manor.
2. The Mayor met with Phil Heimlich, President, Hamilton Co. Commissioners and Ron Miller, Executive Director, Hamilton Co. Regional Planning Commission on March 24, 2006.
 - Commissioner Heimlich's staff will follow up with CMHA on the condition of HUD housing in the Village.
 - He also directed the Planning Commission to investigate programs that could provide assistance for older communities with economic development.
 - Mayor requested assistance to write a master plan, and to attract developers for appropriate/desirable projects for our community.
3. Signed contract with Plattenburg and Associates, Inc. municipal accountants to assess our financial situation, train office staff, and make corrections necessary to finalize 2006 budget. Cost is \$1800.00 for phase one.
 - Proposed to pay for this by suspending newsletter publications for the remainder of this year.
4. Education

Rosa Jason offered to represent Golf Manor on the Local School Decision Making Committee (LSDMC) for the Pleasant Ridge Montessori School. However, Rosa will not be able to serve for 6 months due to illness. We need to find a replacement.

Vice Mayor Dubose reported that a wire (cable) is down at the intersection of Bremont & Elbrook and has been tied to the pole. Mr. Creager will look into.

SERVICE DIRECTOR: Mr. Creager reported:

1. Reference Strip Center – Retail shop is about ready to open.
2. Reference Detail Shop – it is now closed and building sold. Catering business is proposed to move in. They would have to come before Planning Commission.
3. Reference Flea Market Property – Letters have been sent, citations will be issued if failure to comply.
4. Reference Snappy Lube Property – Letters have been sent, citations will be issued if they fail to comply.
5. Reference Pony Keg – Citations were issued, however they failed to appear in Mayor’s Court tonight, capiases issued.
6. Reference Cable TV – Ready to be turned over to new system, probably mid April.
7. Reference Car Wash – Possible buyer of property for warehousing. This is not ideal for our business overlay, and he will look elsewhere.

Mrs. Dubose questioned the status of the Tax Doctor building. Per Mr. Creager, they will be cited soon.

POLICE DEPARTMENT: Chief Tilley reported:

1. Met with Karate instructor, need authorization to start mid April, proposed times are:
 - A. Wednesday Evening
 - B. Friday Evening
 - C. Saturday Afternoon

Council had no objection, also, self defense class is in the works.

FIRE DEPARTMENT: Chief Ballman was on vacation and excused from this meeting.

Chief Tilley added that he will meet on April 6, 2006 at 10:30 AM with CMHA reference PD problem addresses.

SOLICITOR: Mr. Doug Miller distributed proposed Resolutions.

Councilman Doering questioned where we will get the money for the NIC contract. Dr. Morton asked if we can rely on an outside source (NIC) to do a thorough job, or can Mr. Creager continue to do the work, or do we need to hire an additional person to do the job.

Mrs. Dubose stated we need it now. Mr. Brown feels that he needs to read the proposed resolutions (just received tonight) before making a decision. He also requested that Mr. Mackenzie of NIC come and speak to council.

Mrs. Dubose made a motion for further study of the proposed resolutions, seconded by Mr. Colvin, all members approved.

Solicitor Miller distributed copies of the "Planned Unit Development" proposed Section 1146 for review and suggested it is referred to the Planning Commission.

Mr. Colvin made a motion to refer this to the Planning Commission, seconded by Mr. Brown, all members approved.

The Planning Commission will need to review the Planned Unit Development and a public hearing will be scheduled.

The Finance Committee requested that the Mayor contact Mr. Terry Donnellon for his help with finances as he was "hands on" with the preparation of financial reports. Mayor Zaffiro responded that he has already contracted with a new accounting firm for this type of help - please be patient.

Chief Tilley added that Mr. Donnellon testified before the Budget Commission less than a year ago on behalf of Golf Manor and he has access to resources.

FINANCE: Mr. Colvin made a motion to approve the bills totaling \$31,997.20, seconded by Dr. Morton, all members approved.

STREETS AND INFRASTRUCTURE: Mr. Brown reviewed the street light outages and a listing has been sent to Cinergy for repair.

SPECIAL PROJECTS: Mr. Doering reported:

1. Thanked Mayor Zaffiro for meeting with Drees Homes, sorry he couldn't attend, as he was on jury duty.
2. Reference Cable TV - should be switched over to new system in Mid April.

SAFETY & HEALTH: No report.

EDUCATION: No report.

OLD BUSINESS: Mayor Zaffiro reported that he has written a letter to Al Neyer Inc. (Developers) to propose a meeting to discuss potential projects.

Mrs. Dubose questioned the status of the Auto Parts Dealer proposed for the old Bakery Building. Per Mr. Creager, he is no longer there and building itself is available for sale.

Solicitor Miller, after review reported that we must give 10 days notice for the Planning Commission public hearing. The Planning Commission then has 30 days to make a recommendation to Council. Council must then give 30 days notice of their public hearing.

NEW BUSINESS; Dr. Morton suggested a sidewalk be painted on Losantiville Avenue at Stover Avenue. Chief Tilley and Mr. Creager will look into this.

Mayor Zaffiro reported that he met with Phil Heimlich of the Hamilton County Commissioners and the Regional Planning Commission, reference Planning Partnership. \$562.00 fee to belong to partnership, they could help with Economic Development Program. Mrs. Dubose made a motion to refer this to the solicitor for review, seconded by Mr. Brown, all members approved.

Councilman Doering questioned:

1. Why we have 2 men in our snow plow truck. Per Mr. Creager, we will only have 1 per truck henceforth.
2. Trees planted on Losantiville in easement – did we get variance? Per Mayor, check website as solicitor gave his O.K. in a previous meeting. Per Mr. Creager, we maintain the trees and now the grass to keep a uniform look in the business district.
3. Reminded Council of our financial situation which is not resolved. We must give more attention and priority to expenditures such as.
 - A. Communications budget for Lands and Building was over \$3,000.00. Per Wane, this was an accounting error which will be corrected.
 - B. Copper wire on RR Tracks was taken down by our maintenance dept. at our expense, yet RR kept the wire. Per Mayor Zaffiro, he deemed it unsightly, the general feeling was it was an eyesore, and the government must step in when the private sector won't. Mayor Zaffiro added that there is no budget for Economic Development, in the past only grant money was used.

Mrs. Dubose announced that the Planning Commission will meet on April 17, 2006 at 7:00 P.M.

Motion to adjourn made by Dr. Morton, seconded by Ms. Dubose, all members approved.

Mayor, Alan Zaffiro

Clerk-Treas. Greg Doering