

VILLAGE MANAGER'S REPORT
AUGUST 11, 2014 COUNCIL MEETING

Dear Mayor and Council Members:

Developments

The Planning Commission/ZBA met August 4 to hear 3 applications:

- 2450 Brookwood Lane, variance for garage doors facing street
- 6610 Kincaid Road, variance for 8" basement ceiling height
- 2400 Section Road, modify conditional use permit to allow for barn demolition

All requests were approved by the board as submitted. The next ZBA meeting falls on the Labor Day holiday on September 1 and will be rescheduled if necessary. The filing deadline is August 12.

There were 6 zoning certificates issued in July. The approved zoning certificates include 3 new fences, 1 shed, 1 covered patio, and 1 interior remodel.

9 property maintenance letters were issued in July including: 7 high grass letters, 1 standing dead tree letter, and 1 construction material letter. Additionally, Village staff received an anonymous tip about illegal dumping in the creek on Springvalley. Staff followed up and the situation was resolved.

The JCC is having their turning radius improved onto Ridge Road. Sealco Cincy is scheduled to pave the southbound exit from the facility. Permission has been granted for use of the emergency access onto Appleridge while the work on Ridge is being completed.

Ford Development, the contractor selected for the dam modifications at Amberley Green, began mobilizing on site August 7 and initiated brush clearing in anticipation of excavation.

The Village has had discussions with the City of Reading and Sycamore Township regarding the flooding problems on Sunnybrook Lane that affect two of the Village's businesses, Pepsi and Procter and Gamble.

Electric Aggregation

Eagle Energy sent Requests for Proposals (RFPs) to ten potential electric suppliers and received four responses in June. Eagle has completed their evaluation of the four responders to the electric aggregation RFP and provided that analysis to the electric consortium comprised of Indian Hill, Glendale, Lockland, Columbia Township, Springdale, Cleves, Cheviot and Amberley. The four responders were AEP, Constellation, DP&L and IGS. Two of the four, AEP and DP&L, presented prices higher than our current Duke Energy price to compare (PTC). Since pricing is the driving variable, AEP and DP&L were eliminated in the final analysis. Both IGS and Constellation's prices and Master Service Agreement (MSA) were vetted with both firms over the last several weeks. While both provided a fixed price for three years, after refreshing their prices and receiving an acceptable MSA, the Village will be signing with IGS for electric aggregation.

A fixed price cannot be solidified until the MSA is ready to be signed which will likely occur the week of August 11. The price quoted at the time the RFPs were due (July 1) was \$6.08 kWh. Since then, the indicative price has dropped to \$ 5.77/kWh or 8.85% lower than Duke's PTC. Upon entering into the agreement, residents will be notified of the electric rate by the Village and IGS is required to give residents the choice of opting out of the electric aggregation program.

The recommendation from Eagle Energy and the electric consortium is to enter into the MSA with IGS for electric aggregation. Currently, the Village isn't aggregating electric; the Duke price to compare is \$6.34/kwh. The electric savings to our residents through the second quarter of 2014 totaled \$54,961 affirming the value of electric aggregation.

Maintenance Department Activities

Road Repairs

The 2014 Road Program got underway in mid-July and will finish up in early August. The program included curb replacement and asphalt paving on Fontaine Court, asphalt patching on Fair Haven Lane and Sagamore Drive and curb repairs on Springvalley Drive and Fair Haven Lane. The 2014 Road Program cost was \$342,900 (\$127,673 paid from storm water fund and \$215,228 from the road fund).

In addition to the 2014 Road Program, the Village contracted with Adleta Construction for storm water and road repairs on several streets throughout the Village. These repairs consisted of catch basin repairs on Fair Haven Lane and Glenfarm Court, asphalt and curb repair on Ridge Road and storm water pipe repair on South Farmcrest Drive and on Lynnehaven Court.

The Maintenance Department began its asphalt mill and patch program. The program consists of milling pot holes and other defects in the Village streets and hot patching the areas. The effort is to eliminate as many deteriorated areas during the summer months to prevent the need to fill pot holes during the winter months. The department has spent over 50 man hours and utilized over 14 tons of hot mix asphalt during the month of July. The crews will continue the mill and patch program through early August and turn attention toward tarring Village streets.

Brush Chipping

The Maintenance Crews continued the Residential Brush Chipping Service and completed four circuits through the Village. The crews utilized 217 man hours and generated 183.5 cubic yards of wood chips, logs and other debris and picked up 8 dead animals 2 of which was a deer.

Training

The Maintenance Department held its monthly in-house safety meeting at the North Site. Congratulations to Mark Gillespie, the Department's newest member, who passed the State of Ohio test in late July to acquire a Class A Commercial Drivers License. Mark will continue to be trained and gain experience on the Village's equipment such as the back-hoe, chippers, chain saws, etc.

Street and Right of Way

In July, the Maintenance Department began trimming the Village right of ways and Village owned properties with the Symmes Township tractor and boom arm mower. Utilizing the tractor and boom arm mower to trim overgrown trees and bushes has saved the Village numerous man hours each year and the cost of owning such equipment. The process not only cuts down on the number of personnel needed to perform the trimming, but also allows the crews to accomplish other work. The Village crews also removed eleven dead and dangerous trees from the Village right of ways and Village owned properties.

Other right of way details performed by the Maintenance Department:

- Cleaned debris from the creek headwalls and catch basin inlets.
- Picked up deer from the right of way on Section Road and on Rollman Estates Drive.
- Pulled contractor and political signs from the Cross County bridge area and the right of way along Ridge Road.

Facilities Maintenance and Repairs

The Maintenance Department replaced several stained and/or broken ceiling tiles throughout the Municipal Building.

Other facility details performed:

- Cleaned and performed minor maintenance to the Municipal Building, set up for and cleaned up after eight events in the Community Room and Council Chambers including: Council Meeting, Board of Appeals, ESC and Mayor's Court.
- Performed the Monthly Facility Inspections and made repairs to the Maintenance Department and Municipal Buildings.
- Minor maintenance of the Amberley Green property; continued to monitor and maintain the low level of water behind the dam, emptied the trash cans, filled the doggie bag dispensers, removed debris from the walking paths and switched the hose on the community garden water storage tanks.
- Trimmed the bushes on the upper track near the play set, picked up down limbs around the walking track and emptied the trash cans.
- Cleaned up the pine needles and inspected the playing surface on the tennis courts at the Municipal Building.
- Performed the monthly play ground and exercise equipment inspection.

Composting Site

The Village operates and maintains a Class IV composting site north of Cross County Highway at the North Site. The North Site is key to the department's brush and leaf collection service. The Maintenance Department Supervisor performs weekly inspections of the site, maintains daily records for the annual reports to the Hamilton County Health Department and the Ohio Environmental Protection Agency.

OEPA rules state that 25% of the material that is brought into the site must be hauled out and all un-chippable material shall be ground or hauled off site. The Village accomplishes this by offering free wood chips to Village residents as well as leaf compost and a local contractor picks up several hundred yards of material and hauls it away at no charge to the Village.

The agreement with the local hauler began in 2011 with the contractor hauling leaf compost in 15 and 20 yard roll-off dumpsters loaded by Maintenance personnel only and in July of 2012 it evolved into the contractor hauling both leaf compost and wood chips. This arrangement saves the Village \$4,000 to \$5,000 annually in hauling fees and prevents the material from being put into landfills.

In July, the crews have loaded over 100 cubic yards of leaf compost into the local contractor dumpsters to be recycled and performed maintenance on the Class IV Composting site (piled leaves and graded off tire ruts to prevent ponding water). Crews also mowed the grass at the North Site/composting areas.

Equipment Maintenance

Maintenance crews performed inspections, cleaned and made minor repairs to all trucks. Crews also performed the weekly vehicle inspections.

Other equipment repairs:

- Changed the blades and adjusted the anvil and greased Vermeer Chipper.
- Repaired the wiring connection, cleaned and touched up the paint on the Bobcat trailer to prepare for the Mark Gillespie's Class A CDL test.
- Replaced the torn mud flap on one of the dump trucks.
- Charged the battery and prepared the tar buggy to begin tarring in August.

Fire Training and Equipment Maintenance

- Performed the monthly fire equipment inspection and made the proper repairs.
- Trouble shoot Engine 4 not starting and installed new batteries.

Residential Services

The maintenance crews delivered 34 cubic yards of wood chips to Village residents.

Police Activity

During the month of July, the police department received 633 calls for service and 1,380 PSAP 911 calls and non-emergency calls. There were 74 citations issued for Mayor's Court last month, 1 for Municipal Court. Vehicle accidents totaled 4 (1 injury reported) during the month. Officers made 19 arrests and issued 27 verbal warnings. There were 3 drug offense citations and 3 citations for parking after hours in the park.

The Police Department discontinued dispatching for Silverton effective July 31 as mutually agreed upon by both communities. A letter from Silverton expressing their sincere appreciation for the service provided by Amberley has been copied for the council packet.

Fire Activity

During the month of July, there were 55 reports taken by the Fire Department. The new software, Pamet, captures any activity related to fire. Of the 55 reports, 3 were directly fire related while the others were vehicle accidents, power lines down, service calls, fire training, smoke investigation, EMS calls, smoke detector, fire alarms, CO detectors, severe weather, and fire inspections.

Meetings

I attended a Hamilton County Business Retention Council meeting for business retention updates.

I swore in our newest police officer, Brandon Gehring.

The electric aggregation consortium comprised of Amberley Village, Indian Hill, Glendale, Lockland, Springdale, Cleves, Cheviot, Addyston and Columbia Township met with energy broker, Don Marshall to assess our situation.

I attended the Health, Education and Welfare Committee meeting on July 22 to discuss We Thrive and pedestrian safety.

The Streets, Public Utilities and Sewers Committee met on July 24 to discuss the replacement of the backhoe.

The Compensation and Benefits Committee met to discuss the modification of the Public Works Supervisor job description.

I attended the Public Outreach Committee meeting on July 24 where the Committee discussed the upcoming public meeting for our residents.

I attended the visitation for resident Carl Seyfried.

I met with Mark Volkman of Jones Lang LaSalle regarding his assessment of the North Site.

I hosted the Cincinnati Area Manager's Association (CAMA) Board meeting.

I held a business retention visit with Pepsi, located on Sunnybrook Drive.

I met with Rob Ebel of ESP Media regarding taping of council meetings.

The Hamilton County Development Company held a presentation on mixed-use development and new urbanism that I attended.

The CLG met with the village managers of Silverton and Amberley to discuss road repair and cold patch joint bidding.

I attended the Finance Committee's August 4 meeting where a presentation on Worker's Compensation was made, June financials were reviewed and an appropriations amendment was recommended.

The Streets, Public Utilities and Sewers Committee met to discuss electric aggregation, gas aggregation, ODOT's request for an agreement, salt bids and the condition of our salt barn.

Staff met with the Cincinnati Area Geographic Information System (CAGIS) to discuss the Village's membership and plans to infuse technology into the organization.

The Land Development Committee met on August 4 to talk about next steps with Amberley Green and the North Site.

I attended the August 7 JEDZ meeting for the Southwest Kenwood area.

One staff meeting was held since the last council meeting with Chief Wallace, Wes Brown, Tony Chesney, Patty Meiers, Anna Shaw and Kathleen Harcourt. Topics included next council agenda items, e-news articles, print newsletter articles and deadlines and payday news items.

Miscellaneous

The professional organization for local government managers, Cincinnati Area Manager's Association (CAMA), met in June and elected me as their president. The term runs through June 2015.

Staff celebrated National Watermelon Day with watermelon available for employees.

Council member Warren donated pre-season Bengals tickets that were raffled for our employees. Lorna, a part-time dispatcher won the tickets.

A ceremonial oath of office will be administered during the August council meeting for our newest officer, Brandon Gehring, an 8-year veteran of the Lockland Police and Fire Departments. Brandon began in July and is currently serving field training.

Pleasant Ridge Montessori School Principal Jennifer Mauch has requested to address Council at the August meeting.

I have communicated with residents regarding property maintenance, synagogue development, field useage, street parking, street pavement, use of parking at North Site, ZBA agenda, dead trees on Amberley Green and electric aggregation.

If you would like additional information or have questions, feel free to contact me.

Scot F. Lahrmer
Village Manager