

MT. HEALTHY CITY COUNCIL MEETING JANUARY 21, 2014

The council meeting was called to order by President of Council, Ross Bittner at 7:00pm. The invocation was followed by the Pledge of Allegiance.

ROLL CALL:

Present: Mr. Wolf, Ms. Brandy, Mr. Parsons, Mrs. George, Ms. Petersen

Absent and Excused: Mrs. Lingo, Mrs. Moody

Mrs. George made a motion and was seconded by Ms. Petersen to excuse the absent members. All in favor *motion carried*

ALSO IN ATTENDANCE:

Finance Director Jill Claire, Law Director Steve Wolf, City Manager Bill Kocher, Mayor Joseph Roetting

MINUTES:

A motion to adopt the minutes of the January 7, 2014 meeting with changes noted on page 1 was made by Ms. Brandy and seconded by Mr. Parsons. An aye vote carried the motion.

CORRESPONDENCE:

Tree Commission 2013 Report from the Mt. Healthy Urban Tree Commission.

Accomplishments:

- Planted 3 hardwood trees in the playground at the city park as part of Arbor Day celebration.
- Planted 9 street trees within the City
- Planted, mulched, and watered 40 seedlings in our new tree nursery
- Planted 3 new trees on McMakin
- Consulted with the City on the street construction project on Maple Avenue
- Arborist Tom Davis consulted on and assisted with the removal of a large and dying tree next to Historical Society Museum. Professional tree removal would cost city between \$2,500 to \$3,500
- January informational open house at City's community room
- Had a booth at Celebrate Mt. Healthy offering advice and informational literature

Members volunteered **296** hours on behalf of the Tree Commission in 2013. That's \$5,328 worth of volunteer labor given to the City (figured at a rate of \$18/hr, as specified by Tree City USA). This does not include several hundred dollars spent on gas by commission members obtaining trees.

PUBLIC INPUT:

Susan Frank; would like to address council regarding the rental ordinance that is set to be passed. Has a couple of questions. 1) As a resident and landlord I applaud your efforts to improve the quality of housing in Mt. Healthy, but why are you just targeting single family units and not the 3, 4 family units?

City: This is a starting point. We are looking at the homes that were started or bought as single family homes and are now being rented out. The changes we are seeing in our neighborhoods are from the single families that have changed over to rentals. Eventually we would like to move up and get into the bigger complexes, but right now we only have the man power to start with the single family dwellings. It is \$100 fee for a two year period. This is basically the first phase in this process.

Joe Bobinger: Mr. Bobinger is a 58 year Mt. Healthy resident. In March 2013 purchased a 2nd home in Mt. Healthy and entered into the rental business and had a letter from the tax office within 2 weeks requesting information. Disagrees with the fee and feels it is excessive. Would like to see the fee be charged when the tenant changes and not every two years. Mr. Bobinger has now purchased two properties and have fixed them up and now the tenants there now would like to purchase the homes. North College Hill has this program in place.

City: The key is communication with Mr. Knight. We are more looking at cases that the owners are outside of the city. Not looking for this program to be a money maker. This is not about coming down on the landlords that live here and take good care of the properties it's the ones who neglect the properties.

Dave Hoeffler: Grew up in Mt. Healthy. Has purchased 4 properties in Mt. Healthy and have fixed these properties up. When there have been no complaints from his tenants or neighbors so why should he have to pay. Every property purchased he has come in and fixed it up. Thinks this is a money issue. Not crazy about the idea of somebody coming into the properties for an inspection. Tenants should have a right to refuse entry.

City: This is the right thing to do. There are too many folks that don't keep up on properties. We don't know what direction this is going to go, but if we can get this thing going and down the road we have people that year after year never have issues we have talked about waiving the fee. Right now this is just where we have to begin.

Jim Ballard: Purchased house next door to his because he didn't want it to become a rental to just anybody. I can't buy all the houses around me, but there are people that own the house and don't take care of them. For the inspection what will be looked at and what will you be coming down on. Doesn't disagree on what is being done, but doesn't agree with only single family homes being inspected.

City: We will be looking at safety issues, big things to make the house unlivable. Making sure the home is safe to live in. Letters will be mailed out before any inspection will be done.

SPECIAL PRESENTATIONS:

None.

COMMITTEE REPORTS:

Business Partnership: Bob Parsons; Attended the Mt. Healthy Business Association meeting.

- They have elected new officers. New President is Kim Cremeans, Vice President is Stewart Snow, Treasurer is Jill Claire, and Secretary is Diane Kallmeyer. Three new directors that were elected; Sandy Metz, Jim Rahn, and John Wright and Matt Faye will move into the Board of Directors.
- Celebrate Mt. Healthy will be September 13th. They are still looking for ideas to replace the car show.
- Zoning Committee will be meeting February 3rd at 9:00am to discuss signage around the City. Rich Osgood will be attending this meeting.

Events/Parks Recreation: Jamie Wolf; Suggests looking over the minutes from the Brandstetter Carroll planning meeting before our next council meeting. It outlines what the plans are for the park renovations. This will be useful to look over before they return.

MAYOR'S REPORT: Joseph Roetting

We do have a Safety Levy in 2014. We should be getting to work on this to decide what we are going to do. This will be part of our February work session. We will have some data from the Fire and Police departments.

Park plan – would like to spend some time in “Old Business” to get questions answered and to get on the same page for when Brandstetter Carroll comes in on the February 4th meeting.

Would like to “Thank” the Urban Tree Committee for their great work and all the volunteers helping to make the city a better place to live. We could not do it without all the volunteers.

Blockwatch is the 3rd Thursday of the month, which was just on January 16th. Nobody showed up for the meeting and had concerns. We please encourage folks to come to these meetings. Send ideas as to ways to get folks to these meetings.

Civic Meeting Association met for the first time. There was 21 people who attended. They are just trying to figure out exactly what they want to do. The biggest concern is property maintenance for homes in the city. There was one unique issue that came up and that is cars parked on front lawns. Report this if you see it. The police does watch for this.

Beautification Committee had a meeting on January 16th. They are going to be doing their fundraiser in March. They will be soliciting folks to purchase plants at Moeller Nursery. The money the committee makes will go right back the committee.

CITY MANAGER'S REPORT: *Bill Kocher*

The Planning Commission is going to schedule a public hearing for the follow up on the zoning changes for Monday, February 24th. We have to give the 30 day notice.

The 4th quarter waste billing did go out on everybody's water bills. We did start clean with GCWW. The City does still has balance dues, credits and assessment balances. We are working on cleaning these up.

R.I.T.A. conversion has gone well. The communication has been good.

There will be packets from the Fire and Police chiefs to discuss at the February work session. This will be to discuss the upcoming Safety Levy.

There was a pipe that froze in the community room. We have stopped taking reservations at the moment. This is in the process of being fixed and will start taking reservations as soon as it is back up and working.

Would like to request an Executive Session before adjournment regarding legal issues.

LAW DIRECTOR'S REPORT: *Steve Wolf*

There will be new ordinances at the next council meeting. These will be new. We are needing to un-assess the assessments we made on properties for nonpayment of waste bills.

FINANCE DIRECTOR REPORT: *Jill Claire*

December month end reports are in the packets.

There was a mix up with GCWW with the Mt. Healthy Newsletter. It was supposed to go out in the 4th Qtr water bills. This did not happen, so you will be seeing this in a separate mailing. Going forward the newsletter will be in the quarterly water bill.

ORDINANCES:

Ordinance 14-1693: A second reading of an ordinance establishing a rental permit program for single family rental units located within the City of Mt. Healthy. A motion to adopt the ordinance was made by Mr. Parsons and seconded by Mr. Wolf. A roll call vote carried the motion 5-0.

Ordinance 14-1695: A first reading of an ordinance creating the unclassified part-time position of an internal auditor/financial assistant and setting compensation.

RESOLUTIONS:

None.

OLD BUSINESS:

Suppliers have submitted bids for aggregation. We should have this information for review at the February 4th meeting. Target date is still for May 1st.

1514 Compton Rd needs a status update. It has been several months since we have heard from them.

Park renovations are standing at this time as a 9 hole putt putt golf course and a small scale skate park. CDBG fund will be available again in 2015, 2016, and 2017

NEW BUSINESS:

None.

*Mr. Wolf made a motion to move into Executive Session regarding litigation at 8:15pm.
Mrs George seconded the motion. An aye vote carried and council moved into
Executive Session.*

Reconvened at 8:47pm

ADJOURNMENT:

A motion to adjourn the meeting was made by Mrs. George and seconded by Mr. Parsons. An aye vote carried the motion and the meeting was adjourned at 8:49 P.M.



Ross Bittner, President of Council



Melanie Evenson, Clerk of Council