

MINUTES OF CITY COUNCIL MEETING, CHEVIOT, OHIO

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October 2, 2007

The regular session of Council was called to order at 7:31 P.M. with the Pledge of Allegiance and a moment of prayer. Roll call was taken and the following were found in attendance:

Mayor	Samuel D. Keller
President of Council	Deborah M. McKinney
Law Director	Mark G. Waters
Safety Service Director	Steven O. Neal
Council 1 st Ward	Ryan T. Zech
Council 2 nd Ward	Dennis T. Dinkelacker
Council 3 rd Ward	James F. Sunderhaus
Council 4 th Ward	Greg J. Stautberg
Council at Large	Kathleen S. Zech
Council at Large	Charles L. Norman
Council at Large	Steven L. Braun

The minutes of September 18th, 2007 were approved. President McKinney called for the reports that would be presented.

Recognition of the Public

No one from the public wished to speak.

Safety-Service Director's Report

Mr. Neal announced the results of the bids for Winter Ice Salt and the Homelawn Avenue Reconstruction Project. Mr. Neal informed Council that Cincinnati Water Works is going to replace the water main on Homelawn Avenue, which will delay the reconstruction project. Mr. Neal informed Council that he received a packet from the Ohio Public Works Commission regarding the Harrison Avenue Project stating that concrete pads will be installed at the bus stops along Harrison Avenue. Mr. Neal informed Council that Duke Energy will begin replacing the gas main on Harrison Avenue in November, and that the project will run through March. Mr. Neal then informed everyone that leaf collection will begin soon.

Mayor's Report

Mayor Keller informed Council that he has received two Ohio Public Works Commission contracts for funding of the Harrison Avenue Project, which he will forward to the Law Director for review before signing. Mayor Keller informed everyone that as of September 30th, 88 properties in the city had received notices regarding high weeds and grass, adding that the Public Works Department has cut the grass at 10-15 of those properties, some on multiple occasions. Mayor Keller added that 57 orders have been written for Property Maintenance issues, saying that while most have complied, 6 property owners have been brought to Property Maintenance Court. Mayor Keller informed everyone that the Housing Court and Property Maintenance Court will now be a part of the same docket. Mayor Keller informed Council that he has met with the Police Chief regarding a wage review for part-time police officers, and has forwarded the information to Mr. Norman for review in the Finance Committee. Mayor Keller informed everyone that the City has purchased a house on Davis Avenue from the U.S. Department of Housing and Urban Development with the hope that the City can renovate and sell it to future residents. Mayor Keller indicated that the Cheviot Savings and Loan may donate to help with the financing of this project, adding that he will speak to other banks in the area as well. Mayor Keller said this issue will be discussed further at tomorrow night's Project Impact meeting, adding that the proceeds from the sale of this property could be used for a possible first-time home buyer program in the City. Mayor Keller said that the City will need to spend \$10,000 to \$30,000 to renovate the property, but estimated the property could sell for between \$85,000 and \$95,000. Mayor Keller said that there is a lot of work to be done to make this happen, adding that a special line item in the budget will need to be set up to administer the program. Mrs. Zech said that this is an example of the positive difference Project Impact is making for the city, and Mayor Keller added that all of Council, as well as the Administration, has been involved with Project Impact and it really is making a positive difference in the city. Mayor Keller then informed Council that

external audits of the City's books have been completed for 2005 and 2006 and the City is totally in compliance with the law, adding that there were only a few minor issues raised. Mayor Keller informed Council that he has received a letter from the Ohio Attorney General informing him that all public officials will have to attend training regarding public records and the Sunshine Law. President McKinney referred the contract for the home purchased by the City to both the Building and Annexation Committee and Finance Committee for review. Mr. Neal informed Council that the City can purchase properties from HUD if they are not purchased within six months of being foreclosed on, and added that the City is currently watching 4 more properties which may become available soon. Mr. Neal said he has inspected the property on Davis Avenue and it can be renovated, but added that if the City purchases a house that cannot be repaired, Community Development money is available to have houses demolished. Mr. Neal said one house in Cheviot has already been demolished by a property owner as a result of Property Maintenance orders being written on the house. Mr. Zech asked if there was any update on the City's Census challenge. Mr. Neal said the City is working with Hamilton County Regional Planning on the issue, and Mayor Keller added that this can be addressed at the next Project Impact meeting. There was much discussion. Mr. Norman informed everyone that a public records training session will be held in Cincinnati on Friday, October 5th, and added that voicemail is now being considered public record. There was much discussion.

Law Director's Report

Mr. Waters announced the results of the City Employee arbitration case, and recommended no further legal action on this issue. Mr. Waters did recommend the City look into reopening the Labor agreement with the Police Union either now or at the end of the current contract.

Committee Reports

Ward 1 - Mr. Zech had no formal report. Mr. Zech announced that the CWCA has started its 2008 membership drive and updated Council on the Cemetery Project.

Ward 2 - Mr. Dinkelacker had no formal report. Mr. Dinkelacker reminded everyone that the next Project Impact meeting is scheduled for Wednesday, October 3rd at 6:30 P.M. in the Fire Department meeting room. Mr. Dinkelacker updated Council on his progress investigating the Metro Bus issue. Mr. Neal informed Council that the possibility of Community Development money being available for streetscape work in the city will be discussed at the Project Impact meeting.

Ward 3 - Mr. Sunderhaus had no formal report. Mr. Sunderhaus reminded everyone that October is Fire Prevention Month and reminded everyone to check the batteries in their smoke detectors.

Ward 4 - Mr. Stautberg had no formal report. Mr. Stautberg updated Council on the problem property on Frances Avenue discussed at an earlier meeting, saying that CMHA has discussed the issues with the property with the Safety-Service Director and the Police Chief. Mr. Stautberg added that the current renters of the property are being evicted. Mr. Stautberg informed Council that he received an email from a resident commending President McKinney for her work with "Wills for Heroes" and asking that Council look into cell phone usage for drivers within the city. Mr. Neal informed Council that the City is preparing to adopt a Cell Phone Usage Policy for City employees. Mr. Stautberg then wished his dad a happy birthday.

Council at Large – Mrs. Zech had no formal report. Mrs. Zech made a motion *To Amend Section 76.23(A) Of The Cheviot Code Of Ordinances* with a second from Mr. Stautberg. The motion carried 7-0 by voice vote and was assigned as ORD 07-27. This constituted the first reading of ORD 07-27. Mrs. Zech reminded everyone of the Halloween dance Saturday, Oct. 27, at the Cheviot Memorial Fieldhouse benefiting the Weidner family.

Council at Large - Mr. Norman had no formal report. Mr. Norman made a motion *To Amend The 2007 Annual Appropriations; And To Declare An Emergency* with a second from Mr. Sunderhaus. The motion carried 7-0 by voice vote and was assigned as ORD 07-28. Mr. Dinkelacker made a motion to suspend the rules with a second from Mrs. Zech. The motion carried 7-0 by roll call vote. Mr. Zech made a motion to adopt with a second from Mr. Stautberg. The motion carried 7-0 by roll call vote. Mr. Norman made a motion *To Accept The Amounts And Rates As*

Determined By The Budget Commission; To Authorize The Necessary Tax Levies; To Certify Them To The County Auditor; And Declare An Emergency with a second from Mr. Sunderhaus. The motion carried 7-0 by voice vote and was assigned as RES 07-20. Mr. Norman called a meeting of the Finance Committee for Tuesday, October 9th at 6:30 P.M., a meeting of the Building and Annexation Committee for Tuesday, October 9th at 7:00 P.M., and a Public Hearing to discuss the proposed Nuisance Ordinance for Tuesday, October 9th at 7:30 P.M.

Council at Large - Mr. Braun had no formal report. Mr. Braun made a motion *To Accept The Bid Of Adleta, Inc. For The Homelawn Avenue Reconstruction Project; And To Declare An Emergency* with a second from Mr. Dinkelacker. The motion carried 7-0 by voice vote and was assigned as ORD 07-29. Mr. Sunderhaus made a motion to suspend the rules with a second from Mr. Zech. The motion carried 7-0 by roll call vote. Mrs. Zech made a motion to adopt with a second from Mr. Zech. The motion carried 7-0 by roll call vote. Mr. Braun made a motion *To Accept The Bid To Accept The Bid Of Morton Salt Company For The Provision Of Ice Control Salt For The 2007-2008 Winter Season; And To Declare An Emergency* with a second from Mr. Sunderhaus. The motion carried 7-0 by voice vote and was assigned as ORD 07-30. Mr. Stautberg made a motion to suspend the rules with a second from Mrs. Zech. The motion carried 7-0 by roll call vote. Mr. Sunderhaus made a motion to adopt with a second from Mr. Dinkelacker. The motion carried 7-0 by roll call vote. Mr. Braun made a motion *To Stay Enforcement Of Metered Parking In The City Of Cheviot Business District From December 1, 2007 Through December 31, 2007* with a second from Mrs. Zech. The motion carried 7-0 by voice vote and was assigned as ORD 07-31. This constituted the first reading of ORD 07-31. Mr. Braun informed everyone that Backstreet Studios of 3720 Woodbine Avenue is holding an open house on Sunday, October 14th from 1 P.M. to 6 P.M. with proceeds going to the Ronald McDonald House and Locks of Love. Mayor Keller recommended that Council give the Safety-Service Director more discretion so he doesn't have to advertise for bids on goods and services under \$25,000 to save the City money on advertising for bids. There was much discussion. Mr. Braun recommended the City look for ways to save money on the purchase of Winter Control Salt, including pooling purchases with other communities. There was much discussion. President McKinney referred the Salt issue to the Streets and Sidewalks Committee for review, and the request by the Mayor to the Finance Committee for review.

Further Business

Mr. Sunderhaus made a motion to receive and file the September 2007 Mayor's Court receipts with a second from Mr. Dinkelacker. The motion passed 7-0 by voice vote.

Correspondence

A Legislative Bulletin and information from the Ohio Municipal League regarding their Annual Conference, a letter from State Representative Steve Driehaus supporting the City's opposition to the proposal to abolish Mayor's Courts in the State of Ohio, and three Building Inspection reports were received.

Mr. Neal asked about the status of a request he made to Council for a resolution requesting Capital Improvement money from the State to finance a land banking program. President McKinney informed Mr. Neal the issue is currently in committee. Mayor Keller asked Council to look into how the use of portable storage units such as "PODS" should be regulated by the City. There was much discussion.

There was a motion to adjourn the meeting by Mr. Sunderhaus with a second from Mrs. Zech. The motion passed 7-0 by voice vote. The meeting adjourned at 8:35 P.M.

Matthew D. McGowan
Clerk of Council

Deborah M. McKinney
President of Council