

**MINUTES OF THE VILLAGE OF GOLF MANOR REGULAR MEETING**  
**AUGUST 28, 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 the following members present: Mr. Bidnick, Mr. Brown, Mr. Colvin, Mr. Doering and Mrs. Dubose.

Mrs. Dubose made a motion to excuse Mr. Puthoff, seconded by Mr. Bidnick, all members approved.

**POLICE DEPARTMENT:** Chief Tilley reported:

1. The homicide on Vera Avenue (8/25/06) was not a random crime nor is it a safety issue. Golf Manor has spent 85 man hours and Hamilton County 190 man hours already on this case. Hamilton County Sheriff has assigned 6 detectives to this case.
2. On August 27, 2006 a felonious assault occurred at 2432 Losantiville. Arrests have been made. We would like to see further evictions from that location.
3. An investigation which began in January 2005 at the Golf Manor Synagogue ended August 4, 2006 with the arrest and conviction of 1 subject for \$45,000.00 in credit card misuse. 5 years probation and full restitution was the sentence.

Councilman Doering made a motion to approve the minutes of the August 14, 2006 meeting as corrected, seconded by Mr. Brown, all members approved.

Mr. and Mrs. Jerry Bearinghaus (Cindy) spoke to council on:

1. Safety – Police Chief Tilley covered.
2. Rumor of fee being put on 2-family and above rental properties and would like the Mayor or Council to explain. This tax (fee) would discriminate against property owners who rent units. He stated they could go Section 8, get a yearly inspection as part of the program, and receive increased rental revenue. What, as rental property owners, can we do to stop this proposal?

Mayor Zaffiro answered that it is council's decision, does not need to go to the electorate. This fee gives us more control over rental property. Most rental properties in Golf Manor are not maintained in a manner that is an asset to the community. The license fee would 1) tell us who the owner is, 2) tell us who renters are and 3) allow us to inspect property, so standards are met for both the community and the renters.

Mr. Bearinghaus reminded all that the Golf Manor Fire Department use to do inspections; couldn't we go back to that? He also feels this proposal should go in front of voters. We keep our property up, why, if more costs? Mayor replied that indeed your property is kept up better than any other in Golf Manor, if all were like the Bearinghaus property there would be no purpose for this fee, but many landlords don't.

Mr. Adam Meyers of 2333 Vera spoke to council. He stated that the budget crunch led to this proposal. Owner/Investors are quite the backbone of Golf Manor. It is unfair to target one group. You should be aggressive in

business development instead of licensing fees. These costs will go to the tenants, and lead to more empty apartments. We already have laws to inspect. Mayor Zaffiro replied that most of our costs in police, fire and maintenance are related to rental properties.

Mayor's report:

1. Reference Hamilton County Planning Department. We will start meetings on Wednesday AM for economic development program.
2. Commended the Golf Manor Maintenance Department crew on work done on streetscape. Job well done.

Vice Mayor Dubose's report: Mrs. Dubose reported that she has sent out five thank-you letters from safety day. Needs other names and addresses to send additional.

**SERVICE DIRECTOR:** Mr. Creager reported:

1. Fence at park – posts are still on back order.
2. Sink hole on Canterbury will be done August 28, 2006 or September 1, 2006 by Adletta.
3. Sink hole on Losantiville being looked into by engineer for remedy.
4. NIC report for July distributed.
5. Reference Thaman Rubber – Mayor spoke with NIC and they have orders on them. They are contemplating a move to a different location.
6. Resolution prepared on 2307 Losantiville for high grass/weeds.
7. Working with solicitor's office on road levy finances, please review for next council meeting.

**FIRE DEPARTMENT:** No report.

**SOLICITOR:**

1. RESOLUTION 2006-20: Tall Grass at 2307 Losantiville. Motion to read by title made by Mrs. Dubose, seconded by Mr. Colvin, all members approved.

Motion to pass made by Mr. Doering, seconded by Mr. Colvin, all members approved.

2. Prepared potential ordinances and/or examples of rental license fees for council's review.

Mayor Zaffiro appointed Mr. Bidnick to the finance committee.

**FINANCE:** Mr. Colvin made a motion, seconded by Mr. Bidnick to approve the bills totaling \$31,146.42, all members approved.

**SAFETY AND HEALTH:** No report.

Councilman Doering added:

1. Missing street sign at Rosedale & Stover.
2. Stop sign not visible (overgrowth) at Graceland & Bremont.
3. Storm drain "sinking" at Wiehe & Losantiville.
4. West side of Wiehe – litter and over growth needs attention from Imperial Adhesives and Thaman Rubber.
5. Pizza Property status? Per Mr. Creager they have filed for permits, is moving ahead slowly. Pole on Valvoline Site? Per Mr. Creager letter is ready, researching owner.

6. Bakery property appraisal? Per Mayor, still working on.
7. Proposed bus stop move from Bremont & Wiehe? Done, per Mr. Creager.

**SPECIAL PROJECTS:** No report.

**STREETS AND INFRASTRUCTURE:** Mr. Brown reported “progress”.

**EDUCATION:** No report.

**OLD BUSINESS:** Motions to revisit tax credit issue by Councilman Doering, seconded by Mr. Brown.

Clerk-Treasurer Doering reported that he is saddened to report that for the 5<sup>th</sup> time this year there was no finance committee meeting. Village finances are in critical condition and I can't even get the chairman (who excused himself by phone the day of the meeting), the Vice-Mayor (no call or excuse for absence) nor the corresponding secretary (not even appointed yet) to even attend meetings. I wish to direct the Mayor to survey the current 2 members (and any proposed members) to see if they wish to still be on (or appointed to) finance. Some very important decisions (e.g. tax credit & budget overages from 2005 and 2006) need to be decided by end of year.

Mrs. Dubose feels that the finance committee needs guidance and not “bashing”.

Mr. Colvin said to stop bickering.

Mrs. Dubose made a motion to table this discussion, seconded by Mr. Colvin, all members approved.

Mayor Zaffiro suggested that the finance committee meet and report back to council with a recommendation on the proposed tax credit.

Mr. Brown stated that the proposed license fee is not to generate income but rather to insure property management. Mayor Zaffiro stressed that it is indeed for property maintenance, not revenue.

Councilman Doering stated that he remembers the finance committee's report of their July meeting in council's minutes stating 3 possible income sources as:

1. Tax Credit Reduction.
2. Levy Replacement.
3. Rental License Fee.

He will review when the date was. Mr. Colvin added that the Finance Committee is trying its best. We need to work together and stop bickering. Per Mayor, if council wants to do it (tax credit), but he is worried about it.

Councilman Doering stated that we can do the tax credit reduction for a certain period of years and/or end it after the deficit is dissolved.

Mrs. Dubose proposed a 50% tax credit for a certain period of time (2 years or 5 years) and then revisit.

Mr. Butler reminded council that you can't bind future council's by legislation.

Mr. Brown questioned if future levies would pass since we have recently a) passed Golf Manor Police Department Levy, b) passed street levy, c) replacement levy in November 2006, and d) tax credit reduction.

Mayor Zaffiro asked the service director to prepare a chart of how much it would cost our residents.

**NEW BUSINESS:** No report.

Motion to adjourn made by Mrs. Dubose, seconded by Mr. Bidnick, all members approved.