

City of Deer Park  
City Council Meeting  
Municipal Building  
January 14, 2019

President Daily opened the meeting at 7:00 pm with the Pledge of Allegiance and Prayer. The Clerk of Council read the roll. Mr. Camp, Ms. Culver, Mr. Gavin, Mr. Lehane, Ms. Newsom, Mr. Rapp, Mr. Tassell.

### **Adopting of the Agenda**

Ms. Culver motioned to adopt the agenda for this evening without the approval of the minutes as they are not ready. Mr. Tassell seconded the motion. Motion carried by a unanimous voice vote.

### **Public Comment – Citizens and Guests –**

**Presentation: Mr. Doug Harnish Market Metric Analysis Report of the Blue Ash Road Business District and Residential Areas** – Mr. Harnish presented information to council on the market metric analysis of the Blue Ash Road Business District and residential areas after distributing an information packet to council. Ms. Culver asked questions about headcounts in households. Mr. Gavin asked why developers have not looked at Deer Park before. Mr. Tassell and Mayor Donnellon also asked questions. Discussion ensued.

**Ken Brookbank – 7218 Delaware Avenue** – Mr. Brookbank stated that the bowling alley needs to be torn down before the rest of the city can move forward.

**Kerry Baker – 4169 Webster Avenue** – Ms. Baker asked if eminent domain is fairly clear cut or is it something you can spend years fighting over and wondered if there are programs that we could reasonably purchase properties to turn around and sell to the developers. Discussion ensued.

### **Standing Committee Reports**

#### **Legislative and Finance Committee \*Chairman Charles Tassel November Auditor's/Treasurer's Report**

Mr. Tassell made a motion to file the November Auditor's and Treasurer's Report as presented. Ms. Newsom seconded the motion. Ms. Culver asked questions regarding the Chamberlin Park drainage project. Mr. Jetter stated that this is an in house project to save money. Motion carried by a unanimous voice vote.

#### **November JEDZ Report**

Mr. Tassell made a motion to file the November JEDZ Report as presented. Ms. Newsom seconded the motion. Motion carried by a unanimous voice vote.

#### **RESOLUTION 2018-41 A RESOLUTION ADVOCATING FOR CHANGES IN THE PROCESS FOR GRANTING PERMITS FOR HIGH PRESSURE PIPELINES (SECOND READING)**

Mr. Tassell motioned to move Resolution 2018-41 to the third reading. Ms. Culver seconded the motion. Ms. Culver mentioned that Duke Energy still considers Deer Park the preferred route for the pipeline. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried.

#### **ORDINANCE 2019-01 AN ORDINANCE TO MAKE APPROPRIATION FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF DEER PARK, STATE OF OHIO, DURING THE PERIOD JANUARY 1, 2019 THROUGH MARCH 31, 2019 AND DECLARING AN EMERGENCY**

Mr. Tassell motioned to waive the 24 hour rule for Ordinance 2019-01. Mr. Lehane seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried. Mr. Tassell motioned to waive the three reading rule. Ms. Newsom seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried. Mr. Tassell motioned for

adoption and Mr. Camp seconded the motion. Ms. Culver asked questions regarding what if any legal fees are present, what advances out means and mentioned that the street lighting amount was wrong. Mr. Applegate answered questions and stated that he will correct the street lighting amount. Mr. Gavin asked questions on how the Auditor's salary is able to be increased during his current term and stated that he has issues on how an elected official can have an increase in salary during their term. Mr. Tassell stated that it is part of the transition and training process per the administration's recommendation. Mr. Jetter suggested that we move to pass with the old salary information so that the appropriation will go through. Mr. Tassell made a motion to amend the adoption with the Auditor's salary modified to \$3750.00. Mr. Camp seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried.

**RESOLUTION 2019-02 A RESOLUTION APPROVING A PETITION FOR SPECIAL ASSESSMENTS FOR SPECIAL ENERGY IMPROVEMENT PROJECTS AND A PLAN FOR PUBLIC IMPROVEMENTS; DECLARING THE NECESSITY OF ACQUIRING, CONSTRUCTING AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS DESCRIBED IN THE PLAN FOR PUBLIC IMPROVEMENTS IN COOPERATION WITH THE SUBURBAN COMMUNITIES ENERGY SPECIAL IMPROVEMENT DISTRICT; AND DECLARING AN EMERGENCY**

Mr. Tassell motioned to waive the 24 hour rule for Resolution 2019-02. Ms. Newsom seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried. Mr. Tassell motioned to waive the three reading rule. Mr. Camp seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried. Mr. Tassell motioned for adoption. Ms. Newsom seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried.

**ORDINANCE 2019-03 AN ORDINANCE DETERMINING TO PROCEED WITH THE ACQUISITION, CONSTRUCTION, AND IMPROVEMENTS IN COOPERATION WITH THE SUBURBAN COMMUNITIES ENERGY SPECIAL IMPROVEMENT DISTRICT AND DECLARING AN EMERGENCY**

Mr. Tassell motioned to waive the 24 hour rule for Ordinance 2019-03. Ms. Newsom seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried. Mr. Tassell motioned to waive the three reading rule. Mr. Camp seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried. Mr. Tassell motioned for adoption. Ms. Newsom seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried.

**ORDINANCE 2019-04 AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, AND IMPROVEMENTS IN THE CITY OF DEER PARK, OHIO IN COOPERATION WITH THE SUBURBAN COMMUNITIES ENERGY SPECIAL IMPROVEMENT DISTRICT; AUTHORIZING AND APPROVING AN ENERGY PROJECT COOPERATIVE AGREEMENT BY AND AMONG THE CITY OF DEER PARK, OHIO, THE SUBURBAN COMMUNITIES ENERGY SPECIAL IMPROVEMENT DISTRICT, SHINING KNIGHT REALTY, LLC, AND GREENWORKS LENDING LLC PROVIDING FOR THE FINANCING OF THOSE PUBLIC IMPROVEMENTS; AUTHORIZING AND APPROVING A SPECIAL ASSESSMENT AGREEMENT BY AND BETWEEN THE CITY OF DEER PARK, OHIO, THE COUNTY OF HAMILTON, OHIO, SHINING KNIGHT REALTY, LLC, THE SUBURBAN COMMUNITIES ENERGY SPECIAL IMPROVING DISTRICT, AND GREENWORKS LENDING LLC REGARDING THOSE SPECIAL ASSESSMENTS; AND DECLARING AN EMERGENCY**

Mr. Tassell motioned to waive the 24 hour rule for Ordinance 2019-04. Ms. Culver seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried. Mr. Tassell motioned to waive the three reading rule. Mr. Camp seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried. Mr. Tassell

motioned for adoption. Ms. Culver seconded the motion. Mr. Camp – yes, Ms. Culver - yes, Mr. Gavin – yes, Mr. Lehane - yes, Ms. Newsom – yes, Mr. Rapp – yes, Mr. Tassell – yes. Motion carried.

### **OKI**

Mr. Tassell announced that St. John ´s Terrace financing issues may get additional funding through OKI.

### **Safety Committee \*Chairman Tom Camp**

#### **Police Report**

Ms. Newsom reported that there were less calls in 2018 than in 2017. During the month of December there were 201 calls on first shift, 199 calls on second shift and 139 on third shift for a total of 539 calls.

#### **Fire Report**

Mr. Camp reported that in the month of December there were 37 Fire runs and 172 EMS runs for a total of 209 calls in Deer Park-Silverton District. Mr. Camp commented on the two large fires over the previous weekend and the challenges that the adverse weather brought. Ms. Culver asked if we keep the fire hydrant areas clear of snow. Mr. Camp responded that the fire department takes care of that. Mr. Lehane announced that the next Fire Board Meeting is on February 12.

### **Public Works Committee \*Chairman Mike Rapp**

#### **Recovery Update from Winter Storm Update 1/12/2019-1/13-2019**

Mr. Jetter announced that the crews cannot plow the streets if cars are not moved. Ms. Culver thanked our maintenance department for their work over the weekend.

**Correspondence (Clerk of Council) & Miscellaneous** – Ms. Perin announced that the liquor license for Mio Vino was up for renewal. The letter asked if we want a hearing or not to renew. Mr. Tassell suggested that we put it on the agenda for the February Committee Meeting and council agreed.

### **New Business –**

#### **RESOLUTION 2019-05 A RESOLUTION AUTHORIZING THE CITY SAFETY-SERVICE DIRECTOR TO ENTER INTO THE “HAMILTON COUNTY, OHIO AMENDED AND RESTATED MUTUAL AID AGREEMENT FOR LAW ENFORCEMENT FOR POLICE SERVICES; AND DECLARING AN EMERGENCY**

Mr. Tassell motioned to move Resolution 2019-05 to the Legislative and Finance Committee. Mr. Camp seconded the motion. Motion carried by a unanimous voice vote.

### **\*Charter Form of Government**

Mr. Jetter announced that a guest speaker from Mt. Healthy will be coming to speak on February 11 to discuss Charter Form of Government.

### **Citizen Questions or Comments on Agenda Thus Far –**

Ken Brookbank – 7218 Delaware Mr. Brookbank stated that there are snow plow problems on Plainfield Road from Maryland to Virginia.

### **Reports from other City Officials**

**Treasurer** – None

**Law Director** – Mr. Helmes announced that the 2018 Mayor ´s Court update won ´t be available until the next council meeting. There will be a public hearing for the Duke Pipeline Project on March 21, 2019 at UC Blue Ash in Muntz Hall in room 119.

**Auditor** – None

**Safety Service Director** – Mr. Jetter announced that there will be a meeting with the magistrate on delinquent taxes. Mr. Camp asked a question regarding tax payers at Wexford Place. Mr. Tassell asked questions.

**Mayor** – Mayor Donnellon announced that the Park Board has booked Music in the Park for the following dates in 2019. May 18, June 22, July 6, August 17 and September 14. A Sunday Twilight Show by the Jumpin Jive Band is scheduled for June 30. Movies in the Park is also back for 2019. So far June 1 and August 24 are scheduled and we are working on sponsorship. Mayor Donnellon thanked maintenance for their hard work in the snow storm and suggested that everyone be careful and to please check on your neighbors.

## **Schedule**

### **January 2019**

January 15<sup>th</sup>, 2019 Block watch 7pm at the Community Center

January 19,2019 Council Strategic Planning Work Session from 0900-1:00pm;8044 Montgomery Road,45236

January 21,2019 Martin Luther King Day City offices closed in observance.

January 23,2019 Narcan Training at the Community Center at 7:00 pm See. Ms. Culver for more information and sign-up.

January 24, 2019 at 4pm World Trade Center Committee Meeting

January 24, 2019 at 5pm CIC Meeting

January 28,2019Planning & Zoning Meeting 5:30pm.

January 28, 2019 Council Meeting 7pm. (Tim Casto City Engineer reporting on Blue Ash Road Project)

### **February 2019**

February 4, 2019 Council Committee Meeting 7:00PM TIF Presentation by Bradley from Ruwe, Dinsmore and Shol and a State Representative

February 11, 2019 Council Meeting at 7:00 PM Presentation Bill Kocker Charter Form of Government

February 25, 2019 Council Meeting at 7:00 pm

## **Adjournment**

Meeting adjourned at 9:27 pm.

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Shaughn Daily  
President of Council

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Joan E Perin  
Clerk of Council