

MINUTES OF THE VILLAGE OF GOLF MANOR REGULAR MEETING
AUGUST 14, 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.

Councilman Doering made a motion to approve the minutes of the July 24, 2006 meeting as corrected, seconded by Councilman Colvin, all members approved.

Clerk-Treasurer Doering reported he was in receipt of a letter of resignation from Councilman Jack Morton. His designates are Councilman Puthoff and Councilman Colvin. They named Mr. David Bidnick to Councilman Morton's now vacant seat. Council had no objection.

Mayor Zaffiro report:

ECONOMIC DEVELOPMENT

1. Met with Metro on August 2, 2006 to discuss maintenance of Trestle and surrounding right-of-way.
2. Metro will repair pillars of the Trestle and grade the surrounding land to prepare for landscaping – work in progress.
3. Update of LCC Golf Course – Amberley expects decision in October – Pleasant Ridge Community Council met with Michael Carvy (City of Cincinnati Development Office); the City is sensitive to quality development of the site, and has necessary development tools in place.
4. Queen City Supply and Diversified Supply are both in contact with the new owners of the Imperial Adhesives site. These two companies need room to expand and are very interested in staying in Golf Manor.
5. Met with Tom Lampe (Strip Mall), Mark Turner (Taxx Doctor), Bob Johnson (AB Realty), Mark Kalb; and contacted by phone: Petermann Bus Company, Kim Kyte (Ellenbee Leggett), and Hank Snyder 2200 Losantiville (old bakery site) about proper maintenance of their properties. We should see some improvement.
6. Hank Snyder asked for appraisal and may be willing to re-visit donating the property to the Village. I asked Arch Realty to donate the appraisal. Note that the value of the property may have increased due to the rezoning and improvements to the business district by the Village.
7. Wane spoke with Gary Griffer (Atlantic Foods). They need room to expand. Mayor contacted Duke Energy about substation behind that property. No response yet.
8. Attended Amberley Mayor's meeting – both Phil Heimlich and David Pepper promised additional resources to first suburbs.

RENTAL LICENSE PROGRAM PROPOSAL

1. Spoke with Andrew McKenzie of N.I.C.
2. Related Betty Walker's customer service complaint.
3. Discussed administration of Rental License Program. They administer a very successful program for Oxford, Ohio. Akron, Ohio has a program we may wish to model, as well. He suggested a modest fee for initial inspection; if passed there is no additional fee; if problems found there is a much higher re-inspection fee.
4. Mayor's note for the record: the fee is intended to cover the cost to the Village incurred as a result of the poor condition of rental property and the conduct of many of the tenants – not to generate revenue.

5. Attended first suburbs consortium meeting on July 27. All communities are having problems finding responsible parties for abandoned properties. Some have set up development corporations to actively turn these properties back to productive use.
6. Distributed Project Impact Agreement submitted by the Hamilton County Regional Planning Partnership. Asked for discussion and approval under old business. There is no cost to the Village.

METRO BUSES

1. Received complaint about litter and trespassing by bus riders from the homeowner at Wiehe and Bremont.
2. Mayor contacted Metro to move that bus stop 1 block to the Municipal Building. Mr. Creager will look into trash can and a bench for that stop.

VICE-MAYOR: Mrs. Dubose Reported that:

1. Self defense class was held July 25, 2006 about 30 participants and there is interest to continue this activity.
2. Safety Day was held August 12, 2006 and the turn out was great. Officer Forrest spearheaded this event: 1500 – 2000 people attended this event. She thanked everyone involved this year and reported that it could be repeated next year.

Mayor Zaffiro swore in Mr. David Bidneck as councilman.

SERVICE DIRECTOR: Mr. Creager reported:

1. Tax (income) collection to date totals \$445,040.66.
2. Distributed N.I.C. July 2006 report.
3. BWC: Our 3rd appeal will be held September 13, 2006. Also, we have requested an audit on our 2003 year; this could result in significant savings.
4. No response from Thaman Rubber.
5. Working on Municipal Road Grant application – lists of streets attached.

Mr. Creager was asked status of:

1. African Store – they were inspected by Health Dept. and given lessons on food handling and preparation.
2. Sinkhole on Canterbury – still needs to be completed, also another has developed at Losantiville & Bremont and on Losantiville near Fair Oaks.

POLICE CHIEF: Chief Tilley at family matter Lt. Taylor reported:

1. Council Protection Survey – 11 communities contacted.
 - a) 2 have Police Officers present.
 - b) 8 - Police Chief is present.
 - c) 1 - Police Officer assigned (Cincinnati)He also noted that some contacts reported that citizens could feel intimidated by the presence of an armed guard when speaking to council.
2. Bike Patrol is out and visible.

FIRE DEPARTMENT: Chief Ballman:

1. Distributed July 2006 Fire & EMS Response report to Golf Manor Council.
2. Air compressor sold for \$1100.00 on eBay Auction.

SOLICITOR: Mr. Butler distributed copies of proposed Ordinance 2006-19 – 2.0 MIL Tax Levy.

Motion to read by title made by Councilman Puthoff, seconded by Councilman Bidnick, all members approved.

Motion to pass made by Councilman Puthoff, seconded by Councilman Bidnick, all members approved.

Mayors' monthly statement for June 2006 totaled \$5005.00.

Motion to accept made by Councilwoman Dubose, seconded by Councilman Colvin, all members approved.

Mayors' monthly statement for July 2006 totaled \$4,666.00.

Motion to accept made by Councilwoman Dubose, seconded by Councilman Colvin, all members approved.

FINANCE: Councilman Colvin made a motion to approve the bills totaling \$31,805.84 seconded by Councilwoman Dubose, all members approved.

SAFETY AND HEALTH: Councilman Puthoff:

1. Questioned status of Thaman Rubber problems?
Per Mr. Creager, they have not been cited, working with N.I.C. still on this problem.
2. Tall grass issues?
N.I.C. is working on, per Mr. Creager.
3. Sheds abandoned on Katz property?
Mayor Zaffiro responded that it is being addressed.
4. Flea Market/Scott Property needs attention. Per Mr. Creager, N.I.C. is working on. Councilman Puthoff also will make contact.

EDUCATION: Mayor Zaffiro reported that the Pleasant Ridge Montessori School project is NOT in jeopardy of the Cincinnati Public School Building Fund cut backs.

SPECIAL PROJECTS: No report.

STREETS AND INFRASTRUCTURE: No report.

OLD BUSINESS: Councilman Doering distributed a copy of the 2006 Agenda and reviews results. Twenty out of twenty-five items have been completed and ideas are in place for others (attached).

Mr. Creager reported that in conversations with realtors/proposed tenants he hears positive comments about Golf Manor.

Reference Project Impact:

After discussion, Councilman Doering made a motion for the Mayor to enter into this agreement, seconded by Councilman Bidnick, all members approved.

Councilman Doering made a motion to discuss our sick time policy which was tabled previously – No second to this motion.

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8/14/06

Councilman Doering made a motion to discuss proposed license fee and tax credit reduction, seconded by Councilman Puthoff, all members approved. Councilman Doering explained that he feels the license fee as a “band aid” to our current financial condition. He would rather see us explore the tax credit reduction for a period of time to cover our deficit.

Councilman Colvin stated that we need the license fee not to raise revenue but rather to keep property values up.

Councilman Doering responded that we currently have on the books “Tools” (legislation) for N.I.C. to enforce building violations. Councilman Bidnick suggested a 6 month moratorium for new owners/landlords. After further discussion, Mayor Zaffiro and Mr. Butler will bring examples of current license fees by other communities for council to review.

Reference 2100 Losantiville Property: Motion to discuss made by Councilman Doering, seconded by Councilman Brown.

Councilman Doering questioned can we direct N.I.C. to cite property? Per Mr. Creager, they follow their own itinerary.

- A. RR Property – per Mayor we will use Golf Manor resources (money & manpower).
- B. Katz sheds – cite.
- C. Thaman Rubber – cite.

We need to enforce laws & legislation on the books now!

NEW BUSINESS: Councilman Puthoff echoed Councilman Doering comments. Mr. Creager added that the “For Sale” sign at 2100 Losantiville is allowed per the sign ordinance.

Mr. Puthoff reported that there is pending legislation to give a \$ rebate to communities for federal and state taxes on gasoline purchases.

Motion to adjourn made by Councilman Bidnick, seconded by Councilwoman Dubose, all members approved.

MAYOR, ALAN ZAFFIRO

CLERK-TREAS., GREG DOERING