

**MINUTES OF THE REGULAR MEETING  
AMBERLEY VILLAGE COUNCIL  
MONDAY, AUGUST 12, 2013**

The Council of Amberley Village, Ohio met in regular session at the Amberley Municipal Building, 7149 Ridge Road on Monday, August 12, 2013 at 6:30 P.M. Mayor J.K. Byar called the meeting to order. The following roll call was taken:

**PRESENT:**

Richard Bardach  
J.K. Byar  
Bill Doering  
Ed Hattenbach  
Tom Muething  
Ray Warren  
Natalie Wolf

**ALSO PRESENT:**

Scot Lahrmer, Village Manager  
Chief Rich Wallace, Police/Fire  
Nicole Browder, Clerk of Council  
Rick Kay, Treasurer  
Kevin Frank, Village Solicitor

**EXCUSED:**

Mayor Byar welcomed everyone to the regularly scheduled meeting of the Amberley Village Council. He then led those in attendance through the pledge of allegiance. Ms. Betty Whitaker then sang the National Anthem.

**MINUTES**

Mayor Byar presented the minutes of the July 8, 2013 regular meeting. He asked if there were any additional corrections or additions. Since there were none, Mayor Byar stated that the minutes stand approved.

**FINANCE REPORT**

Village Manager Scot Lahrmer presented the June, 2013, Finance Report (a copy of which is attached to these minutes). A summary of this report noted total tax collections for the month of June totaled \$126,779, up 66% from 2012; however, the total year-to-date collections are up 26% over the 2012 year-to-date. The total general fund revenue for the month of June was \$152,453 while expenses equaled \$697,518. At the end of June, the unencumbered General Fund balance was \$1,989,188. The report was accepted as submitted.

**CITIZEN TO SPEAK:**

Ms. Diane Levine, resident at 6670 Fair Acres Lane, presented her concerns relating to development of the North Site. She stated that there should be a sign on the property and ongoing efforts to develop the property should be a priority.

Mr. Muething shared that the property has been re-zoned for development where before it was not properly zoned, noted the property is listed as an available property with Hamilton County Development Company and a sign would be considered. He mentioned that it is important be mindful of expenses related to relocating the maintenance department which is located at the North Site.

**HEALTH EDUCATION & WELFARE COMMITTEE:**

Ms. Wolf reported that the committee met August 7 regarding the Village's deer policy. The committee reviewed information from several data sources as referenced in Resolution 2012-52. She noted 305 residents completed the deer survey and shared the following statistics:

- 70% see deer daily on their property;
- Most were concerned about deer auto accidents;
- 90% experienced landscape damage;
- 72% were unaware of neighbors feeding deer;

- Most were substantially concerned about the deer population;

Ms. Wolf offered that anyone interested in the results could request a copy from the Administration office. She then reported that 185 deer were sighted on the fly-over conducted via thermal imaging and that the Village culled 21 deer in 2013, wherein environmental conditions impacted the cull. She also noted that resident complaints relating to deer have doubled since 2012.

Ms. Wolf reported the committee discussed the Canada geese problem. She stated the species was protected by law. She stated that the Village Manager was asked to query other communities for methods to approach the issue.

Mr. Muething commented that the Village's current deer management policy should continue as it is currently structured. Ms. Wolf also commented that the map of the thermal imaging deer count shows the deer are not on the Amberley Green and French Park properties, but on the residential lots. The map will be shared on the Village website.

Ms. Wolf also encouraged residents to refrain from feeding the deer.

#### **PUBLIC OUTREACH COMMITTEE:**

Ms. Wolf invited all residents to attend the Ice Cream Social on Sunday, August 18 from 6-8 p.m. Ice Cream from United Dairy Farmers will be provided. Activities include a farmer's market, kids art show, safety displays and information from the Millcreek Watershed.

Ms. Wolf encouraged residents to join the Next Door website where neighbors are talking about Village matters.

Ms. Wolf announced that the Village will hold an outdoor fall event on September 28 and 29 at the Amberley Green and details are being discussed.

#### **STREETS, PUBLIC UTILITIES & SEWERS COMMITTEE**

Mr. Doering reported that the committee recommended continuing the joint purchasing through the City of Cincinnati for the acquisition of road salt. He stated the rate per ton would be \$47.91, plus delivery and surcharges. The Village would order 300-360 tons for the 2013-14 winter season.

Mr. Doering read, presented and moved to approve Resolution 2013-21, Resolution Authorizing the Village Manager to Enter into a Contract with the City of Cincinnati for Furnishing Salt for Snow and Ice Control Purposes. Seconded by Mr. Hattenbach and the motion carried unanimously.

#### **COMPENSATION & BENEFITS COMMITTEE**

Mr. Lahrmer reported that the committee recommended a 3 percent increase for employee compensation. The last increase was in 2010 at 1.8% and the prior year's wage increase was in 2009 for 1%. Employees have worked with no wage increase in 2011, 2012 and 2013. During that same period, other measures were taken to decrease Village expenses by shifting the cost of healthcare to the employees. Employees pay 15% of their healthcare premium, plan coverage was reduced, and co-payments and out-of-pocket exposure were increased while the employees moved to a high deductible plan.

A summary of what other communities have provided in the last 5 years for employee compensation was prepared showing wage increases ranged from 6 to 9.5% compared to Amberley's increase of 2.8% for the same period.

The Village has completed its Financial Sustainability Report and its commitment to fiscal discipline to maintain a balanced budget. Wage increases were factored into the plan ranging from 1-3%. The committee also reviewed other information at the meeting.

Mr. Warren reported that the committee has been reviewing overall compensation and many reductions were implemented, such as the 15% healthcare premium increase, sick leave and longevity reductions through policy change, restructured work plans and reduced overtime. He stated that the employees have endured the wage freeze and the Village is no longer among the more desirable places to work.

Mr. Warren reported the committee recommended an across the board 3% wage increase for employees, which might be considered generous in private sector, but it is, in comparison to municipal compensation, where employee pay should be. He then referenced a data sheet prepared by Chief Wallace and reviewed various positions listed, stating that this increase moves the patrol, sergeant, and lieutenant positions to the higher tier of pay in comparison with other municipalities and this is where employees should be.

Mr. Warren presented, read and moved to approve Ordinance 2013-13, Ordinance Fixing Compensation to Village Employees. Seconded by Mr. Muething and the roll call showed the following vote:

AYE: Byar, Bardach, Doering, Hattenbach, Muething, Warren, Wolf (7)  
NAY: (0)

Mr. Hattenbach moved to adopt Ordinance 2013-13 as an emergency measure for implementing the wage adjustment for Village employees as soon as possible to ensure a productive workforce. Seconded by Mr. Doering and the roll call showed the following vote:

AYE: Byar, Bardach, Doering, Hattenbach, Muething, Warren, Wolf (7)  
NAY: (0)

**FINANCE COMMITTEE**

Mr. Hattenbach reported that the Village has accumulated a number of checks which were disbursed but never cashed. The checks amount to approximately \$1,500. The Village, in accordance with state procedures for unclaimed monies, should establish an Unclaimed Monies Agency Fund to process these monies and eventually return the funds to the General Fund.

Mr. Hattenbach presented, read and moved to approve Ordinance 2013-14, Ordinance Establishing #801 Unclaimed Monies Agency Fund. Seconded by Mr. Doering and the roll call showed the following vote:

AYE: Byar, Bardach, Doering, Hattenbach, Muething, Warren, Wolf (7)  
NAY: (0)

Mr. Hattenbach moved to adopt Ordinance 2013-13 as an emergency measure for the necessity of immediately establishing and maintaining proper and accurate financial records of the village. Seconded by Mr. Doering and the roll call showed the following vote:

AYE: Byar, Bardach, Doering, Hattenbach, Muething, Warren, Wolf (7)  
NAY: (0)

**JOINT ECONOMIC DEVELOPMENT ZONE (JEDZ)**

Mr. Muething reported that the Village entered into an agreement with Sycamore Township to create a Joint Economic Development Zone (JEDZ). In accordance with the agreement, the Village will handle the income tax collections of which 10% will be allocated to Amberley Village.

Mr. Muething presented, read and moved to approve Resolution No. 2013-22, Resolution Approving Contract with the Sycamore Township JEDZ Kenwood-Southwest Joint Economic Development Zone Board for Income Tax Administration, Collection, and Enforcement. Seconded by Mr. Doering and the motion carried unanimously.

### **MANAGER'S REPORT**

Mr. Lahrmer presented a resolution for council to authorize the placement of liens on properties for nuisance abatement expenses incurred by the Village. He reported five properties that cost the Village over \$7,000 in expenses. The lien will go on the tax bill for these properties.

Ms. Wolf read and moved to approve Resolution No. 2013-23, Resolution Requesting the Hamilton County Auditor to Place Liens Against a Property for Nuisance Abatement Expenses Incurred by the Village. Seconded by Mr. Hattenbach and the motion carried, with one abstention—Bardach.

Ms. Wolf commented that homes are sitting on the market longer and residents should keep that in mind when considering development types for the Amberley Green.

Mr. Lahrmer reported that the Village issued zoning approval for Losantiville School showing the first floor as being reopened for use. The plan showed the southern half of the first floor for use by the Cincinnati Hebrew Day School and the northern half, the gym and auditorium as a possible alternate use by the Girl's High School.

In June 2012, the Amberley Village Board of Zoning Appeals granted a Conditional Use Permit (CUP) for the construction of a synagogue on approximately 6.5 acres located at 2400 Section Road to the Sha'arei Torah Congregation. The Village approved plans on July 15, 2013 for the improvements of the access drive to the subject property. Currently the Village is reviewing plans for the synagogue building and parking lot for compliance with Amberley Village Zoning and the Conditional Use Permit (CUP) issued by the Amberley Village Board of Zoning Appeals. The CUP associated with this project has 42 conditions that were imposed by the Board.

Rumpke finalized the waste and recycling tonnage reports for the first half of 2013 and the recycling cart deliveries in March have improved our rates. In comparing the 2nd quarter of 2012 to 2nd quarter of 2013, the curbside recycling tonnage is up from 94.38 tons to 118.26 tons which is a 24.5% increase. Rumpke reports the 24.5% increase in tonnage is very consistent with other cities and villages who have elected to get a larger cart to every household.

A print copy of the newsletter is scheduled for delivery to residents the week of September 2<sup>nd</sup>.

### **NEW BUSINESS**

Mr. Doering commented that in early July the Village experienced the largest rainfall seen in years. He took a moment to recognize staff for their level of service to the residents during these heavy rains which caused flooding and other issues. Staff responded with equipment to pump out basements and assist residents with the water problems. He noted that this level of service is not available in many other communities.

There being no further business, the Mayor adjourned the meeting.

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Nicole Browder, Clerk of Council

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Mayor J.K. Byar