

City of Deer Park
City Council Meeting
Municipal Building
October 22, 2018

President Daily opened the meeting at 7:00 pm with the Pledge of Allegiance and prayer. The Clerk of Council Pro Tem read the roll. Ms. Culver, Mr. Lehane, Mr. Tassell, Mr. Rapp, Ms. Newsom, Mr. Gavin, Mr. Camp. Mr. Tassell motioned to excuse Mr. Lehane and Mr. Gavin. Mr. Rapp seconded the motion. Motion carried by a unanimous voice vote.

Adopting of the Agenda

Mr. Tassell motioned to adopt the agenda for this evening. Ms. Newsom seconded the motion. Motion carried by a unanimous voice vote.

Approval of Minutes

Mr. Tassell mentioned that there were errors on the October 8, 2018 city council meeting minutes with the committee members and stated that the corrections are as follows:

L&F Committee - Mr. Tassell - chair, Mr. Camp, Ms. Newsom.

Safety Committee - Mr. Camp – chair, Ms. Newsom, Mr. Lehane.

Public Works Committee – Mr. Rapp – chair, Ms. Culver, Mr. Lehane.

Park Board Representative – Mr. Lehane

Fire Board Representative – Mr. Lehane

Mr. Tassell motioned to approve the amended October 8, 2018 city council meeting minutes. Ms. Culver seconded the motion. Motion carried by a unanimous voice vote.

Public Comment – Citizens and Guests –

Laura Rossa - 3953 St Johns Terrace – Ms. Rossa brought up concerns on the deer population in Deer Park and would like Deer Park to explore a program similar to Clifton’s deer sterilization program and gave council a copy of their plan. Dr. Jetter mentioned that rutting season will end in about 5 weeks and gave some deer repellent ideas which will be looked into. The concern was brought up about coyotes and deer attracting them. Lt Dan McCormick stated he just went to an ODNR meeting they stated that they analyzed that coyotes are mostly attacking eating it is mostly rodents and cats.

Guest: Gerry Stoker, Building Commissioner - Mr. Stoker stated he wasn’t sure why he was at the meeting and never received questions to answer prior to this meeting. Ms. Culver had questions for Mr. Stoker regarding the rate in the new contract vs previous contract however it was decided that question would need to be answered in Executive Session so it was withdrawn. Mr. Stoker was asked to update us on the vacant building ordinance and he reported that six vacant building notices were sent. One paid the fee, one is now occupied, and one was granted a waiver till end of January 2019 for a catering business coming in. A second letter is being sent to the other three buildings. Mr. Stoker stated that he is in Deer Park on Thursdays from 8 am until 12 noon and as needed on other urgent issues like excess trash or tall grass issues. Discussion ensued and when questioned how long a citizen has to pay fines and what happens after police are asked to cite someone over a violation, Mr. Stoker replied that they have 30 days to pay and then the police serve the individual which could take up to a week as they need to find the person, and in the event it is an LLC and it is harder to find the owner then they may need to go through a statutory agent from Ohio. Mr. Stoker reported that Deer Park has opened six new businesses this year and so far it looks like three more will open in 2019. Dr. Jetter stated that the owner of the old theater would like to try and sell his building to the city. Mr. Stoker thanked city council for approving the vacant building ordinance

Standing Committee Reports

Legislative and Finance Committee

September 2018 JEDZ Report

Mr. Tassell presented the September 2018 JEDZ Report. Report accepted as presented.

September 2018 Auditor's/Treasurer's Report

Mr. Tassell presented the September 2018 Auditor's and Treasurer's report. Report accepted as presented. Ms. Culver asked what the Blue Ash Road improvement cash was spent on. Mr. Applegate replied that it was for the engineers.

RESOLUTION 2018-37 A RESOLUTION AUTHORIZING ADOPTION OF THE HAMILTON COUNTY MULTI-HAZARD MITIGATION PLAN Mr. Tassell asked the Clerk Pro Tem to read Resolution 2018-37. So read. Mr. Tassell motioned to move to the third reading and Mr. Camp seconded the motion. Ms. Culver – yes, Mr. Tassell – yes, Mr. Rapp – yes, Ms. Newsom – yes, Mr. Camp – yes. Motion carried.

RESOLUTION NO. 2018-38 RESOLUTION AUTHORIZING THE DIRECTOR OF SAFETY-SERVICES TO ENTER INTO AN AGREEMENT WITH XPEX, LLC FOR PLAN REVIEW, BUILDING INSPECTION, AND PROPERTY MAINTENANCE CODE ENFORCEMENT SERVICES Mr. Tassell asked the Clerk Pro Tem to read Resolution 2018-38. So read. Mr. Tassell motioned to move to the third reading and Mr. Camp seconded the motion. Ms. Culver – yes, Mr. Tassell – yes, Mr. Rapp – yes, Ms. Newsom – yes, Mr. Camp – yes. Motion carried.

Safety Committee

Police Report September 2018

Ms. Newsom reviewed the report. There were 707 calls total. 235 on first shift, 293 on second shift and 179 on third shift. Incidents were highlighted and included accidents, drug related arrests, domestic violence and breaking and entering into cars.

Public Works Committee

Mr. Rapp asked Dr. Jetter for updates on O'Leary. Mr. Jetter announced that gutters and sidewalks are in. The storm sewers that were discovered need replacing and costs \$40,000. Dr. Jetter negotiated this price down to \$32,000 and just received a grant for \$20,000 so the out of pocket cost will be only \$12,000. Sewer work starts this week and Mr. Jetter will be inspecting weekly to ensure there are no issues like before and that everything is wrapped up the week before Thanksgiving. During the week of October 31, residents will receive a letter detailing the road removal and replacement.

Correspondence (Clerk of Council) & Miscellaneous – None

New Business

Mr. Tassell discussed looking into abatements/incentives for transitioning single family rental homes into single family use homes. Properties are selling so quickly here and since 80% of our homes were built before 1960, this could give incentive to people to update homes. There are currently 200 single family rental homes in Deer Park. Utilizing CRA to encourage rental to ownership will increase value. L&F will begin to look into and work on.

Citizen Questions or Comments on Agenda Thus Far –*Kerry Baker 4169 Webster Avenue* - Ms. Baker asked if the vacant building on Blue Ash Rd and all buildings are being developed by same developer. Dr. Jetter stated that he wants a developer who will work with residents and that the plan is to have a master developer bring in other developers and do multi use buildings with rent at \$18.00 a sq. ft. This puts us under the Kenwood area at \$20.00 and up a sq. ft. Dr. Jetter also spoke to Duke Energy about moving power lines underground, which they agreed to and will start in the later part of 2019. Mr. Jetter also mentioned that he is working with railroad to improve the road and crossings as all of these things help us improve the city and attract tenants and home owners.

Reports from other City Officials

Treasurer – None

Law Director – None

Auditor – None

Safety Service Director – Dr. Jetter gave a list of everything he is working on; Employee Handbook, Job Descriptions, Cyber Security improvements to align us with insurance company, Tax Department- separate server to hold documents per privacy laws that we need to follow, The MITS system in place, and utilizes less paper to cut down postage costs, Online police checkbook which is expensive, working on the Community Center to try and improve however the cost is high, We have applied for grant for Clifford Rd but not sure if we will receive or not, We applied for a dump truck grant however the grant was denied. We will apply again in June 2019. Deer Park is listed in The Business Journal as a Top 25 community. Our average income level is growing and residents are staying longer; currently 14-15 years with 20-23 years expected by 2023. All debris from wind storm last week will be picked up starting Nov 1st.

Mayor – None

Schedule

Thursday October 25, 2018 World Trade Center Committee Meeting 4:00 pm

Monday November 5, 2018 Council Committee Meeting 7:00 pm

Tuesday November 6, 2018 Election Day

Friday November 9, 2018 Annual Business Association Chili Cook-off

Community Center- Set up begins at 6:00 pm/Doors Open at 7:00 pm

Adjournment

Meeting adjourned at 7:59 pm.

Shaughn Daily
President of Council

Angie Chachoff
Clerk of Council Pro Tem