

**MINUTES OF THE VILLAGE OF GOLF MANOR REGULAR MEETING**  
**JANUARY 14, 2008**

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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.

Mr. Doering made a motion to approve the minutes of the December 10, 2007 meeting as corrected, seconded by Mrs. Dubose, all members approved.

Mrs. Dubose made a motion, seconded by Mr. Bidnick, to approve the minutes of the December 17, 2007 special meeting, all members approved.

Mayor Zaffiro:

1. Reviewed rules of council including:
  - a) Communication Guidelines Memo of July 23, 2007.
  - b) Ethics
  - c) Sunshine Laws
  - d) Roberts Rules of Order
2. Waste Collection – to be discussed later during New Business.
3. Reported on an economic development meeting which included 9 people and representatives of the Hamilton County Development Co. We are looking at the possibility of an outside consultant.

Vice Mayor: Mrs. Dubose reported that the Planning Commission met reference 6515 Wiehe Road which is to be occupied by a cabinet & countertop co. Application was approved with contingencies. Mr. Glasser (future occupant) had questions on these contingencies and was referred to the solicitor. We are now waiting on feedback from proposed occupant.

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

1. Graceland Avenue project has shut down for winter. Will be completed in spring, 2008.
2. Street signage is still being worked on. Mayor Zaffiro questioned use of former Thunderbird Car Wash property without approval. What legal action can we take? Per solicitor, Mr. Creager can issue citation.

**POLICE CHIEF:** Chief Tilley:

1. Kristin Wocher, Golf Manor Police Dept. clerk, wrote a grant application and as a result we were awarded a \$30,000.00 grant for Video Equipment for the Golf Manor Police Dept.

**FIRE DEPARTMENT:** Chief Ballman reported:

1. December, 2007 Fire & EMS response report was distributed to Golf Manor Council.
2. Order to purchase the new Life Squad will be placed in Spring, 2008.
3. RE: Former Thamen Co. Property. There would be fire code requirements by Golf Manor Fire Dept. for any proposed lessee.
4. Former Golf Manor Fire Chief Russ Desserich willed Golf Manor Fire Dept. about \$8,900.00 for rescue tools.

**ECONOMIC DEVELOPMENT:** Mr. Doering reported on the January 11, 2008 meeting with the marketing specialists concerning planning, etc. Questions of

financial contribution by Golf Manor was discussed. Options include a % of Income Tax Revenue which resulted from work. These specialists were involved in the development of the Reading Road and Benson Street area of Reading, Ohio. This example, as would be Golf Manor, is not short term, but a long term process. This is a work in progress – Please be patient.

**SOLICITOR:** Mr. Butler:

RESOLUTION 2008-1: Advances. Motion to read by title made by Mr. Bidnick, seconded by Mrs. Dubose, all members approved.

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

**FINANCE:** Mr. Bidnick made a motion to approve the bills totaling \$44,781.01, seconded by Mr. Colvin, all members approved.

Mrs. Dubose:

1. Questioned a bill for the Cincinnati Enquirer for over \$200.00 to publish a special meeting. Could we save this by having set meetings? No, per Mr. Butler, but we could offset these charges by billing the petitioner for the charges occurred. Mrs. Dubose made a motion to refer this to the finance committee, seconded by Mr. Colvin, all members approved.
2. Reported on pool financials as requested by Mayor Zaffiro as follows:

YEAR	INCOME	EXPENSE
2001	\$6,000.00	\$56,000.00
2002	\$6,000.00	\$42,000.00

A loss of over \$86,000.00 for the last two years of operation. Finance feels the pool is not something we can afford to continue.
3. Re: 2008 Budget Sheets and discussion. General Fund balance went from projected deficit of \$110,000.00 to a deficit of only \$32,000.00. These are good figures, but we did receive a \$175,000.00 estate tax, which we can not count on. Clerk-Treasurer Doering reminded everyone that we continue to spend more than we appropriate, a practice which we must stop.
4. Requested the solicitor to prepare an ordinance for the Police Sergeant position.
5. Is in receipt of Golf Manor Police Dept. and Golf Manor Fire Dept. proposed salary increases for 2008. Golf Manor Police Dept. full time officer are also due an \$1800.00 raise to be paid from levy funds (passed in 2005).

Finance agreed on a 4% increase for all village employees. Also, the part time Golf Manor Fire Dept. officers’ salary scale needs to be adjusted for Lt. and Capt. Positions, neither of which currently exist.

Solicitor was directed to prepare ordinances for each of these.

Mayor Zaffiro asked of finance reference energy savings throughout village. Could we save \$50,000.00-\$100,000.00 per year?

**EXECUTIVE COMMITTEE:**

**OLD BUSINESS:**

Re: Women's' Self Defense Program. Mr. Colvin questioned the status of this. Mrs. Dubose responded that Mr. Lee was ill, now is back to good health and she will contact him.

Re: Letter from Mayor to Mary Dalton. Clerk-Treasurer Doering questioned if we have received a response from her and if we are really offering "legal guidance through our solicitor's office" and if so, at what \$ rate? Per Mayor Zaffiro, we have not received any response, and Mr. Butler added that he would not offer her legal advice.

Re: Graceland Avenue Project. Councilman Doering reported that the north end of Graceland Avenue already has cracks in new concrete curbs, pot holes in asphalt and water leaking. Project is shut down for winter, will the contractor be responsible for repairs in the spring. Per Mr. Creager, all will be made good in the spring, or legal action can be taken and payment withheld.

Re: Tree stump on berm at Pieper Way and Mayflower. Mrs. Dubose reported that this debris is still there. Chief Tilley responded that he will look into, take needed action and report back to council.

**NEW BUSINESS:**

Re: Waste Management Practices. Mayor Zaffiro reported that the cost of Rumpke/CSI services range from \$50.00/\$60.00 quarterly to residents. Some communities are charged about \$30.00 per quarter. He proposed one waste hauler at one contracted price billed to Golf Manor, cost billed to consumer on water bill. This would save our residents about \$10.00 a month, and would have less wear and tear on our streets. After discussion, the solicitor was directed to research and prepare a request for proposal.

Re: Losantiville & Elbrook Businesses. Mr. Bidnick was questioned about how they are zoned. He was advised to refer these questions to Mr. Creager.

Re: Zoning. Mr. Doering asked if all prospective business property owners are subject to the Planning Commission and/or if it is a permitted use must they go before the Planning Commission. Should we be restricting the proposed business to very limited types of businesses ("Doctor & Lawyer")? After discussion, it was doubted that that quote was made, but sometimes the Planning Commission just must say no due to health and welfare of the Village

Mayor Zaffiro asked council members to think about proposed committees for the next council meeting January 28, 2008.

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