

**ST. BERNARD CITY COUNCIL MEETING  
MAY 3, 2007**

The regular meeting of the St. Bernard City Council was held Thursday, May 03, 2007 in Council Chambers.

President of Council, Mr. Curtis Walden – The meeting as opened with a prayer followed by the Pledge of Allegiance.

Roll call showed that all members were present: Ms. Hausfeld, Mr. Asbach, Mr. Schildmeyer, Mr. Burkhardt, Mrs. Brickweg, Mr. Meier, Mr. Zix.

Mr. Burkhardt made a motion to dispense with the reading of the minutes. Mr. Asbach seconded the motion. Council agreed 7-0.

**REPORTS OF CITY OFFICIALS**

MAYOR, Mr. Estep – Two topics tonight, Memorial Day and the Aquatic Center. Please put on your calendar the Memorial Day Program on May 28<sup>th</sup>, 2007. As is years past we will have a parade to honor the veterans of our community and country. The parade will assemble at Park Place and Bertus Streets at 9:00 A.M. and depart at 9:30 A.M. lead by the Roger Bacon Marching Band. Weather permitting, we will have the program by the Armed Forces Memorial, and in case of rain we'll go into the Senior Center. I'd like to encourage our civic organizations to participate in the parade as well as the youth of our community. Community children that march or ride a decorated bike in the parade will receive a Dairy Queen gift certificate for a Sunday. Lastly, on this subject, if you know a veteran in the community, encourage them to ride or march in the parade. We are grateful to them for securing our freedom and want to express our heart-felt gratitude for their sacrifice to making this a free Nation.

On the Aquatic Center. The pool will open on May 26<sup>th</sup>, 27<sup>th</sup>, and 28<sup>th</sup>, and then on June 2<sup>nd</sup> and 3<sup>rd</sup>. Then beginning June 9<sup>th</sup>, the pool will open 7 days per week. Pool hours are daily, noon to 7:00 P.M. Passes can be purchased only at the pool during normal hours or during early sign up on May 12<sup>th</sup> from 10:00 A.M. – 3:00 P.M. (rain date is May 19<sup>th</sup> 10:00 A.M. to 3:00 P.M.) We will offer the sponsor pass again this year whereby a St. Bernard resident with a pool pass can sponsor a non-resident family into the facility for a slightly higher rate.

AUDITOR, Mr. St. Clair – The April Auditor's reports are prepared for tonight's meeting. The receipts report and the report showing year-to-date revenue and expenses by fund are derived from the Auditor's report and they are given to Council and the Administration.

Payroll for the month of April:	\$ 376,985.46
Payroll year to date:	1,732,705.83
Other expenditures for the month of April:	\$ 267,512.00
Other expenditures as of April 30 <sup>th</sup> :	1,202,077.67
Total expenditures through the end of April:	\$ 2,934,783.50



- Never attach ropes, jump ropes, clotheslines, or pet leashes to the equipment. This can present a serious strangulation hazard to children.
- Make sure children remove their bike or other sports helmets before playing on the playground. Helmets can become entrapped in playground equipment, posing a strangulation hazard.
- Purchase play equipment that meets the latest safety standards.
- Smooth sharp points or edges, and close open “S” hooks and cover protruding bolts.
- Check for openings in guardrails or between ladder rungs. Spaces should be either less than 3 ½ inches or more than 9 inches so that they don’t present an entrapment hazard.
- Always supervise young children to make sure they are safe.
- Install and maintain at least 9 inches of wood chips, mulch, or shredded rubber (for equipment up to 8 feet high) or sand or pea gravel (for equipment no more than 5 feet high) as shock absorbing material under the playground. (Dirt and grass, which are the most prevalent surfaces under home playground equipment, is not adequately protect children from serious head injuries.)
- Install protective surfacing at least six feet in all directions from play equipment. For swings, the surface should extend, in back and front, twice the height of the suspending bar.

This is also another reminder about National Peace Officers Memorial Day on May 15<sup>th</sup>., which falls during National Police Week, May 13<sup>th</sup> to 19<sup>th</sup>. Flags are to be flown at half staff in remembrance of the nearly 18000 law enforcement officers killed in the line of duty in our nation’s history. Lowering Flags on Peace Officers Memorial Day is an appropriate way to show our respect for those brave men and women who made the ultimate sacrifice and to remember the family, friends, and colleagues they left behind.

The St. Bernard Fire Dept. received one bid for the Quint apparatus (Aerial Truck) from the Sutphen Corporation. The Fire Chief and I will ask Council for an Ordinance at the next COW meeting. Chief Scherpenberg will be available to answer any questions for the purchase of this piece of equipment.

The St. Bernard Fire Dept. Monthly Report for April

22 Fire Funs  
 59 Emergency Medical Responses  
 4 Inspections

SERVICE DIRECTOR, Mr. Kempe – No report.

TAX COMMISSIONER, Mrs. Williams – No report.

## **REPORTS OF STANDING COMMITTEES**

FINANCE, Mr. Zix – The Finance Committee recommends passage of Ordinance No. 18, 19 and 20 tonight. Also the Finance Committee will be meeting next Wednesday, May 9<sup>th</sup> in Council conference room to review the 2008 budget.

SAFETY, Mr. Burkhardt – The March Police report: Calls for service - 1049 for the month.

As prom season approaches we offer the following prom tips for parents. Make sure your child has a plan for the evening and you know what it is. Know who is driving and if it is a limo, check their policy on allowing alcohol in the vehicle. Discuss the school's prom rules with your child as well as the consequences for violating them. Do not rent hotel rooms for prom-goers. Stay in touch with other parents and school officials. Arrange times during the evening for your child to check in. Remember it is illegal to host a party where alcohol is served. These tips may help to ensure a safe and worry free evening.

SERVICE, Mr. Meier – The service dept. for April, 2007, there were 30 trucks placed at residents, 13 dumpsters, 176 special pickups, 233 tons of garbage taken to the landfill. The recycling report; there were 15 tons of recycling material, 9 tons of cardboard, 299 lbs. of scrap aluminum, 1260 lbs. of cast iron, 10,000 lbs. of scrap metal. The service dept. also picked up 42 appliances and the City received \$1,921.80 in March of 2007.

In addition to the Mr. President, next Tuesday, on May 8<sup>th</sup> at 7:00 P.M. we'd like to have a meeting of the service committee and the purpose of this meeting is to discuss the need assessment for the service dept. Whether or not, what we need if we wanted to relocate the service dept to the Nu-Maid site, so that would be the first meeting on that issue.

Also, on the ICRC, the St. Bernard School's Arts Connection is presenting "Earth and Beyond" on the 29<sup>th</sup> and 30<sup>th</sup> of May. The performance on the 30<sup>th</sup> May will be televised by ICRC and will be rebroadcast back for the residents. They will need volunteers to help with the cameras the same as last year and also with St. Clement's Festival and with their Christmas Program. If anyone would like to volunteer for that they can give me a call and I'd be happy to pass their name on.

PUBLIC IMPROVEMENTS, Mr. Asbach – I would like to thank everyone that helped with Clean Up St. Bernard Day, with special thanks to Denise Haarman and her Junior National Honor Society students that helped. We had about twenty people and we cleaned the streets, Mitchell Ave. from the end of the City down to Vine St., Vine St. to Ross Ave., including Girl Scout Lane, and Ross to Chalet. Thanks again to everyone.

The Committee also recommends passage of Ordinances No. 18 and 19 this evening.

LAWS, CONTRACTS AND CLAIMS, Ms. Hausfeld – My committee met tonight along with Gerry Wiedman and Walt Moeller and discussed a few issues like portable accessory garage structures, satellite dishes, curb cuts, kennels and pods along with a wood fire boilers. While we started to discuss the outdoor boilers, we have copies of an ordinance which I gave to all of Council tonight, we would like Council to take a look at this ordinance, Gerry and Walt worked very hard on this along with Steve Scherpenberg and we would just like to know if you guys had anything to add or any concerns or comments about this ordinance before we put it in final ordinance form and we would also like to be put on the COW agenda for next week to discuss this a little bit further.

BUSINESS AND INDUSTRY, Mr. Schildmeyer – I'm following up actually on a letter received from Billy Dick on May 1<sup>st</sup> regarding the property and maintenance code of St. Bernard. It's referring to a house up on Sullivan and he has some questions in which I'm sure Mr. Wiedman and Mr. Moeller and fellow members of Council, they've been copied on this and we can address them and get back to him. I'll get with Gerry and Walt later on and discuss this and get a letter back off to Mr. Dick here. We appreciate being notified of properties like this and I'm sure the building maintenance code and Walt and Gerry and their divisions will take care of this and follow up with it immediately through myself or through themselves.

I also wanted to thank, a belated thanks to the Police and Firemen of St. Bernard for their help over the last year with my mother's care who had her falls, ups and downs, for that last year. Every time we called the EMS and the Police they showed up and did the job, a wonderful job, a tremendous job and on behalf of my family, I wish to thank them. On behalf of my brothers I also wish to thank them.

HIGHWAYS AND TRANSPORTATION, Mrs. Brickweg – OKI has recently determined that 8.4 million in federal transportation funds are available for transportation projects located in the Ohio portion of Greater Cincinnati. Some of the ideas that these can be used for are: construction, reconstruction, rehabilitation, resurfacing, restoration and operational improvements for roads and bridges. Capital costs for transit projects including vehicles and facilities, whether publicly or privately owned, that are used to provide intercity passengers service by bus, for example, our Dial-A-Ride. Car pool projects, fringe and corridor parking facilities and programs, bicycle transportation and pedestrian walkways, highway and transit safety infrastructure improvements and programs, hazard illuminations projects to mitigate hazards caused by wildlife and railway highway grate crossings, natural habitat and wet lands mitigation efforts related to transportation projects and environmental restoration and pollution abatement projects, including the retrofit of construction of storm water treatment systems, to address water pollution or environmental degrading caused or contributed by the transportation facilities. Applications are due at noon on Friday, June 1<sup>st</sup> for these and I have a meeting set up with a representative for next week and then we're going to be reviewing these and see if St. Bernard can possibly apply for any of these and I'll report back to everyone.

Mr. Burkhardt – The COW report has been submitted to the Clerk.

**Committee of the Whole**  
**April 26, 2007**

1. Council approved the minutes of the April 19<sup>th</sup> Council meeting, 5-0, Mrs. Brickweg and Mr. Zix absent.

2. Mayor John Estep

A. The Mayor reminded everyone that Clean Up St. Bernard Day is this Saturday. Also that the baseball leagues for all ages are starting. John

also wanted to remind everyone that the new smoking ban for the State of Ohio starts May 1<sup>st</sup>.

3. Auditor, Walter St. Clair

A. Walt informed Council that he is still working on the minimum wage for the part time pool employees.

4. Director of Law, Edward Geiser, no report.

5. Safety Director, Jonathan Stuchell, no report.

6. Service Director, Joe Kempe

A. Joe brought Council up to date on the improvements to the municipal building ramp and the electric upgrades to both the City Hall and Municipal Buildings.

7. Tax Commissioner, Sheri Williams, no report.

8. Fire Chief, Steve Scherpenberg

A. Steve informed Council on the reasons for changing from the current dispatching for the Fire Dept. to Hamilton County Communications Center. Residents would call 911 to get help for fire and paramedics service but would continue to call 242-2727 to get police help. Council voted 5-0 to put an ord. on the table to increase the charges for soft billings on paramedic runs.

9. Laws, Contracts, & Claims, Patty Hausfeld

A. Patty informed Council that her committee would also be looking into outdoor wood burning furnaces, satellite dishes, and portable garages. The committee will meet May 4<sup>th</sup> at 6:30 in the council conference room. Patty also asked that the Administration look into the KFC property.

10. Public Improvements, Steve Asbach

A. Steve reminded everyone of the clean Up St. Bernard Day this Saturday.

11. Business & Industry, Make Schildmeyer, no report.

12. Safety, Bill Burkhardt, no report.

13. Highways & Transportation, Peggy Brickweg, absent.

14. Service, Kevin Meier

A. Kevin asked the Administration to do a needs assessment on the Nu-Maid property. The CIC needs to know if the City needs any of this property for the City garage.

15. Finance, Greg Zix, absent.

16. Council met in Executive Session to discuss the sale of property.

17. Council voted 5-0 to put two ords on the table for the purchase of 4522 Park Place and 504 Rose Hill Ave.

Respectfully submitted,  
Bill Burkhardt  
President of Council, Pro-Tem

## **COMMUNICATIONS**

308 Delmar Avenue  
St. Bernard, Ohio  
May 1, 2007

Dear Mr. Burkhardt:

The City of St. Bernard should not permit a business that purchases plasma from individuals to locate here. The same logic that dictates that a check cashing business is undesirable for the City would also dictate that a plasma center is undesirable

There is a reason that the company wishing to locate in St. Bernard has current locations in Over the Rhine and East Price Hill. These are the places where those selling their plasma reside. We don't believe that there are very many residents of St. Bernard who will be going to the proposed center to sell their plasma. Therefore, the clientele for the proposed center will come from outside of the City.

Is it not possible that those using the center will loiter about the area thus causing problems for the existing merchants in the area? Will loitering and related activity result in policing problems in the area? What are the center's proposed hours of operation? Is it possible that it will be open until nine or ten at night? Would it be appropriate for our police department to contact the Cincinnati police to determine what sort of policing problems Cincinnati has had due to the presence of plasma centers?

At this time when Council is exploring ways to enhance the image of St. Bernard it would be very inappropriate to allow a plasma center to locate here. Such a business would not enhance our image, it would only detract from it. St. Bernard, we're afraid, would be viewed by many as a place like East Price Hill or Over the Rhine. Please do everything in your power to prevent this business from locating here.

Thank you for your attention to this very important matter.

Best regards,

Jan Boylan and Lou Steinert

Motion by Mr. Burkhardt, seconded by Mr. Asbach to receive and file the communication. Motion passed 7-0.

## **RESOLUTIONS AND ORDINANCES**

Motion by Mr. Burkhardt, seconded by Mrs. Brickweg to read tonight's ordinances by title only. Motion passed 7-0.

**ORDINANCE NO.17, 2007, AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED**

ORDINANCES OF ST. BERNARD, OHIO, REVISING THE TRAFFIC GENERAL OFFENSES AND FIRE PREVENTION CODES TO COMPLY WITH STATE LAW, AND DECLARING AN EMERGENCY.

Motion by Mr. Burkhardt, seconded by Mr. Schildmeyer to suspend with the second and third reading of Ordinance No. 17, 2007. Motion passed 7-0.

Motion by Mr. Burkhardt, seconded by Mr. Asbach to adopt Ordinance No. 17, 2007 as read. Motion passed 7-0.

ORDINANCE NO. 18, 2007, DECLARNG THE PROPERTY KNOWN AS 4522 PARK PLACE TO BE NEEDED FOR MUNICIPAL PURPOSES; AUTHORIZING THE SERVICE DIRECTOR TO ENTER INTO A CONTRACT FOR THE PURCHASE AND ACCEPTANCE OF THE DEED OF SAID TRACT; AUTHORIZING PAYMENT THEREFORE, APPROPRIATING THE NECESSARY FUNDS AND DECLARING AN EMERGENCY.

Motion by Mr. Burkhardt, seconded by Mr. Asbach to suspend with the second and third readings of Ordinance No. 18, 2007.

**REMARKS**

Mr. Meier – I would just like to let people know that on this particular Ordinance and also with Ordinance No. 19 that is following, as the City acquires these properties we will then be able to work with Cincinnati Housing Partners to bring them in to do all the renovations work and the CHP will do that out of their own funds. Upon sale of the properties the City will be reimbursed for any costs that they have incurred with the acquisition of these properties so the net cost to the City will be zero and we will get this property and one other very nicely up to code and an attractive parcel to their neighbors.

Motion to suspend passed 7-0.

Motions by Mr. Burkhardt, seconded by Ms. Hausfeld to adopt Ordinance No. 18, 2007 as read. Motion passed 7-0.

ORDINANCE NO. 19, 2007, AUTHORIZING THE SERVICE DIRECTOR TO ENTER INTO A CONTRACT OR AGREEMENT TO ACCEPT, ON BEHALF OF THE CITY OF ST. BERNARD, THE TITLE TO AND DEED OF THE PROPERTY KNOW AS 564 ROSE HILL AVENUE; AUTHORIZING THE MNICIPAL PURPOSES OF SUCH ACCEPTANCE; ESTABLISHING AN ESCROW ACCOUNT TO PAY ANY OUTSTANDING LIENS, DEBTS, TAXES, OR MORTGAGES THEREON; APPROPRIATING THE NECESSARY FUNDS; AND DECLARING AN EMERGENCY.

Motion by Ms. Hausfeld, seconded by Mr. Burkhardt to suspend with the second and third reading of Ordinance No. 19, 2007.

**REMARKS**

Mr. Meier – Just so people understand what is going on with this particular property, the City will take over the property, there are some old liens and judgments, things of that nature that are attached to the property. The cost to satisfy those if need be will be put into an escrow account. As those debts or judgments or liens are extinguished, if the City does not need to use the money to do that, that money would come back to the property, or come back to the City. Again CHP would do the renovation of that property, it's a little bit more extensive than the one on Park Place, and again on sale of the property, any monies that the City has put out would come back to the City, so again the net cost to the City would be zero.

Motion to suspend passed 7-0.

Motion by Mr. Burkhardt, seconded to Mr. Meier to adopt Ordinance No. 19, 2007 as read. Motion passed 7-0.

**ORDINANCE NO. 20, 2007, AN ORDINANCE AUTHORIZING THE SAFETY DIRECTOR TO ENTER INTO A CONTRACT WITH MEDICOUNT MANAGEMENT COPMANY TO PROVIDE EMERGENCY MEDICAL SERVICE (EMS) BILLING, AND DECLARING AN EMERGENCY.**

Motion by Ms. Hausfeld, seconded by Mr. Asbach to suspend with the second and third reading of Ordinance No. 20, 2007. Motion passed 7-0.

Motion by Mr. Burkhardt, seconded by Ms. Hausfeld to adopt Ordinance No. 20, 2007 as read. Motion passed 7-0.

## **OLD BUSINESS**

Mrs. Brickweg – At the last Council meeting Norm Miller addressed Council and referred to Council meetings only lasting 15 to 25 minutes with so many “no reports” from Council and Administration members with the state of our City. He asked “what are we doing to improve our City, how can we have such short meetings with the condition of our City.” These are very good questions that we all need to ask ourselves. There are times when we are working on things and we may forget to bring them up, but we need to keep the people informed and up to date.

In the past few weeks a couple of important issues have been discussed, such as senior housing and a plasma donating business wanting to open in the St. Bernard Square. I would like to address these tonight so people know how I truly stand.

Mayor Estep requested that before the April 12<sup>th</sup> COW meeting Cheryl Wickersham from United Church Homes speak to Council regarding Senior Housing. She gave a presentation on the company and the senior housing apartments they would like to build in St. Bernard. If built these apartments would be for people 62 years or older, with some units for people under 62 that are physically and mobility impaired. They would obtain grants for the development and construction which would not have to be paid back provided the project continues to serve the very low income elderly for 40 years. The income qualifications would be anyone with income of under \$22,000 a year. This includes social security, pensions, interest and dividend income, etc. Residents pay 30% of their rent through subsidies

either with Section 8 Housing or a Project Rental Assistance Contract. The average income of United Church Homes residents is \$8,458 per year. She did state that we could combine this with other financing for additional units for people that do not qualify for low income and these residents would pay fair market value for their apartments. The current plan presented stated that the apartment building would consist of 31 HUD units, which would be one bedroom, 540 square feet units and 6 two bedroom units, which would be the fair market value units. The average rent for those qualifying for low income would be \$164 a month. For residents not qualifying and renting at the fair market value the rent would be around \$600 a month. The units would rent out on a first come first serve basis. I have copies of the Power Point presentation for anyone.

I am not against Senior Housing in St. Bernard but I am against the current set up of this project for a few reasons. I question how many residents of St. Bernard would fall under the low income qualifications. \$22,000 a year may sound like a lot for those on a fixed income, but when you include any bank, stock, bond, etc. interest or dividends along with any social security or pension it would be easy to fall over this amount. I fear many of the residents that want to live in senior housing would not be able to get an apartment or would have to pay a much larger rate. I also fear that in the time it may take some people to sell their home, other people will have occupied the apartments. I am also not in favor of bringing in more Section 8 housing. When I think of the future of St. Bernard and improving our City, I do not think increasing the amount of Section 8 will improve our City.

Last Tuesday, April 24<sup>th</sup>, the Zoning Board had a hearing on a use request by Plasma Care to occupy the Chinese Buffet Space in St. Bernard Square. I was out of town and not able to attend the meeting but I did call Gerry Wiedman that day and gave him my feelings on this business coming into St. Bernard and asked him to let the zoning board know where I stand. I also have a copy of their Power Point presentation. The economic impact study Plasma Care proposed was for a total investment into the property of \$942,000, 30 or more jobs of \$8 to \$25 an hour. There are currently two other Plasma Care facilities in Cincinnati, one in Over the Rhine and the other in Price Hill. According to their web site they are the leading independent provider of human blood plasma in the United States. They are quickly becoming a destination of choice for pharmaceutical firms, economic developers, job seekers and donors. This is not like Hoxworth Blood Centers where people donate blood, at Plasma Care people are paid for plasma donation. Gerry informed me yesterday that the zoning board did not take a vote and they are still looking into this.

As I stated to Gerry last week, I am not in favor of this business locating in St. Bernard. I do not think this type of business would be an asset to our City. I have often driven by the Warsaw location so I have seen this business first hand. I also searched the internet on plasma donation and I don't see the benefit for our City. A question you can ask yourself when it comes to this business is, "will I go to this business and sell my plasma?" Once again these are more reasons why we need goals, a plan, a future for our City. Council and the Administration agreed months ago that our City needs to hire an Economic Developer, but have you heard any more on that – no. I would like to suggest that we look into this now with both Council and the Administration. I know this is an election year and many say "wait and see who is elected Mayor," but we don't have the time to wait till

January and then months after that for a decision. I would like to suggest that we set up a committee that will have a deadline to look for Economic Developers and then have the candidates come to a future COW meeting where Council and the Administration can speak with them. I think it would be a good thing to have representatives from both parties and anyone that is independent on this committee. That way we can work together and chose the best candidate and it will not matter who wins the next mayor election and we can start moving the City forward now. We will also need the Finance committee to look into this for the funding. As we stated in the past, the right person will more than pay for themselves. Let's start investing back into our City.

I also encourage people to contact your representatives and the Administration and let them know your feelings. Just as it is important for us to report to the residents it is also important for the residents to let us know how they feel and what they want.

Ms. Hausfeld – Under this letter that we received about the plasma business, I most probably should have done this when we read this but, I don't know if the zoning board actually received a copy of this, does anybody know, or was it just Council. Can we also make a copy of this and send it to them since they are the ones that are voting or making the motion to vote on this.

Motion by Ms. Hausfeld, seconded by Mr. Burkhardt to deliver a copy of the letter read during tonight's Council meeting to the Zoning Board. Motion passed 7-0.

Mr. Burkhardt – I also will put the topic of the Economic Developer on the COW agenda to be discussed.

Mr. Meier – Last Thursday at the COW I spoke my position on the Plasma Care. I don't think it's desirable for the City and I have another issue with this, whether you're for this plasma center or against this plasma center. And the issue is, in reading through the presentation I guess the first contact to the City was on the 7<sup>th</sup> of March. The notice in the paper was on the 16<sup>th</sup> of April. Two weeks ago tonight there were none of it at Council meetings or at COW meetings was anything reported about this. During the same time, when we had communications here, we had a local resident who, and I understand there's differences in zoning, but a local resident wanted to open a photography studio and that was before Council. It was mentioned several different times and that had to become before Council. At time that this resident was wanting to open a photography studio, somebody knew that this plasma center was wanting to come in here. Nothing was brought up at a Council meeting, nothing was brought up at COW. There were no notices given to anybody. During the same period we had numerous discussions over whether or not meetings should be public and how we should notify people during the exact same time. Mr. Zix took a lot of heat over his meeting that people thought should have been published better that what it was and at the same time he's taking heat for that, we've got a plasma center that's wanting to come in here and there's meetings going on somewhere with somebody. Nothing was ever brought up. The City cannot run with people not talking to one another. Whether you're for the project or against the project you still have the right to know about it. When people come to me and ask me about it, I don't know anything about it. Somebody did.

Now, John, this is part of your job is to let people know. We've got people coming up here and saying our meetings are too short, what's going on, what are you doing. There was something going on and nothing was brought out and that's wrong. We may have met the basic tenet of the law as far as publishing when that meeting was going but we did not satisfy the intent of it. The intent of it was to let people know. It did not happen. Yes, it was published, yes there was a note stuck in our box, yes, we met the bare minimum of what the law requires. We did not meet what the intent of that law was for people to know about us, the best way we could have done it at the same time that we were talking about that photography studio, we could have brought up that there is another business that wants to come into town. The same time that the residents stand up there at the end of the meeting and say, what else is going on, somebody could have said, there's a plasma center that wants to come in here. I doubt that there's another plasma center would have run in there and jumped in there gotten that space and we'd have lost it. The other concern that I have when I was reading through it, is the economic development impact that was on it was published in 2002, in the City of Chesapeake, Virginia for an area of 9750 square feet which coincidentally seems to be the exact size of the area that they want to rent from where the restaurant used to be which seems like too much of a coincidence that it just happens to be the exact same size. The other thing I was thinking about is this business is going to generate biological hazardous material. Has anybody talked to the Service Dept. about how they're going to get rid of it or how the company is going to get rid of it? Are we going to have to pay to get rid of it? If we have to pay, who is going to pay? Is the business going to pay, is the City going to pay? None of that has been answered. Whether you're for this or against it is immaterial. People on Council have a right to know about it, the citizens have a right to know about it, especially over the last 7 weeks when we've talked about open meetings and the right for people to know. We talked specifically about businesses coming in here. Either we knew about it and somebody deliberately decided to not tell people or we didn't know about it and I'm not sure which one is worse than the other, but the bottom line is that everybody up here had a right to know about it, everybody sitting out there had a right to know about it, everybody living in this City had a right to know about it and it wasn't done. We need to correct that if we're going to move this City forward.

Mr. Estep – I got a notice just like you Kevin, I wasn't in charge of that meeting, I think that's Mr. Wiedman's responsibility, I think he notified that there was a public hearing on it. I stopped in that public hearing, I think one person was here. The more that's given to my secretary that we can announce out here the better, I agree. We knew about the photography studio because it's a local resident and she came to me knowing me and then I got it to Mr. Schildmeyer. Nobody came to me that's opening this, I guess the person they contacted was Gerry Wiedman. The other questions are valid, hopefully we'll look into that. I feel like you're blaming me for not telling everybody about every meeting going on. It is a concern, we do need to do a better job with it.

Mr. Meier – John, I'm not blaming you for not publicizing the meetings, what I am saying is, you need to know what's going on in the City and you need to know what your dept. heads are doing. If something is a project this

big, you need to know about it. If they're not communicating that to you then you need to let them know. You can't pass this buck back to Gerry. Gerry is doing his job. You need to do your job, you need to know what's going on in the City and you have to let people know.

Mr. Asbach – I was going through some of the past emails that we received and I remember and I forgot this last time. We received a copy of a complaint about dogs on Baker Ave., I was just checking to see, if nobody has an answer we can just talk about it at next week's COW, apparently someone on Baker Ave. had six dogs and we have an ordinance against that and I'm just curious if that was looked into. I think it went to Mr. Evans so I think we can talk about it at COW.

Ms. Hausfeld – I again asked last week about the Dr. Romanos thing. I remember being at the meeting probably 2 months ago now, the CIC meeting, and Dr. Romanos had said that he would get back to us by April 25<sup>th</sup> and I know as of last week he still hadn't gotten a final proposal, sorry I'm talking to Gerry, I just was curious if you heard anything since last Thursday about the Dr. Romanos, from Dr. Romanos about his program or anything?

Mrs. Brickweg – I was also at the same meeting and I know she is in the audience, I know Barb said she was going to, I offered to try to arrange it and you said that you were going to take care of it. Have you heard from him about it, because you said you were on the CIC? OK if you want I can try to email him and I'll cc Barb and try to get them together because I know he was going to arrange it with her to present it to the CIC but I'll put a little bug in his ear.

Ms. Hausfeld – The only reason I ask again is because there was a comment made, school is going to be out soon and we're going to wait for this until next year again and I would really like to get this together and see what his proposals are because I'm sure the Economic Developer falls in there and other developers fall in there as well and to move this City forward it's sort of like we're somewhat waiting on this proposal and I'd like to move forward as soon as possible.

## **NEW BUSINESS**

Ms. Hausfeld – This probably falls under old too. Also last week at the COW I brought up the KFC property and I brought it up because residents were asking me if there was some way we could put that in the South Vine St. developing plan, and I know I said that wrong but you guys get the gist of it. We actually gave Gerry and Walt the OK to go ahead and talk to KFC and it was brought to my attention that that piece of property had been sold so we were sort of late on, not late, but it just sold very quickly. Just to let the residents know that KFC had been talked about, unfortunately though it has been sold from what I understand.

## **AUDIENCE WISHING TO ADDRESS COUNCIL**

Norman Miller, 219 Washington Ave. – I can't tell you when I was more delighted at a Council meeting. Mr. Meier, Mrs. Brickweg gets the point

across that I've been trying to get you guys to do for a long time, communicate with the City. If you know something, whatever it is, communicate with the City, I don't care what it is. Just tonight we've had a good Council meeting, lot of communications, whether you like it or you don't like it, it don't make any difference. Some like it, some don't. The other thing that Mr. Meier brought up with this plasma center, if you ever been around one of these plasma centers, even if you drove by one of them. It's a hangout. These guys are waiting to get a buck to go do their thing. It isn't that they want to give me some blood plasma because I'm having a heart attack, they're after the dollar bill that's in it. It becomes a hangout. I don't know, I get up early and I'm near the Dairy Farmer sometimes 5:30 in the morning, have you ever been up there early in the morning and see what we got there with this job business? As far as I'm concerned they're getting a job but it's just a place where if you road through St. Bernard at that time of the morning it looks like it's a loitering place. This here blood plasma, if you've ever seen them, it's a loitering place, waiting their turn to get a buck to do whatever they want to do, they're not interested in whether we've got blood plasma, not at all. If we put something like this in town and you don't stop it, everyone of you will be responsible for the result of what is going to end up and it will end up that way. The other thing I wanted to touch on, I didn't get to go to the meeting, I did come to the Council meeting, the meeting was over with about the senior housing. I said this about the last senior housing and I'm going to say it again, senior housing in St. Bernard, I don't think it's what we need. I see senior housing as for older people. Now if we're older people and I move into a senior housing project and I have a problem, who am I going to call to help me with my problem. Senior housing as I see it is an assisted living clause in it and if I need help, if I need anything I got someone I can talk to. If you put a person in a one bedroom senior housing, they could be dead for five days before you even know it, there is no way we can have senior housing without it being, like Peggy is saying its going to be low housing and if the guy that builds that can't rent an apartment, he'll do anything, he'll rent to anybody, he don't invest if you don't get a full dollar bill out of that so I think if you're talking senior housing it won't be any different that what we had in the last senior housing argument, it won't work for the citizens of St. Bernard and that's who we're supposed to be helping, not everybody from here to Columbus, Ohio. If you talk about it I think you need to understand that senior housing, I need help if I'm a senior and I'm living by myself or with my wife and if there's no one there that I can communicate with to help me, its no good at all, I'm just as well at my own home, at least I can be comfortable when I die and I won't be in a damn bedroom by myself.

Mrs. Brickweg – I just wanted to comment to that Norm. It's funny you said that because I was discussing this with my grandmother, she's 96 and she lives independent, she doesn't live in assisted, she wants everybody to know that, but she said the same thing, she said all you're talking about is one bedroom apartments, she said at least where she lives, she lives over in Delhi, where she lives there is some independent, some assisted and then there's actually a part that's a nursing home within the same area. She said the same thing and I guess I always assumed when we talked senior housing I thought it was assisted living. That was one thing that did surprise me somewhat and I agree with you, it's really no different than staying in a house and living there and maybe you could hire a nurse or what, but I was

going to talk to her about that because she said that Delhi Township did it where somebody built this, and I'm talking this is a really big complex she's in, but I will see if she can get me some information on it but I think if we ever do come to some point of building something that it does need to be something with assisted living otherwise it's just an apartment building.

Phil Stegman, 19 Orchard – I'm talking about the plasma. I was one of the folks that did show up for the meeting and I was very impressed with the presentation that I'd seen that night from the gentleman. There was a lot of good questions asked, a lot of these, you know I stereotype a business from years ago when I seen it up in the Dayton area where crack heads and alcoholics and everybody's waiting for this place to open up so they can get a few dollars. After talking and seeing that we've also had a couple of our City officials up to see the one in Western Hills. I think they went up to see a couple of the other facilities and they thought this was a very clean organization, they do your testing by your social security number, you have to have a residency. It was very well presented and I even told the gentleman he has to come down here and present that to Council because like I say, this town runs on rumors and to get the right rumor out you need to come down and be on the microphone and tell them. I'm still investigating but I have talked to a couple of committee members after that meeting and they went up and they haven't seen anything to the contrary what everybody stereotypes this business to be. I think before we absolutely throw it out the door, I think we need to investigate it, make sure that what everybody stereotypes this to be is what it is or if it isn't. You know I'm not saying I'm up here saying we should put it in, but I think we should take a look at it and make sure it's what everybody thinks it isn't before we start dragging it down because like I say I was very impressed with that presentation and they gave a lot of points on how they do all the things that you guys are saying that they just pass out money just because you gave blood, it's not that way. It's state regulated and like I say, you have to see it to believe it and like I say, I haven't personally went up to those facilities but I'm going to try to get up there, and I hope everybody does before we drag it down.

Ms. Hausfeld – Phil, I just want to thank you for getting up and saying that because I stereotyped it too, when I heard plasma and I talked to a few people and I'm still not sure, myself, one way or the other, but after last week's COW I did talk to Gerry Wiedman and Walt Moeller, I'm using Moeller, and they assured me that it is a very clean place, it is not for the derelicts and the drug addicts and all of that kind of stuff. They, correct me if I'm wrong you guys, they actually said that there were a couple of them that went up there through a tour and there were some that knew they were coming so they might have been on their best behavior type thing but then there was a couple other committee members that had been up there unannounced and it was just the same way as they had found it, nice, clean, orderly, that kind of stuff. We were actually talking about this a little bit tonight in my committee because we received that letter and one of the things that they were telling me is before anybody can just give their plasma, they have to fill out 55 questions, something to that effect, so they go through a stringent process before you can even give plasma. They also that not only do they have to fill it out the first time they go in, but every time they come to give plasma they have to meet with a doctor and go over these

same questions each time, so it's not like you can just answer the questions once and that's it, it's a ongoing continuous answering questions of their own personal life. I also was told if there were any drugs in their system or alcohol in their system they cannot give. If there were any sexually transmitted diseases or diseases of any kind, they get reported right to the Board of Health. There is an ongoing thing and I would love to actually, I mean, Walt and Gerry told me a lot, but I would love to see one of those guys come to give all of Council the same kind of feed back so that when citizens do get up we can assure them, either yes or no, this is how it really is. If I can work it out to go up and actually visit one of the places I'd like to do that myself, just to see it first hand but I wanted to thank Phil for getting up and actually commenting on that.

Mrs. Brickweg – Just a comment, I did see it first hand, my son went to Elder High School. It's on Warsaw Ave. I went past it twice daily for two and a half, three years. I'm not saying that the building's not clean, but if anybody is going to go visit it, I'm going to be very honest, hang out in the parking lot. It's, I'm very adamant about this, this is, I don't see how when I look at the future of St. Bernard and what our goals are supposed to be and how we're going to improve our City, I don't see plasma donations and Section 8 housing to be improving our City. When I heard this and some of these members can say I was so upset I felt like gosh, I feel like selling my house and getting the heck out of here it scared the death out of me. Let me tell you my husband and I had a few choice words about that one. We need a vision, we need a future and to me it is not plasma donation, I'm telling you go hang out in the parking lot, I got on the internet and I thought the quote I thought was funny, "Pint for a pint", sell a pint go buy a pint. I even looked up on the internet, who donates, and it is a lot of college kids actually I was surprised with that, they're getting about \$50 a week, they go twice a week to donate again. You donate once, you go back three days later and you donate. Some of these kids, some people that is how they are making their living. It also said that the vast amount of advertising for a plasma donation is in the help wanted section. They're advertising to the people that are unemployed. I'm not putting these people down but when I look at the future of our City I don't think this is going to help us improve it scares the death out of me. It was hard for me to get up there and say because I'm sure I'll get ridiculed but I don't think plasma and Section 8 housing is going to make our City any better, I think it's going to bring us the opposite direction.

Mr. Schildmeyer – I think we have some good points being brought out tonight. I think when at the COW Joe Kempe mentioned that it's really a decision of the Zoning Board, is that correct, it's not really a decision for Council or Council members. We're feeding you information that we're hearing from the public and I'm hearing this same thing Kevin heard, I'm hearing the same thing Peggy and Patty heard, I'm hearing the opposite from some people because of the number of employees that would happen down there but I think we have to be cautious when we walk this line, if we're going to be looking at development of both, all of the Vine St. area, and then we have South Vine St. area development for so long, but still there seems to be some interest in this. I'm going to as Joe to maybe explain, or Mr. Wiedman to explain to the public on how we stand with the decision like this because the property is actually in the shopping center owned by a

private owner and it's really not our decision to make and where do we stand with it right now? Can we make a decision in some way of saying no we don't want it or is this already a done deal?

Mr. Kempe – I'll refer it to Gerry because he's the head of this Zoning Board of Appeals but no, it's not a done deal, the Zoning Board of Appeals does have the right to deny it, but they also have a right to appeal it at the Court of Appeals downtown. Even though it would be turned down, if it is going to be turned down, that's not the end of the story.

Mr. Wiedman – The reason, and I'm going to say this right out of the shoot, Kevin, when you make those kinds of statements you need to come back to us and talk to us before you get up and make blanket statements on this floor about who put out what because everything that was done was done according to our requirements and I will explain to you now why it got to the Zoning Board of Appeals. But to blame Mayor Estep for this is ridiculous, he had nothing to do with it, it was done through my office the way all zoning appeals are done, it was handled exactly the same and for you to make those kind of implications, I resent it.

Now when these people, first of all Mr. Harris came to my office and said that it's a 9000 square foot almost 10,000 square foot space, it's been vacant for over a year, he was also concerned just all the rest of us were with the connotations of a plasma center. He said that he needed to rent the space, he had the same feelings that we had so therefore he went up and visited the facility and at that time he changed his mind. Now, people may say it's because he's naturally got a legitimate tenant but I believed him. What he said was he does not want to create a problem and I believed him here to because Barb has dealt with him too, he did not want to create a problem for the City of St. Bernard, if we don't want it that's fine, but he felt it was a decent enough business to look at and he said does it meet the zoning code. What transpired is the fact that a plasma thesis center or something like that, but a plasma center to cut it short basically is not listed in our zoning code, the closest thing that it would be is a clinic and so therefore a clinic is permitted in a B-1 zone with a conditional use. Not being specifically listed in our zoning code, the next step is to try to figure out where it should go in our zoning code and then take it before the Zoning Board of Appeals because it would be their decision to take a like or similar business and put it into that district. Part of a conditional use hearing is basically that if that is a B-3 district down there and if it can go into B-1 under conditional use permit, it could be considered to be put into the B-3 zone. That's as per our code. At that time we set up the appointment, and it took a while to get there to review it before we even knew where it had to go, so that was some of that period of time that Mr. Meier has been talking about. Subsequently we set up the hearing set a date for it, mailed out notices to everybody within two hundred feet of that particular area that is was going in. Everybody on this Council and the Administration was given a notice, a public hearing notice that it was going to be at such and such a date for the hearing. It was put in the Cincinnati Enquirer as is prescribed by law, so the entire format was followed to the letter. At that time we scheduled a hearing, we asked Mr. Rave to come in here and explain the whole situation to us. He said he would bring a power point, he did not actually bring a power point but he brought a printed power point and that explained the whole thing. Mr. Stegman was in the audience, there was a tremendous amount of questions

asked by the Board and by Mr. Stegman and by my staff and the gentleman answered the questions very truthfully at that time, Joe and I had been to the facilities prior to that hearing and one of the other gentleman had also been to both of the other facilities unannounced so that they could not put on a show for him. At that point we had the hearing, the Zoning Board of Appeals decided to look into it further. As we sit here they are continuing to look into it further. It is their charge at this point to review everything they have found and for them to vote and decide whether or not they would permit it to go into that B-3 area. Now, as Joe had just said, there is an appeals process, if these people do not like the vote that comes down or they feel there is not good enough rationale for that vote they would have the ability to appeal to Hamilton County Common Pleas Court. So that's really as much as I know, that's the whole scenario up to this point and I reiterate, the whole thing was done properly, I don't think there is any fault that has to go to Mayor Estep whatsoever and I think the decision is being made properly, it was not rushed into and that's all I have to say.

Mrs. Brickweg – Would it be OK to ask Gerry a couple questions because I don't understand some of the zoning and I don't know if the other people also know?

Mr. Walden – Would that be OK Gerry?

Mr. Wiedman – I'll try and answer Peggy, without the books or anything I'm not

Mrs. Brickweg – Right, and I'm hoping they're pretty easy. First, so I make sure I understood correctly, the shopping area is a B-3.

Mr. Wiedman – That's correct.

Mrs. Brickweg – And if we were going to consider this a clinic, a clinic is allowed in a B-1, is that what you said?

Mr. Wiedman – A clinic is allowed in a B-1 under a conditional use permit and I believe in our B-3 zoning format, it says, if it is permitted in a B-1 or a B-2, then it could be permitted in a B-3.

Mrs. Brickweg – That was my next question. The other thing is, and I'm reading all the information you gave me, and this is a question that a few people have asked me, it just seems kind of odd, a lot of this talks about retail, and that's a retail shopping center and people ask me, how does a plasma donation center fit into a retail shopping center and so I don't know if you can answer that but I guess that is part of my question, so the zoning is not just zoned for retail it zoned for other things also?

Mr. Wiedman – If I may Peg, some of the consideration had to come about because there is a medical center building in that same B-3 area, that all has to be taken into consideration by the Board before they would make their decision. There were very many things that would have to be weighed before that decision could be reached but we have a clinic there in B-3 zone just with the medical building.

Mr. Zix – Gerry, can I ask you, to voice opposition, it would be best to voice it to that Board, yourself and that Board. Who is on that Board?

Mr. Wiedman – The Zoning Board is, Joe Kempe, Dale Witzman, Pat Condon, Terry Chin and Chuck Johns.

Mr. Walden – Gerry I know this is a little unusual but if I could just ask one question to make things clear for the public. Mr. Miller assumed as I think most citizens would that this is a decision for Council to make. From what you just explained to us, it sounds like Council has no say in this and it's entirely within the Zoning Board's control. Is that correct?

Mr. Wiedman – OK to answer your question, yes, that is correct. Now, I think the confusion comes in because we have a South Vine redevelopment area which goes from approximately half way up Imwalle's wall, all the way up to the wall of the cemetery up at the other end of Vine St. Now, that was designated as a redevelopment area and an overlay area within our community. Now, in that format, for people to go into that area, it's basically anything from a B-1 through a B-4 can go into that area by a conditional use permit which has to be approved by City Council. That's that one specific area so that conditional use area would be approved by City Council, anything that goes into that area. If it's an OB-1 overlay, if it's B-1 use, it can go in automatically, but if it's a B-2 or a B-3, let's say the cell phone place up there next to UDF, in my opinion that was a B-3 usage, so therefore there had to be a conditional use approved by City Council in order for them to go in there. Now, on the other end of town and everywhere else except in that corridor, if you had a conditional use for any purpose then that decision would be made by the Zoning Board of Appeals.

Mr. Walden – And that is the situation that we're in right now?

Mr. Wiedman – That's correct.

Mr. Walden – Thank you very much Mr. Wiedman.

Mr. Burkhardt – Just so everybody knows, St. Bernard is not unique to this situation. Norwood and Central Park is lot the same way. You have places like Arby's and different eating places mixed in with places like urology, dialysis and they even have a place over there that mixes Chemo for the hospitals. These multi mixed places are everywhere and that's just the wave of the future. Most medical places do everything outside now, they don't do it at the hospitals anymore, its kind of like being outsourced. That's what they're doing, Norwood is full of it, but St. Bernard is not unique to this.

Mr. Meier – Gerry, I can understand your position, I can understand you being upset, but at the same time when you were saying that we should have talked to you before we said anything up here, that's exactly my point, somebody should have been talking to us so that we would have at least have some clue what's going on. I understand the difference between South Vine and up here in the shopping center, but at the same time you're saying that the same guy that brought us the checking cashing place and the pager place thinks that this is a good business, well you know his track record isn't there.

Mr. Wiedman – Excuse me, what was that comment Mr. Meier.

Mr. Meier – You made a comment that Mr. Harris felt that this was a good business to have in the shopping center. Isn't that the same person that brought the check cashing place in the shopping center and the pager place?

Mr. Wiedman – One thing you have to remember Mr. Meier is the check cashing place and the pager place unfortunately that shopping center is zoned to handle that and there's nothing we can do about that.

Mr. Meier – Well I continue here, it's not a clinic, a clinic is a place where people go to receive treatment, it's not a retail, a retail is a place where you go buy something, this is a place where people go to sell something.

Mr. Wiedman – I didn't say it was a clinic. I said that the closest thing to what we had what it was would have been a clinic. I did not say that it was a clinic.

Mr. Meier – Again Mr. Wiedman, I'm trying not to interrupt you and I would appreciate the same, I sat here quietly while you spoke, I'd appreciate the same consideration. I'm just presenting a point here, I receive feedback from people, the one main point I made and I'm going to say it again, whether you are in favor of it or against it, we still have to have communication within this City so people know what is going on. It's unfair to sit in here at the same time that we're having meetings, talking about the right to know and when meetings should be published, how they should be published and how people should be let know about them at the exact time that we're sitting here in these Council meetings and going through that discussion, and Mr. Zix is getting roasted over it and Mrs. Brickweg is on the other side and people are taking, at the exact same time those conversations are taking place, there are other meetings going on about this, so whether they should have been published or not somebody should have known and it's unfair to him, it's unfair to her, it's unfair to everybody else up here that that went on and that was my point, that there wasn't any communication and I said, yes, you met the basic tenet, the basic requirements of notification. But the intent of that was that it would have been very easy to talk to us, we could have gone into Executive Session if you need be, you could have spoken to people individually, you could have brought it up on Council, Joe is on that Board, he makes reports, he didn't bring anything up, I mean I don't understand why people wouldn't have had the opportunity to discuss this sometime within the last seven weeks prior to the public meeting. I didn't know about it two weeks ago tonight in my box and two weeks ago tonight, that was after the public meeting. It was in the paper on the 16<sup>th</sup> of April, is there some reason why between the 16<sup>th</sup> of April and that meeting that it couldn't have been brought up on this Council floor so people would have had the opportunity to know about it. That's my point.

Mr. Wiedman – Mr. Meier you had a notice in your box long before the 16<sup>th</sup> of April. There was a notice telling you there was going to be a public hearing and if you were that concerned about it, you could have done the same thing you're asking us to have done.

Mrs. Brickweg – I'm sorry, the only notice I got was marked April 24<sup>th</sup> unless somebody didn't put it in our boxes because I'm going to admit I was shocked when I saw it in there, it was dated the 24<sup>th</sup>. I did not get any notice before that. So maybe somebody didn't do it, I don't know but I did not have one.

Mr. Wiedman – I'm saying that the notice of the public hearing was put in your box, I don't have the dates here in front of me.

Mrs. Brickweg – Well it wasn't put in until the 24<sup>th</sup>.

Mr. Wiedman – Well that could be, I'm sorry if I misunderstood him.

Mrs. Brickweg – I don't want to get henchened in to this but I'm going to agree with Mr. Meier. The Mayor does need to know stuff about this. If there is a new business coming in town, I would think the Mayor should know this and Gerry this is nothing at you, I think and I've said this before, if you're going to be the Mayor of our City, you better know what's going on in the City and I think this plasma thing is a pretty huge thing because I know how upset I got with it. But we don't need to hash it out but maybe we can work like Mr. Meier said, the communication needs to start opening up because it's just kind of odd that I'm sitting at a meeting where the Mayor does not have any idea, I mean, someone needs to inform you then if there is something like this going on.

Mrs. Brickweg – Could I just ask Mr. Wiedman one more question, what the next step is? I know you said that they didn't vote and just I'm thinking that people might be curious what the next step is going to be with this.

Mr. Wiedman – Once the Zoning Board takes their vote, there will be a written notice sent to both Mr. Harris and the people from plasma care as to their decision and then they have a certain period of time after that decision, depending upon what it might be to appeal if necessary or if they so chose.

Mrs. Brickweg – Will that vote be in a public meeting or just a meeting of their own?

Mr. Wiedman – When they retire to go additional deliberations that's just private amongst the Board itself and whatever they decide then comes back through the secretary and he would notify, he doesn't even notify me, he notifies the individuals involved.

Ron Miller, 4230 Bertus – I think most of all I had questions but most of them were answered between Gerry and Peggy. I think it came down to a couple things, it is a shopping center and that's a biggy in my book because about the only thing I can go buy in this town right now is food and it would be nice and I know we're not attracting businesses but I think that's the point, I mean I'm not against having that thing in here, I'd just like to see it some place else instead of the heart of the City where it could be maybe a shoe store or something like that. Anyway that was pretty much discussed, my other question was for Patty. You said that KFC was sold, do you know who bought it?

Ms. Hausfeld – I'm going to refer that to Gerry.

Walt Moeller – They actually didn't tell us who brought the property, there was an offer made even before the appraisals were done, if you remember I reported that they were supposed to come back with the appraisal. Two days after I spoke to him this fellow offered him \$500,000.00 for the two properties, there is actually two of them here in town, one on Liberty St. and this one down here. They were extremely afraid they weren't going to be able to sell the Liberty St. property and this guy said, I'll buy both of them for ½ million dollars. They've essentially entered into a verbal contract with them at this point in time to purchase the property and he then informed me who the owner was going to be.

Ms. Hausfeld – Ron, I'm glad you asked that because I wasn't quite sure. Walt, you might want to stay there because I'm not sure if you or Gerry can answer this, I'm going to go back to my original question and I might mess it up but, my original question last week was, can we as City Council or zoning or I'm assuming we're zoning for B-1 down there, with that South Vine St. redeveloping area that we have on part of Vine St., is there anything we can do not at this particular time because apparently it's sold already, can we do anything for the future so that we as the City has right in saying what could go down there? I don't know if we would have to rezone it or what we would have to do but that is, you're talking to somebody that works right across the street everyday and that is a gateway to our City and I'm not saying that it needs to be a beautiful gateway but it needs to be something attractive to say, hey, we're in St. Bernard now, we're out of the Cincinnati area or whatever, not that Cincinnati isn't beautiful too, but it's an eye opener for the City to differentiate us between the other three corners. If there is anything that we can do for future buyers or excuse me future use, I would like to take the initiative now to start the process and maybe go from there.

Mr. Wiedman – In order to extend the South Vine redevelopment area that would be a legal issue, I mean I would have to get with Eddie and see because that was done eons ago and except for a few things that we're still doing up there, a lot of the program has subsided. That would have to be a legal opinion there. As far as rezoning is concerned, I would say rezoning is a possibility, you would probably have some opposition to that because whatever business is going to be in down there, they're going to cry foul and say that you're taking the value of their property away from them if you rezone it to residential. I think you can, through a process maybe get it rezoned because both sides of it are residential, I think, I'll have to check on book, but their both residential areas on both sides of that property, I don't know how it got to be a B-1 to start with but because that somehow is a spot zoned area because it's the only B-1 down there and I don't know, that happened long before I got here. I think it could be, we could look into the possibility of rezoning it to residential.

Ms. Hausfeld – Gerry, first of all I want to apologize for putting you on the spot on that. Can I be put on the COW agenda to discuss it a little bit further, what the possibilities are that we can do for down there and like I

said it's most probably too late right now if it has been sold and all that stuff but for future use I think we should do something with that.

Mrs. Brickweg – If Ed's going to look into that, I don't even know if this is possible, let's continue it on down to the shopping center so maybe we don't have the same problem again. I don't know if it's possible but just something to think about.

Joan Ronneberg, 4217 Sullivan Ave. – I have been to senior housing that have Section 8 and HUD people in it, they were people in communities like in Price Hill and they lived out of Delhi and other places but they went to this senior living and they did because they were a community of people, they didn't know each other but they looked after each other. No one is going to die and be there for five days because you know each other and you're going to check on each other. When you are in your homes sometimes people don't check on you for days and days and we've had people in the community that have been dead maybe for two or three days before they were found. I think that senior housing could be great and I don't think that everybody that is under HUD or Section 8 are people of that we wouldn't want in the City. Some of them are very good people and have led very good lives in communities.

Ms. Hausfeld – Joan, just to let you know that one of the things that was discussed at that senior meeting is, she did elaborate and say that if there was an older person that needed assistance that they could actually hire their the own and they could live in there with them if I'm not mistaken on that. There is some leeway there, just to let you know what was said.

Joan Ronneberg, 4217 Sullivan – If we go to assisted living they're going to pay for a nurse or somebody to be in that facility. Where in independent, they don't have to have a nurse or somebody around because assisted means you need help and that was like Patty said, they could bring in they're own person extra help and a lot of times that's covered under their Medicare to passport or other things that they can go through. I think it could be a good thing for the City.

Mrs. Brickweg – Patty is correct on that but I did question how, if they're going to have somebody living with them, those apartments are only 540 square feet, that's going to be an awful tight fit for two people. I'm not saying that people in Section 8 housing are bad, I never did say that, but I do question with the income levels that are the vast majority of the residents in St. Bernard that want to live in the senior housing, are they going to qualify? I mean \$22,000.00, if you have any bonds or any dividends, a lot of people are retired from Procter and Gamble, I don't see it happening and the whole idea to build this senior housing for the residents of St. Bernard and what are we going to do if they're making too much to live there and also I thought it was very odd that 31, I mean this was just the proposal, 31 were HUD and only 6 were regular, and that's what I'm trying to say, we need to re-look at this, but I'm sorry if I hurt feelings or what but when I'm trying to improve this City, those aren't my goals. My goals are higher than that for our City and if you look at other cities, they're not sitting at Council meetings saying, lets do Section 8, let's bring in this to improve our City. That's not what's happening. Maybe we could all work together if we actually had some goals

and some plans, but we don't, I just see it piecemealed and I don't even like the pieces that we are choosing, it scares me, I'm going to be very honest, it scares me when I think what could happen to the future of our City, if this is the way we keep going and it also worries me that the residents aren't going to qualify to live in this, to live in the area. We haven't really helped our residents much if they're making too much money to live there.

Mr. Estep – On the senior housing, that was something totally new to me. It was just another avenue that we thought we'd explore. She did give a good presentation, there are some good points being made, I know there are a lot of residents, you know my parents when they got to that point they moved to the Carthaginian which seems to be doing OK and like Mrs. Ronneberg says, it doesn't have to be totally assisted living, you know you do qualify for certain services, council on ageing comes in and helps you with your cleaning and medical things that you need. It would be pretty impossible, I think, after talking to Ms. Wickersham, to find a builder to come in and build, that wouldn't have to do some subsidized housing, they just, it's not feasible so if that's something that won't work, you know, we can look in other directions but it's another attempt to try and improve something in this town along with other things we're trying to improve.

Mrs. Ronneberg – I agree with John, that we need to look at something else and see if there isn't some other way that, if you could put somebody in that might be a Section 8 OK and then they would not bring in a person to live with them while they're living there to take care of them, they would have them come in and out, they wouldn't stay there and sleep, I didn't mean that, because I know the apartments are small but for one person, the apartments that I saw were very convenient, there wasn't a lot of work to do and that's what I guess when you get older you're looking for the least amount to do. So I think we need to maybe check somebody else out to see if they would be interested in building along with Mrs. Wickersham and get that idea along with hers.

Ms. Hausfeld – One of the things, I'm just glad we're discussing senior housing or assisted living housing however you want to put it. Having a father that passed away and he was in his last year or two needing help and stuff, I would have hated to, my dad's heart and sole was here in town, I would have hated to have to go to Carthaginian or somewhere close by to see help or the care that he would have needed that so many of our older residents have to do because they do need help, be it senior housing, assisted living, whatever you want to call it. We really just, even though this has been on the burner for a while, we really just brought it up to fruition and started talking about it, had the meeting with Mrs. Wickersham, one of the concerns I had was when she came in to talk to us, she sort of needed to have an application ready and filled out by like a week from now, two weeks from now to put in for, I think there was grant money or some other kind of, correct me if I'm wrong John, something there that we could have got some money for it. That was my only concern is that we really, even though it's been on the burner for a long time, for this particular spot and this particular program that she was putting on with us, demonstrating for us, it was something that was brought to our attention and we sort needed to either act on it fast because she in order to have the application and everything ready, it needed to be in by like the 25<sup>th</sup> of May of this year or we would have to

wait a whole year and being one of the newest Council members up here, I didn't want to make a commitment right here and there and say, yes lets go do it because I wanted to know what the public had to say, I wanted to hear what the other Council members and the Administration had to say about this particular proposal, so as far as myself, I'm just glad we're discussing it, I don't believe, this is my own opinion, that it'll be anything for this May but if we continue the discussion and at least and everybody get on the same page as far as what we want as far as the City goes, maybe we can have something by next May and starting the procedures on it. I just want to let the public know that there was sort of a deadline there, from what Mrs. Wickersham was telling us as far as to get the grant money and stuff like that for this particular project.

Joan Ronneberg, - Is there anywhere that people could go to have their income checked to see what they would be eligible for, where could they go to see what they have and would they be eligible for senior housing under the way it's proposed.

Mrs. Brickweg – I would think your income tax return would list your interest and your dividends and your social security and all that, I'm not saying that's how they go on it but yeah that would be a pretty good, the bottom line there would tell you what your income level is. It's number 39, it's on the first page, it's that, I would think that would be something to go on.

Joan Ronneberg – Maybe we could check with Mrs. Wickersham and ask her is that exactly what they look at to be sure, you know, because I think people could maybe look at this a while and see OK I'm eligible, I'm not eligible, it might give us some more people to know about.

Mr. Estep – Mrs. Ronneberg, I'll get you that number after the meeting and you can contact her.

Ms. Hausfeld – I honestly don't know if they were invited or not but that might be a great meeting night for you guys is to have her come down and talk to the seniors, maybe have your financial information there and one by one or maybe she could have a group of people go over and let you guys know who could be eligible, who couldn't be eligible, what are the specifications that the seniors would need and who better than to find it out from, I don't want to say from the horses mouth herself but the person that knows what she's talking about.

Mr. Zix – Not to get off the senior center but back to the plasma center, I don't know how fast that decision is going to be made by the zoning board and we don't as Council have a say in that but what we do have, we can put a Resolution on the table and voice our opposition and I don't know if that is going to be done in a manner that we can get that passed but I don't know if Council wants to discuss that next Thursday or vote to put a Resolution on the table to propose the opposition to that center now or wait till that Thursday.

Ms. Hausfeld – If we go to do that, and I'm just asking advice here, would it be to our benefit as Council members to have, I'm sorry, Gerry, to have that

same person come in and talk to us as a Council member and Administration as a whole and then we could even make our decision that night or discuss it further, if we're going to discuss it we might as well have from the person that knows the best.

Mr. Burkhardt – We've got all the information I think that we need other than going out and looking at the place. We could put it on the COW to discuss whether or not we want to put a Resolution up. I think we have like 30 days.

Mr. Kempe – Well, it would be like 30 days from two weeks ago.

Mr. Burkhardt – One solution might be for every Council member just to write a letter to each member of the Board saying how they feel.

Norm Miller, 219 Washington – I just wanted to get back on this same plasma business. I don't know whether you've ever visited around these plasma, I'm going to say it again, Peggy's got a, if you've ever been around these, this guy that came to talk to Gerry can talk to anybody else, you know he'll paint you a rose colored garden, he'll tell you anything you want to hear. What I want to say to Gerry, when you have your next meeting with your City, I think you need to reflect the view of the people in St. Bernard, I think that when this gets out and this is the first time it's got out to the public, that this town is going to go berserk when they find out what's going on. This blood plasma business, Patty mentioned that they go in one time and they have to fill out papers, they go in another time and they have to fill out, what did you say, six to eight pages, who is there interpreter to fill these papers out? Most of them can't even read or write and they're filling out every time the go in eight pages just to give blood, I don't think, I think this guy is leading us along a path that we're going to get stuck with and now that it's out in the public I think the public in St. Bernard needs to voice their opinion to Council, they can't reflect their opinion to the Board, Gerry's committee, they have to reflect it to you and they need to talk to you and all the people that watch this on television, get on the horn and let them know what a blood plasma operation is, it's not what these people are picturing it, everyone I've seen, they're hanging out there by the dozens outside and right now this is going to be the end of St. Bernard we were going to make a beautiful stone that never happened, so now we're coming in from Elmwood to beautiful St. Bernard and we've got a Save A Lot, we've got a blood plasma, we've got a check writing and you go up on the hill and you get a job. So we need to do something with Vine St., this is St. Bernard, which ever end you go in. The zoning commission has to appreciate that to protect the people of St. Bernard, not Council, they don't need to protect you they need to protect us.

Mr. Zix – Norm, I'd be glad to have anybody call me any time and they do but that decision does rely on the Zoning Board and that's why I want to have a Resolution to show our opposition to it but you're more than welcome to call me but it's not that I really have any, as Council person, we don't have any control over them. We will influence them, I think that people are for it and against it, we will try to influence them but it is their final decision.

Ms. Hausfeld – Norm, just to let you know, I haven't received any emails on it but I have talked to quite a few people since I found out about it myself and the common sense that I've been getting is "no way" There are people and like I said, I personally didn't know much about it until I started talking to Gerry and Walt and a few others after last weeks meeting and one way or the other if you are for it or against it, you know, I want you guys to tell me what you guys like and dislike and go from there but I have most of the feedback so far that I have gotten has been against it, just to let you know.

Phil Stegman, 19 Orchard – I wanted to touch base on this what we call senior housing. I also have a mother that recently in the last five years moved out of St. Bernard. I think we ought to take and ask the seniors, I mean have a public hearing with the seniors because I, my mom don't want to go into a senior housing. What she wanted was an apartment. Whether they buy the apartment and have it built for them, you know, they want to down size out of their homes and move into something smaller that they don't have to worry about grass and doing things and worrying about their snow getting removed and all that stuff so these folks aren't really looking for senior housing, they're looking for an apartment so that they can get out of their house, get their equity out of their house, move out of their house for nice living so I don't know, maybe it's time to look at building an apartment around the seniors that want an apartment and have them pay to have it built and that way you get all the seniors of St. Bernard in that building and you don't have to worry about subsidizing and you don't have to worry about you know Section 8 or you know federal money and you've solved your plan, you've got all the residents that wanted to build there home in an apartment building and maybe that's an out. Maybe something that you want to go to and just for a little side joke for Norm, we made it past 9:00 Norm, you can go home.

Mrs. Brickweg – You just made me think of something, Phil, that I don't know Mrs. Ronneberg, I didn't really think about this but if somebody is selling their house and they have equity and they put that in the bank and their getting interest or buy stock, that's going to affect it also, I really didn't even think about that, but that's another huge thing that they may not qualify.

Mr. Schildmeyer – I just have one request, I'd like to meet with Walt after the meeting and I notice that up in the audience the IGA manager I'd also like to meet with him if I could have a few minutes of his time if he wouldn't mind after this meeting. Ok, thank you.

Mr. St. Clair – Mr. Schildmeyer mentioned he wanted to meet with Walt, would that be Walt St. Clair or Walt Moeller?

Mr. Schildmeyer – I'd like to speak with young Walt.

Mr. St. Clair – That would be Walt Moeller.

Mr. Burkhardt – The next COW will be Thursday, May 10<sup>th</sup>, at 7:30.

Motion by Mr. Zix, seconded by Ms. Hausfeld to adjourn. Motion passed 7-0.

