

Minutes Council Committee Meeting 4/2/2018

Call to Order at 7 pm by President Pro Temp Mike Rapp

Pledge of Allegiance

Council Member present Ms. Culver, Mr. Daily, Mr. Tassell, Mr. Rapp, Ms. Newsom, Mr. Gavin, Mr. Camp

Legislative and Finance Committee

Mr. Charles Tassell Chairman

Vacant Property Ordinance discussion

Mr. Tassell & Mr. Gavin worked on streamlining the previously proposed ordinance. Mr. Tassell asked council members to review with comments. There was a lengthy conversation about the streamline changes by members of council on verbiage and type of vacant properties. The streamline ordinance addresses at this time only commercial properties. Mr. Tassell asked to move the streamline edition ordinance to the law director for a draft ordinance for council to review.

Legislative Members voted to the affirmative to move to a draft ordinance.

Rules of Council Legislative and Finance Chair Mr. Tassell asked for council to look at various communities about Rules of Council. Mr. Gavin mentions that Council should look at only statutory cities in Ohio since our current rules are from 1956. Council member did discuss the Reading Council rules, but mentioned revisions would be needed. Safety Service Director Jetter ask that council look at the agenda as well since the last agenda still in place is from 1956 in the Codified Ordinances. Mr. Tassell requests that any proposed change be directed to him so the committee can meet to bring back to council.

Tax Increment Finance Discussion

Safety Service Jetter mentioned that Auditor John Applegate met in the morning with Bradley Ruwe and Mike Dean from Dinsmore Law Firm who represents the City as Bond Counsel.

The discussion with bond counsel was how the council should look at the various TIF instruments. Mr. Jetter asked that Mr. Ruwe from Dinsmore prepare a crosswalk to help provide information to the City Council on what is the right type of TIF instrument to use in commercial development in the city.

Letter to remove Tax abatement on 8028 Blue Ash Road

Safety Service Director request council prepare a letter rescinding the tax abatement on the 8028 Blue Ash Road Property. Since the council approved the abatement, the property owner had three years to improve the property, and no action has taken place. The abatement timeline ends in September of

2018. Moving forward, council must provide a resolution requesting rescinding the abatement. Mr. Tassell refers this matter to Mr. Helmes the law director for preparation of a resolution. Council was in consensus with preparing the resolution.

Safety Committee

Mr. Thomas Camp Chairperson

- Fire Lane Posting of Monticello

Chairman Camp brought forth the concerns of Mr. David Wood on the proposed Fire lane signs being installed on Monticello. Mr. Camp mention the problems with Fire/EMS vehicles being able to operate effectively when there is parking on both sides of the street during evening hours is challenging. Mr. Camp acknowledged the fact that this issue has been brought up in years past because of the same concerns. Mr. Camp also brought up that during winter months that it is also challenging to do snow removal during late night call outs with the narrowing of the street for snow plow maneuverability.

Mr. Camp offered to bring to the street fire department apparatus to give insight to the residents on the need to provide proper egress on the street during emergencies. Council provides discussion about meeting with the residents during evening hours to show the concern of the city.

Mr. Camp will be setting up a date in the future to provide the Monticello neighborhood with further information. For now the proposed fire lane has been placed on hold.

Public Works Committee

Mr. Mike Rapp Chairman

- O'Leary Bid Opening Results and award (came in higher than expected)

Safety Service Director provided the info that the O'Leary street bid the successful bidder was the Fred A. Nemann Company at \$412,684.00. The city has received grant funding of \$370,000 the city will have to contribute \$42,684 in an additional funds to complete the project.

Safety Service Director asked for a resolution allowing him to sign the contract for the O'Leary Ave reconstruction project. Mr. Applegate reported that funds are available for the project to continue.

- **Lead pipe replacement on private property**

Mr. Jetter did bring forth that the O'Leary Ave bidding process also had a cost of replacing lead residential water mains. The cost range in the bidding process range from \$29,000 to \$50,000 for those residents who have the lead resident water line.

Council enters a discussion about the Cincinnati Water Works efforts to have all lead pipes removed and replaced to meet the new CCW requirement. Ms. Culver mentioned that she has attended the CCW program and that no real resolution for the county user has been brought forth. Ms. Newsom asks what the average cost for a resident to replace a lead water line was, Mr. Jetter responded anywhere between \$7,000 to \$8,000 with water work only giving a \$1500 allowance toward the total line

replacement. Mr. Jetter also noted that this issue with other municipalities is still unresolved. Council has taken this topic under consideration for now.

- **Rate Change on Grass Cutting:**

Request for Action:

Prepare legislation (if applicable) to update the aforementioned ordinance.

Proposed Fee Schedule

Change Fee to \$91.00/Hr

Currently \$75.00/Hr x 1.4 (Inflationary Rate) = \$91.00/Hr with a Two Hour Minimum. The minimum charge therefor shall be \$182.00

Chairman Rapp proposed raising the city fees on cutting grass, while council member didn't disapprove the discussion of recovery and repeat offenders was discussed. Suggestion from the floor was a tier schedule of rates be used to imposed on the repeat offenders. If recovery can't be obtained, then a lien to the property should occur. Council agreed on moving towards an ordinance for the updating (Section 913.06 passed 7-8-2002). Moved this to Legislation and Finance for revision and preparation of revised ordinance.

Economic Development JEDZ

Council brought about the funds being received from the JEDZ, Mr. Jetter mentions that recovery funds have been slow and the city has seen some decline in revenues from the JEDZ. The discussion did occur on the new proposed development being approved in the Northeast JEDZ's area. Council was unsure of the boundaries of the district a map has been requested for council information.

JEDZ map enclosed in the minutes.

Other Boards or Committee with a Report: none

Schedule

April 9, 2018, City Council Meeting at 7 pm

April 23, 2018, City Council Meeting at 7 pm

May 3, 2018, World Trade Center Committee Meeting 4:00 pm

No Announcements

Adjournment Time 8:30 pm

Mike Rapp
President of Council Pro-Temp

William (bj) Jetter Ph.D.
Safety Service Director