

Minutes of City Council Meeting Cheviot, Ohio

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September 21, 2010

The regular session of Council was called to order at 7:34P.M. with the Pledge of Allegiance and a moment of silence. Roll call was taken and the following were found in attendance:

Mayor	Samuel D. Keller
President of Council	Deborah M. McKinney
Law Director	Mark Waters
Council 1 st Ward	Ryan Zech
Council 2 nd Ward	Matthew McGowan
Council 4 th Ward	Bill Clark
Council at Large	Kathleen Zech
Council at Large	Dennis Dinkelacker
Council at Large	Steve Braun

Ms. Zech made a motion to excuse Mr. Sunderhaus as he is recovering from surgery, seconded by Mr. Zech. The motion passed with a 6-0 voice vote. President McKinney stated the only legislation to be considered is an Ordinance to Amend the Annual Appropriations. A motion to approve and file the minutes for August 17, 2010 was made by Mr. Dinkelacker, seconded by Mr. Clark. The motion passed with a 6-0 voice vote.

Public Recognition on Agenda Items

No member of the public wished to address Council on any agenda item.

Reports of Standing Committees

Ms. Zech read a report of the Laws, Rules and Ordinances Committee meeting held September 14, 2010. Ms. Zech made a motion to receive and file the report, seconded by Mr. McGowan. The motion passed with a 6-0 voice vote. Ms. Zech stated that she has spoken to the City of Norwood that has a procedure in place for rental inspections. She stated that originally the inspections were done through the fire department but are now done by an inspector. This inspector charges per inspection so that is something the city can look into. Ms. Zech is waiting for more information before calling another meeting.

Mr. Clark read a report of the Streets, Sidewalks and Lights Committee meeting held July 27, 2010. Mr. Clark added updates, concerning conversations with Mr. Waters, to his report. Mr. Clark made a motion to receive and file, seconded by Mr. Zech. The motion passed with a 6-0 voice vote.

Introduction of Ordinances and Resolutions

Mr. McGowan made a motion to introduce an Ordinance *To Amend the 2010 Annual Appropriations; and to Declare an Emergency*. Mr. McGowan made a motion to introduce, seconded by Ms. Zech. The motion passed with a 6-0 voice vote. The Ordinance was assigned number ORD 10-32. Mr. Clark made a motion to suspend the rules, seconded by Mr. Zech. A roll call vote was taken and the motion passed with a 6-0 vote. There was no discussion on this matter. Mr. Dinkelacker made a motion to adopt, seconded by Mr. McGowan. A roll call vote was taken and the motion passed with a 6-0 vote. Ordinance 10-32 is hereby adopted.

Mayor's Report

Mayor Keller stated that the conversion of the parking meters have begun and so has the conversation. The new meters will take quarters only. The new meter man is Tom Lutzenberger. The conversion should be of no surprise as the Mayor informed CWCA as well as it being listed in the Western Hills Press.

Parking meters are designed to keep the traffic flowing and are not meant to be for long term parking. Each meter allows for 2 hour parking. Our ordinance on parking meters only allows for one hour parking (passed in May 1992). There is to be no re-coining of meters. All officers have been instructed to make sure the meter is in correct working order before issuing a citation. Municipal Parking lots are free and available for parking up to six hours.

Mayor Keller informed Council and the Public that the Family Dollar project is moving forward. They have agreed to our requests for modification in their building plans. The demolition should start in mid-October. There are still a few items that need to be worked out.

A Rental Property Task Force is forming and first meeting on September 28, 2010 at 3:00pm. The Police Chief, Fire Chief, Safety-Service Director, the Public Works Superintendent, members of the Building Department, and others will be present. The Mayor expects this process to take approximately 6-8 months to just enforce the existing laws.

Police and Fire Exams are scheduled and the Civil Service Commission is working very hard. The entry level police exam will be held on September 25, 2010 and October 2, 2010 for the fire entry level exam. Other dates have been set for the promotional exams as well. The Civil Service Commission has reconfigured some of the promotional testing for police and fire chief. The Commission will use the assessment center for the positions. A group of current chiefs from other surrounding areas will convene and interview the candidates and will make a recommendation.

The Farmer's Market will be coming to Harvest Home Park. Ms. Statkus has been working hard to bring this to Cheviot. They will proceed on a temporary basis using the historical building at Harvest Home. The Market will be held on Fridays starting mid-late October. The City's main concern is that there is no mess left and the building is kept clean and orderly. Ms. Statkus spoke with the owner of Lenny's Produce to ensure this will not hurt his business. The Mayor was informed that the market is not in direct competition with Lenny's Produce due to the type of items being sold. President McKinney questioned if the market would interfere with events at the Lodge. Mayor Keller stated that there shouldn't be much of a conflict and there might be times when they can't use it.

Mr. Clark asked the Mayor if the promotions for both fire and police chief have to be within the department. Mayor Keller stated that the Ohio Revised Code states it as such. President McKinney asked Mayor Keller if he could supply her with the cite from the ORC.

There were no further questions for Mayor Keller.

Safety-Service Director's Report

Mr. Braun did not leave a report for Council.

There were no questions for the Safety-Service Director.

Law Director's Report

Mr. Waters stated that next meeting he will have an ordinance drafted for the pay increase for part-time firefighters. Mr. Waters will also have an ordinance to accept the amounts and rates of the budget commission.

Mr. Waters checked the wording on Issue 6, our renewal tax levy, and all seems in order.

Mr. Waters stated he received an email from Mr. Clark regarding the paper street off of Kenkel Avenue. Mr. Waters stated that there is more than one way to accomplish the request of Mr. Clark. The City may sell or lease the property which can become quite complicated. This involves a long process of bidding and publication. Mr. Waters stated a better way might be by the vacation/narrowing of the right of way, allowed in the Ohio Revised Code. This also requires publication and notice before it is done. A survey must be done and submitted to the County Auditor and Recorder. This process can be complicated as well. Mr. Waters recommended the city hire outside Counsel to handle the preparation and transfer paperwork. Mr. Waters can prepare the ordinance. There will be a large expense to the city, estimated around \$5,000-10,000 to accomplish this. Mr. Waters recommended this issue go back into committee and he will attend that meeting.

Mr. Clark asked Mr. Waters when the contract with Joe Schuster can be expected. Mr. Waters stated the contract has been drawn up and just needs his signature. The terms will be \$50 per meeting as agreed by Council. He has already done inventory work in the room. The contract is expected to be signed within the week and is terminable at any time by either party.

There were no further questions for the Law Director.

Public Recognition on Other Issues

Sue Fluegemann addressed Council concerning the property previously owned by Sunshine Cleaners. Ms. Fluegemann heard rumors that the building would be turned into a soup kitchen. She stated that if this is true, she believes a soup kitchen would not be good for the city and she is highly opposed to it. She questioned why the neighbors in the area have not been informed as to the development of the property. Mayor Keller stated that the property will become a food distribution center, not a soup kitchen. Trucks will load and unload at the property, but actual citizens will not be served there. The front part of the property is expected to serve as a second hand clothing store, similar to that of Goodwill. The expected business of the clothing store is nothing compared to that of Goodwill. Mayor Keller stated that no permits have been issued for the property at this time. The Mayor expressed that much is being done to improve the area and believes this will do the same. As long as the Ministry follows all the proper procedures, there is nothing the City can or would do to stop the process. There was much discussion on other vacant properties around the city.

Paul Siefert questioned Council on background checks for renters in the area. Mr. Siefert was informed that Ms. Zech's committee is looking into rental registration. Mr. Siefert also addressed the dangers of Alma between Trevor and Glenmore. He stated that some of the weeds have been cut back but there is no lighting on the street. He informed Council that a child was almost abducted from the area. Much discussion took place.

Other Business

Mr. Clark called a meeting of the Streets, Sidewalks and Lights Committee for Tuesday September 28, 2010 at 6:00pm. The topic of this meeting will be the paper street off of Kenkel. Mr. Clark stated the meeting should be brief.

Mayor's Court and Treasurer's Receipts

Mr. Norman, the City's Treasurer, addressed Council concerning the receipts since switching banks. The City switched from Fifth Third Bank to First Financial. Mr. Norman explained that he spent a large amount of time reviewing the reports with the Assistant Auditor Patty Henry, and developed a way to report the switch that would please not only the city but any auditor of the City's books. Mr. Norman expressed his sincere thanks to Patty Henry for all of her hard work during this time. President McKinney stated the reports will be held until next meeting to file.

Correspondence

- 2 Property Maintenance Reports
- 2 crime update emails from Chief Voss

There was a motion to adjourn the meeting by Ms. Zech, seconded by Mr. McGowan. The motion passed with a 6-0 voice vote. The meeting adjourned at 8:34pm.