

**MINUTES OF THE REGULAR MEETING  
AMBERLEY VILLAGE COUNCIL  
MONDAY, DECEMBER 12, 2016**

The Council of Amberley Village, Ohio met in regular session at the Amberley Village Municipal Building, 7149 Ridge Road on Monday, December 12, 2016 at 6:30 p.m. Mayor Muething called the meeting to order. The following roll call was taken:

<u>PRESENT:</u>	<u>ALSO PRESENT:</u>
Richard Bardach	Patricia Meiers, Acting Clerk
Peg Conway	Kevin Frank, Village Solicitor
Ed Hattenbach	Rick Kay, Treasurer
Elida Kamine	Rich Wallace, Police-Fire Chief
Thomas C. Muething	Scot Lahrmer, Village Manager
Ray Warren	
Natalie Wolf	

Mayor Muething welcomed everyone to the meeting of the Amberley Village Council. He led those in attendance through the pledge of allegiance.

**MINUTES**

Mayor Muething asked if there were any changes to the minutes as distributed. There being none, he stated the minutes were accepted as submitted.

**FINANCE REPORT**

Village Manager Scot Lahrmer presented the October, 2016, Finance Report (a copy of which is attached hereto). Mr. Lahrmer reported a summary of this report and noted tax collections for the month of October totaled a little less than \$200,000 which is down from October 2015 about 19%. The total amount received through earnings tax year-to-date is about \$3,200,000. Our estimate when we created it in December 2015 was a collection of \$2,650,000 for 2016. The Village did receive property tax in the month of October in the amount of \$73,000 for the second half property tax collections bringing the for the second half collections to \$448,000. The total for the year-to-date is \$954,000. The total General Fund Revenue for the month of October was \$342,406 while expenses equaled \$602,000. Expenses were high due to transfers to the capitol budget, employee severance fund, and the streets program. At the end of October, the unencumbered General Fund balance was \$5,500,000 million. The report was accepted as submitted.

**FINANCE COMMITTEE**

Mr. Hattenbach presented, read and moved to approve Ordinance 2016-18, Ordinance Amending Appropriations For the Fiscal Year 2016. Seconded by Ms. Conway and the roll call showed the following vote:

AYE: Bardach, Conway, Hattenbach, Kamine, Muething, Warren, Wolf	(7)
NAY:	(0)

Mr. Hattenbach presented Ordinance 2016-19, An Ordinance Making Appropriations for the Expenses of the Village of Amberley for the Fiscal Year 2017. Mr. Hattenbach summarized the

Village will have excess revenues in the amount of \$192,000. He then deferred to Village Manager Scot Lahrmer. Mr. Lahrmer explained the ordinance includes both the operating budget as well as the capital budget for the Village. The budget process begins in October, culminating in two meetings with the Finance Committee in late November. Mr. Lahrmer stated the 2017 budget is very similar to the 2016 budget with a few changes including funding an additional position in the Police Department in 2017. It's important to remember the Police Department is supported by two different funds: the general fund and the Police Levy. A little bit of capital money was budgeted to improve the firing range in the Municipal Building, the purchase of in-car computers, and body cameras. Additionally, there are two vehicles in the 2017 budget for the Police Department: one is a replacement cruiser and the second is a vehicle for our detective. The Fire Department is status quo with the inclusion of money for a thermal image camera and filter system.

The Maintenance Department will continue with the services on which residents have come to rely. We have budgeted \$55,000 for salt in 2017 which is slightly less than 2016. The North Site lot will be repaved.

Mr. Lahrmer stated the only unusual item in all the other 2017 budgets (Administration, law, etc.) is additional monies for consulting services that will likely be necessary as a result of the development of Village-owned land and 2100 Section Road. Money has also been included for information technology improvements which has become a budget staple over the last couple of years.

This will bring the capital budget to about \$303,000. The non-general fund funds will be budgeted at their anticipated revenue level plus any fund balance.

Mr. Hattenbach presented Ordinance 2016-19, An Ordinance Making Appropriations for the Expenses of the Village of Amberley for the Fiscal Year 2017. Ms. Conway commented on the additional staff member for the Police Department. Ms. Conway feels that while an addition may be a big deal, after hearing about the reasons for needing additional support the Police and Fire Committee felt this was a natural progression. Mr. Warren asked if the Village Manager or Chief would like to describe the need for another police officer. Mr. Lahrmer stated it has been discussed for the last two years in regards to increasing our staffing and it became more apparent this year after numerous employees have been out on leave and the Chief returned to town early to help provide man power. Mayor Muething commented he thinks this has been an excellent process. He went on to state the Chief and Village Manager are willing to try new things over the past few years and in this case, it has been determined that we pushed a little too far in reducing staff. It should be commended that they were willing to try this and also recognizing it when a change was needed.

Mr. Hattenbach moved to approve Ordinance 2016-19, seconded by Ms. Conway and the roll call showed the following vote:

AYE: Bardach, Conway, Hattenbach, Kamine, Muething, Warren, Wolf (7)  
NAY: (0)

Mr. Hattenbach presented Resolution 2016-49, Authorizing the Village Manager to Enter Into a Contract with Argonaut for Property and Casualty Insurance. Mr. Hattenbach stated the Finance Committee met with Michael Fishel, the Village's insurance consultant, and are happy to report

the insurance renewal for the coming year totals \$71,605 which is an increase of \$721 over 2016.

Mr. Hattenbach moved to approve Resolution 2016-49, Authorizing the Village Manager to Enter Into a Contract with Argonaut for Property and Casualty Insurance. Mr. Warren confirmed with Mr. Hattenbach the premium is going up by less than 1%. Mr. Hattenbach confirmed this and added that we don't pay a commission but rather a management fee to Neace Lukens for their services. Seconded by Ms. Wolf and the motion carried unanimously.

Mr. Hattenbach presented Resolution 2016-50, Submitting Proposed Renewal Levy for Public Safety Purposes to Board of Elections for Placement on May 2, 2017 Ballot. Mr. Hattenbach pointed out this is a reduction from 10 mils to 8 mils. Seconded by Ms. Kamine and the motion carried unanimously.

### **POLICE AND FIRE COMMITTEE**

Ms. Conway reported that the Committee met on November 28, 2016 to discuss the renewal of the Village's emergency services contract which expires at the end of the year after a three year period. For the past decade or more the Village has received emergency services from two other jurisdictions. Golf Manor serves the western part of the Village and Deer Park/Silverton serves the eastern part with Ridge Road loosely being the dividing line.

Ms. Conway reported the proposed contract is another three year agreement. The Village has been satisfied with the services but the cost increase has been a concern. The Village Manager and Chief were very firm with what the Village was willing to pay. The contract therefore provides for a 3% increase each year. In 2017 the Village will pay \$72,100 to each jurisdiction, \$74,265 in 2018, and \$76,500 in 2019.

Ms. Conway moved to approve Resolution 2016-51, Authorizing the Village Manager to Enter into a Contract for Paramedic and EMS Services with Golf Manor and Deer Park-Silverton Joint Fire District. Seconded by Mr. Hattenbach and the motion carried unanimously.

Mr. Warren inquired as to how many runs each jurisdiction has in the Village and whether that was worth reviewing. Mayor Muething stated that he thinks the question had come up in the past related to how much revenue each of the jurisdictions were getting from the insurance companies which was reported on in the Committee meetings. Chief Wallace provided further clarification on the matter.

### **HEALTH, EDUCATION & WELFARE COMMITTEE**

Ms. Wolf reported that the Committee has continued to meet, discuss, and implement a variety of traffic measures designed to improve pedestrian safety in Amberley. Ms. Wolf moved to again bring forth Resolution 2016-48, Declaring Support for Traffic Safety and Pedestrian Safety. This motion was tabled at the November 2016 meeting. Seconded by Mr. Hattenbach and the motion carried unanimously.

Ms. Wolf reported that the committee met just prior to the Council meeting last month to finalize the resolution. She stated Amberley was planned in the 1940s without consideration for walkability but has since become congested by traffic and highways. She stated the resolution is a culmination of the two years of work between numerous committees.

Ms. Wolf moved to amend Resolution 2016-48, Declaring Support for Traffic Safety and Pedestrian Safety. Seconded by Ms. Kamine and the motion carried unanimously. Mayor Muething clarified that the resolution will be amended in Section 6, removing the current language and inserting the proposed language (hereto attached).

Ms. Wolf moved to approve Resolution 2016-48 as amended, Declaring Support for Traffic Safety and Pedestrian Safety. Seconded by Ms. Kamine and the motion carried unanimously.

### **STREETS COMMITTEE**

Mr. Warren reported that the committee met on December 5, 2016 to continue discussions on the Elbrook/Section Roads intersections. The second item discussed was a walkway/sidewalk North of Section Road along Elbrook Road down to the creek bridge. Wes Brown, Zoning and Project Administrator, provided great input in terms of cost of the project. There are no resolutions being proposed at this time.

### **LAND DEVELOPMENT COMMITTEE**

Mayor Muething reported first on the proposed North Site ground lease. He commented that council has been working on the North Site for quite a few years including a rezoning process in late 2013. The property was listed in 2015 with Jones, Lang and LaSalle and in August of 2015 a contract was entered into for the sale of 14 acres. It was concluded at that time that having our Maintenance Department on this property was valuable and therefore we would not market the entire 30 acres. Work on the North Site has continued after several studies and discussion. Mayor Muething stated the property clearly has challenges but is in a great location.

Mayor Muething presented Ordinance 2016-20, Authorizing the Village Manager to Enter into an Agreement with Schuermann Properties Acquisitions, LLC for a Ground Lease on a Portion of the North Site. This would include a medical office building on 1.9 acres, which is the ideal type of tenant on the property. This provides \$12,500 a year for the Village for the first five years. Mayor Muething commended the Village Manager for his diligence on this project.

Mayor Muething stated that each of the Council Members received a letter today from a Councilman in Reading. He went on to state that he will take action to respond to the letter. The Village has been diligent in responding to our neighbors in Reading on Maple Avenue.

Mayor Muething moved to waive the three readings of Ordinance 2016-20, seconded by Mr. Hattenbach and the roll call showed the following vote:

AYE: Bardach, Conway, Hattenbach, Kamine, Muething, Warren, Wolf (7)  
NAY: (0)

Mayor Muething moved to approve Ordinance 2016-20, seconded by Ms. Conway and the roll call showed the following vote:

AYE: Bardach, Conway, Hattenbach, Kamine, Muething, Warren, Wolf (7)  
NAY: (0)

Mr. Warren commented that he believes he speaks for all of Council when he thanks the Village Manager and Council for their perseverance in working on the North Site.

Mayor Muething moved to declare Ordinance 2016-20 an emergency measure for the reason of ensuring the Village is doing everything possible to complete the deal with Schuermann Properties. Seconded by Mr. Hattenbach and the roll call showed the following vote:

AYE: Bardach, Conway, Hattenbach, Kamine, Muething, Warren, Wolf (7)  
NAY: (0)

Village Solicitor Kevin Frank commented that the parties have been discussing details about this lease for 4-8 weeks and the proposed tenant, Mercy Health, has other land options so this is a last opportunity. Mr. Frank stated in regards to the Reading Councilman's letter, the North Site zoning has stringent requirements and the information needed from Mercy is coming.

Mayor Muething presented Resolution 2016-52, Authorizing the Village Manager to Enter into an Agreement with Hamilton County for the Placement of a Monument Sign on Ridge Road.

Mayor Muething stated this resolution is part of what Mercy Health would like to do on the property. At the front of the property on the south of the driveway, that particular property is owned by the County. The County would like to maintain ownership for logistical reasons. Mercy would like a sign on the parcel the County owns. The County has indicated they are amenable to this.

Mayor Muething moved to adopt Resolution 2016-52, seconded by Ms. Wolf and the motion carried unanimously.

### **VILLAGE MANAGER'S REPORT**

Mr. Lahrmer reported that leaf collection will end on December 30. The Village continues to collect leaves throughout the Village. Residents are encouraged to put leaves to the street by December 30. As a reminder to those residents that don't get their leaves to the street, leaves can be bagged and put out for Rumpke.

Mr. Lahrmer stated that the Village was not successful in its application for the Ohio Public Works Commission Grant for the reconstruction of the Farmcrest subdivision. This is the second time the Village was turned down for this particular grant. Staff will continue to work on receiving funds for this particular project.

Mr. Lahrmer stated that as indicated in the most recent Village E-News, package theft is rampant this time of year. We encourage residents to take proactive measures in regards to having packages delivered to your home. If you see any suspicious vehicles they should be reported to the Police Department.

### **CHIEF'S REPORT**

Chief Wallace reported that on Friday afternoon a call was received reference a subject that was slumped over the wheel of a car on Longmeadow Lane. Officer Mark Robbins, Officer Chris Fritsch and Maintenance Department employee Rob Langdon are to be commended for their work in administering three doses of NARCAN. After these doses the individual came around

and was transported to the hospital. The Maintenance Department happened to be working in the area and this is a fantastic example of Village departments working together.

### **MAYOR'S REPORT**

Mayor Muething stated the Environmental Stewardship Committee met for the last time this year on November 15, 2016. The One Stop Drop event will be held on April 2, 2017. The Arbor Day celebration will be held on April 24, 2017.

Mayor Muething stated that Amberley was again recognized by the Hamilton County We Thrive program as one of the communities that continues to be active in the organization. Merrie Stillpass was further recognized as a Community Champion.

Mayor Muething stated the Village really tries to communicate in regards to 2100 Section Road. A video has been assembled consisting of Mayor Muething and Melissa Johnson of the Port Authority answering questions. The video is available to residents. Mayor Muething then provided an update on the building demolition.

Ms. Conway asked Mr. Frank for an update on the Duke pipeline. Mr. Frank provided an update as to Duke's application with the Ohio Power Siting Board and local communities' course of action. There are no new details as to the legal course of action but Amberley may join (in intervening in the case) with the City of Cincinnati and Hamilton County who are taking the lead. Other municipalities along the proposed routes are taking a similar course of action.

Mr. Hattenbach moved to adjourn into executive session at 7:30 p.m. for the purpose to finalize the evaluation and consider compensation of the Village Manager. The members exited council chambers to a conference room for their executive session.

Council then made a motion to go back into regular session at 8:08 p.m. Mr. Hattenbach motioned it, seconded by Ms. Conway and the motion carried unanimously. All members returned to council chambers.

Mayor Muething moved to approve the appraisal of the Village Manager. Seconded by Ms. Wolf and the motion carried unanimously.

Mayor Muething moved to adjust the Village Manager's compensation with a one-time bonus of \$5,000 for outstanding work and a merit increase of 4%. Seconded by Mr. Hattenbach and the motion carried unanimously.

The addendum to the manager's employment contract reflecting the merit increase will be prepared for next month's council meeting.

There being no further business, the Mayor adjourned the meeting at 8:11 p.m.

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Patty Meiers, Acting Clerk of Council

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Mayor Thomas C. Muething