

ST. BERNARD CITY COUNCIL MEETING

FEBRUARY 19, 2009

The regular meeting of the St. Bernard City Council was held Thursday, February 19, 2009 in Council Chambers.

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

Roll call showed that six members were present: Mr. Tobergte, Mr. Peck, Mrs. Bedinghaus, Mrs. Brickweg, Mr. Meier and Mr. Zix.

Mrs. Brickweg made a motion to dispense with the reading of the minutes. Mrs. Bedinghaus seconded the motion. Council agreed 6-0.

REPORTS OF CITY OFFICIALS

MAYOR, Mr. Burkhardt – The Mayor's Monthly Court Report Receipts for January 2009: Mayor's Court fines were \$2,568.00, and costs of \$325.00. Parking fines of \$634.00 Police Reports \$0.00. Mayor's Court Computerization of \$108.00 and Clerk of Court Computerization was \$360.00. Total to the City was \$3,995.00. State fees: Victims of Crime \$459.00 and General Revenue \$780.00. Indigent Driver's Alcohol Treatment Fund of \$51.00, Indigent Defense Support Fund of \$170.00 and the Drug Law Enforcement Fund of \$119.00. Total to State was \$1,579.00. Total Disbursements were \$5,574.00.

The Recreation is currently taking sports sign-up for all sports. Deadline for knothole baseball and fast pitch softball is this Saturday, February 21st. They currently have openings for both teams so don't miss out. Registration forms are available at City Hall.

The "Mommy and Me" swim classes for children 3 and under will begin Thursday March 5th. The cost for the class is \$10.00 per child. Jamie Silva is the instructor and will be contacting residents who preregistered. Please contact the Recreation Department or City Hall to be put on the call list.

Also, another session for water aerobics will begin next Monday, February 23rd and will run through Thursday, April 2, 2009. Shallow water class begins at 7:30 pm with deep water class following at 8:15. Registration can be done at the first class.

If you have any questions regarding any of the upcoming Recreation activities, please contact Recreation at 641-3137.

AUDITOR, Mr. St. Clair – The month of January reports for the City's investments and for the balances in our various bank accounts have been given to each Council member and the Treasurer.

As discussed at the COW, the Auditor's office has prepared Resolution No. 2, 2009 and Ordinance No. 8, 2009.

The Resolution establishes a separate FEMA Fund as required by the Auditor of State to account for federal funds received through the Ohio Emergency Management Agency for approved projects under the Public Assistance Grant Program. The City received \$73,032 for expenses incurred in the clean-up after the remnants of hurricane Ike went through the City back in September.

Ordinance No. 8 provides for additional appropriations to the Mayor's Court and the Clerk of Courts Computerization Funds. This authorizes expenditures from

those funds up to the current amount of their cash balances (a little over \$1200 and \$1700 respectively) which are received from Mayor's Court Distributions. This Ordinance also provides \$26,400 to street maintenance materials to pay for the extra salt needed over recent snow emergencies.

Based on discussions at the last COW and based on the advice of the City's Bond Counsel, a letter has been sent to the Note Registrar that the City, by unanimous vote of its Council, is calling for redemption of its \$1.5 million land acquisition taxable bond anticipation notes with a redemption date of April 1, 2009. This date will give the note registrar sufficient time to provide the required 30 day notice to the note holders.

DIRECTOR OF LAW, Mrs. Kate Bedinghaus – Absent.

TREASURER, Mr. Sipe – No report.

SAFETY DIRECTOR, Mr. Chatman – Just two items, one is an old item but just a reminder, the date of the next Council meeting which is March 5 will be a Neighborhood Block Watch meeting. As of yet the location of this meeting has not been set on which part of this building but it will be at 6:30, one hour prior to the Council meeting. Also, item number two that I have for Council tonight, and I won't take much time with this is that everyone should have received the St. Bernard Weight Loss Challenge. That will be a collaborative effort between our department, the Safety Department and Recreation but really run by Recreation Department. What we are doing is, we're hoping to get members from City Hall, members of the Fire Dept., Police Dept., and Service Dept. to compete with one another in a weight loss challenge. It would be a group thing, unlike TV, you will not be standing in front of everyone and having your weight displayed to everyone. Your team weight is what we will be looking at. That will commence on March 14th and end April 25th with more information to come outside of this meeting.

SERVICE DIRECTOR, Mr. Stegman – We had the bid opening Wednesday, February 18th for the roof on the Municipal Building. We got better results this time and 3 more bidders. I have some spreadsheets that I would like to give to Council this week. I would like to be put on the next COW to discuss the bids and to get an Ordinance on the table to enter into an agreement for the roof at the next Council.

TAX COMMISSIONER, Mr. Geiser – Before Council tonight, I gave each one of you a copy of our current income to date. As of today we brought in \$1,027,000. I'll keep giving these as we proceed throughout the year to give you an idea where we stand as far as how the income is coming in. The online tax tool has been utilized very well. We've got a lot of good feedback. I've asked a lot of people who have used it. I wanted to get their feedback. I said if nobody is going to use it, we'll get rid of it. I've had people say no, we want it, we like it. Keep it. So a lot of good feedback from it and it is being used. So every day I get an update, more tax returns come in that way. I would like to remind the tax payers that do use this system that you still have to send in your signed return with all the attachments. We do not have the luxury of getting those forwarded by the Federal Government, your W-2s, and your schedules and your 1040. We still need to have those sent in. That seems to be an issue, the instructions spell it out but a lot of people don't read the instructions unfortunately. We're still responding to the 1200 letters that we sent out back in Nov. for the not filed. I'm still getting returns in, still dealing with issues from that mailing. I want to follow up with Council with Resolution No. 11, 2008 that you passed last year. You may remember this

gave me permission to go through the records from 1989 to 1999 to basically zero out or adjust the books so that we could update our system. That was completed Monday. We got that finished Monday on the holiday, unfortunately we were here working. That allows us now to adjust and run a function that's supposed to be run every month in the office just to update the penalties and interest on all the outstanding balances. Again when I took office last year it hadn't been run since 2005. We talked to the manufacturer of the software and they said you really need to adjust your records first. Again that's what you did with Resolution No. 11, we are proceeding. Based on that we can now send out balance due letters which goes back to 2000 indicates the number of people who have not, who have a balance due on their accounts. Never been done before but we're going to send these letters out shortly. There are 210 individual accounts with an outstanding balance of over \$80,000. They may not all be correct but we need to deal with those issues, those records need to be cleaned up. The state examiners are here, they took a very big interest in the fact that we're finally doing the balance due letters because they wanted to know our procedure for collections. I said, well that's the first time that's been done, it's the first time we sent out the letters to people that hadn't filed. I just wanted to give you an idea of how quickly the records change in the tax office. What I want to show you here is a stack of envelopes that came back from the calendars. These aren't even tax records but I have them because obviously our tax records should mimic our census records and these are all the ones that came back. These are addressed "resident" and most of them came back empty. Imagine how quickly these changed, just as quickly as our tax records change because people move in and out and we don't know about it. That's why it's so important that we enforce the landlord, tenant law, where landlords have to notify us when people move in and out. Without that we have no way of knowing. I just wanted to give you a visual of how quickly things change and how much we need to learn about people living here and who is living here.

REPORTS OF STANDING COMMITTEES

FINANCE, Mr. Zix – The Finance Committee recommends the passage of Resolution No. 2, 2009 and Ordinance No. 8, 2009.

SAFETY, Ms. Hausfeld – Absent.

SERVICE, Mr. Tobergte – The service department report for January 2009 is as follows. There were 10 trucks and 11 dumpsters placed at residences along with 218 special pickups. 181 tons of garbage made its way to the landfill. There was 16 tons of recycling material, 8 tons of cardboard, 220 pounds of aluminum cans, 2000 pounds of scrap metal along with 17 appliances.

The City received \$264.40 for recycling in December.

I have purchased 1000 recycling stickers that I will donate to the City. Anyone that uses a garbage can or other container for recycling can call the garage at 242-0086 or my home at 242-9499 and stickers will be delivered to your home. This will make it easier for our service department employees to recognize the recycling containers.

PUBLIC IMPROVEMENTS, Mr. Meier – Normally when I have my reports, I don't read them but tonight I am going to read this.

A couple of weeks ago, I was in a meeting with one of our clients and this client happens to be the president of CMC properties. CMC is one of the largest developers in our region. He's been in business for about forty years. They are in the business of developing apartment complexes, retail and office type. Same type

of things we want to do here in the City. He mentioned that they are in the business of building “incubators”. That comment made me think that that is exactly the attitude we need in St. Bernard for our own re-development. With a little further discussion, he invited me to meet with one of his senior developers to discuss what we are doing here. I took advantage of that and was able to obtain one hour of extremely valuable insight to development. This developer was pretty familiar with St. Bernard our community, schools and businesses and I shared with him the drawings that the CIC had of Mitchell & Vine and also Bertus & Vine. Right now there is not any new development going on. Developers are spending most of their time managing properties they already own. For communities like ours, there is ample vacant office/retail space available in similar communities (Montgomery Road, Springdale etc.) that are not on a major highway. He described the rental market and this is for discussing office and retail, as a depression, not just a recession. Apartment communities that normally have 5 – 10% vacancy rates now have 10-15% vacancies along with delinquent rents. We get a “thumbs up” for using Cornette/Violetta Architects for doing our drawings. They are well respected among developers. He loved the presentations/plans. He was very complimentary of those. From there I got an estimated cost per square foot for the buildings as drawn. I’m talking about the buildings at Bertus and Vine and Mitchell and Vine, those drawings. As drawn, those buildings for retail or office would cost about \$100 – \$125 per square foot to build. That’s not including land, that’s for the building itself. A no-frills type building, something that doesn’t have a lot of the extra glass and metal and design on it in comparison would be about \$75 per square foot. We’ve had some discussion about possibly bringing in doctors or having a medical arts type of thing. If we were to pursue a medical arts type building, the cost escalates to \$200 per square foot due to requirement for sanitary surfaces in the examining rooms and plumbing in those exam rooms as well.

Bertus & Vine: from those drawings actually have some square footage on it and it ranged between 14-16,000 square feet depending on whether or not we have that little outdoor area where we’ve got the outdoor seating. That building as drawn
No frills: \$1,050,000 to \$1,200,000

As drawn: \$1,400,000 to \$2,000,000

As medical: \$2,800,000 to \$3,200,000

This site lacks adequate parking for the proposed building. Ideally a site would have 10 spaces per 1000 square feet of building. We would need minimum of 140 spaces. The drawings have space for 32. There is a big disconnect between what we want to build there and space for people to use it. A good example would be if you’ve got a doctor’s office, for every person you’ve got in an examining room you’ve got to have space for five more to be in the waiting room. Parking across the street doesn’t count especially for something like that because those people will want to get as close to the front door as they can get. In this current market, if you had a tenant what you could expect to rent that space for, not medical but just restaurant or office retail would be \$10 – 12 per square foot.

Mitchell and Vine” estimates (aside from square footage) would be essentially the same costs.

His recommendation for tenants in a building like this in a development on Vine St. would be to have a strong restaurant anchor tenant who would be, as he described it, “somewhere where you would take your family after a Roger Bacon football game”. The best option would be to approach a group that is local to Cincinnati. His recommendations were La Rosas, Skyline, Goldstar or UDF if there were space for gas pumps. We’ve already got those. That’s what he would

do if he were doing this himself. Those are the companies he would start with first.

To get finance numbers, I went to a commercial VP who works in this area. He works with us also. I took some of his time to get an idea of what financing cost and what requirements you have to have. Financing is limited at best. In order to even be considered a client would need a substantial depository relationship with the lender. Fortunately for us the City does have that. You would have to have 25% of your building already leased out to somebody who was already financially strong. Loan to value would be 65%, 35% down payment is needed. Rates vary from LIBOR (which is London Inter Bank Offered Rate) right now that's about 2%. LIBOR + 3% to LIBOR +5%. So the interest rate if you could get financing would be in the 5 to 7% range.

The other thing we discussed was rental markets for St. Bernard. With our location, if he were building here, his target professional market is entry level professions at P&G and, not the doctors of administrators at Children's Hospital, but the nurses, medical assistants i.e. the people who make the hospital run. An ideal project would be 200 units, 2 bedroom 1250 square foot upscale apartments. He described them as the type that has wood countertops and the vinyl floors look enough like tile that you have to get down to feel it to notice the difference. Estimated cost to build those units are \$125 per square foot (\$156,250.00 per unit), rents - \$1000/month. That would be a \$31 million project.

I was happy to get this kind of information because this is the kind of thing that I feed off of. This is what I like to know when we're getting into something. The other reason, you know we had some discussions at COW and I think at some point we've got to prioritize the projects that the City is going to get into because obviously we can't do everything we have in the works right now. We have to decide what's feasible to actually get done so that we can get something done vertical as we've heard people say. Obviously we don't have the money for a \$31 million project. The money we have, fortunately we're in a good position where we do have some money, but we have to be very careful to pick our projects. One of the things that they did caution me with is, especially in Cincinnati, the City of Cincinnati has a pretty poor track record of signing up with developers that don't follow through on what they promise. So I mentioned some of the people that we talked to in the past and he said they were pretty reputable people. In any case I thought that was interesting that information that we got and I'm going to bring this to the next CIC meeting which is on Wed. the 25th at 6:00pm. Again, I recommend to people that if you want to know what's going on in the City, come to that meeting and you'll get better insight.

LAWS, CONTRACTS AND CLAIMS, Mr. Peck – I'm going to call a Laws, Contracts and Claims committee meeting at 6:30pm before the COW that will be held on March 12th. This will be to discuss safety, a possible ordinance of safety of crowds attending entertainment of live performances. I've given the materials to the other committee members at this point to look over and hopefully we'll have something to talk about at the next meeting on March 12th.

BUSINESS AND INDUSTRY, Mrs. Brickweg – In the past I reported on the importance of St. Bernard submitting proposals for shovel ready projects in regards to obtaining funds from the Federal Stimulus Bill. The final bill has changed to allow one year, instead of 75 days to get projects obligated. The final bill states that OKI will receive approximately \$30 million for Ohio Transportation projects. All projects must be shovel ready, transportation related, create and/or retain jobs and be located on functionally-classified roadways.

As a member of the Hamilton County ICC I received an e-mail reminding me to make sure our City applies for these funds. The final deadline is February, 23rd, 5:00 p.m. I e-mailed Gerry Wiedmann a copy of the e-mail along with the spread sheet that should be used for any new projects and any revisions to projects already submitted.

HIGHWAYS AND TRANSPORTATION, Mrs. Bedinghaus – No report.

Mrs. Brickweg – The COW report has been submitted to the Clerk.

COMMITTEE OF THE WHOLE February 12, 2008

NEW OR REFERRED ITEMS:

1. Approved the minutes of the February 4th council meeting.
2. Council and the administration discussed various ways to pay off the 1.5 million dollar bond that the city obtained for the purchase of property. It was agreed by all that the city will call back the bond and pay it off with money from the reserves. This will save the city \$187.00 a day in interest. Walt St. Clair will find out the details that will need to be included with the ordinance.

Al Kanters also informed council that the CIC hopes to pay the city back for the money borrowed to purchase property, but the CIC is planning to pay back any money after the property is developed. Al informed council that he is meeting with a realtor in regards to developing the property at Bertus and Vine. He hopes to entice doctors from The University and Christ Hospitals to build a medical complex on the second floor.

REPORTS OF ADMINISTRATIVE OFFICIALS:

Mayor, Bill Burkhardt:

1. Bill announced that City Hall will be open Saturday, February 14th from 10:00 AM to 1:00 PM and it will be closed on Monday in observance of President's Day.
2. Bill asked council their thoughts on building homes on the Bertus Street Park property. Kate Bedinghaus, the City Solicitor, explained to council the reasons it is legal to build homes there. Barb Kalb went into detail regarding the differences between dedicated parks and city owned land. Mike, Cindi, Peggy, and Greg stated they were in favor of building homes and keeping a tot park. Don, Patty and Kevin would like to see more information. Bill will schedule a public meeting with the citizens regarding building the homes.

Auditor, Walt St. Clair:

1. Walt announced that the State Auditors are in auditing the City and they would like to meet with council before the February 26th COW meeting at 7:00 PM.
2. Walt asked for additional appropriations of \$1,219.81 to the Mayor's Court Computerization, \$1,740.00 to the Clerk of Courts Computerization and \$26,400.00 to the Salt Line item. Council voted 7-0 to place this ordinance on the table for the next council meeting.
3. Walt informed council that he will be taking \$3,092.00 out of the C9 Trust line item to pay for the attorney to draw up the new Veba Trust.

Law Director, Kate Bedinghaus:

1. Kate informed council that Heidi placed an ordinance in their mailboxes regarding changes that need to be made to the City's Walter Drain Ordinances. Council voted 7-0 to place this ordinance on the table for the next council meeting.
2. Kate requested that council go into Executive Session at the end of the meeting to discuss litigation. Council voted in favor 7-0.

3. Kate informed council that she referred to an outside lawyer regarding the city creating a new position of Deputy Tax Commissioner. She is researching if the position has to be classified, which would make it a Civil Service position or if it can be un-classified. Council was asked their thoughts on creating this new position, Mike, Peggy, Patty, Kevin and Greg are in favor and Don and Cindi are not. This will be discussed again at the Feb. 26th COW, when Kate gets more information.

Safety Director, Rodney Chatman:

1. Rodney announced that he will have a Block Watch meeting at 6:30 PM before the March 5th council meeting.
2. Rodney reminded everyone that during the month of March residents can go to the Police Department and get a free lock for their gun. If anyone needs more than one lock they can stop back to the Police Department after March to see if there any left over.

Service Director, Phil Stegman:

1. Phil reported that he has been meeting with people from the EPA and the company that monitors the gas wells down on Bank. A newly placed monitor has been reading high so they are working to figure out why.
2. He reported that he attended the ODOT open house on Tuesday night.
3. Phil is also working on repair to a sewer at in the shopping center parking lot.
4. Phil is working with Duke Energy and Cincinnati Bell on various projects.
5. Phil is addressing the wind damage from Wednesday night's storm. He thanked the Fire and Police Departments for their hard work during the storm.

Tax Commissioner, Ed Geiser: Ed reported that tax season is in full swing and the Department is working hard.

Treasurer, Jamie Sipe: Jamie reported that the city received the FEMA money it applied for from the September storms. The city will need to create new line items to pay out this money. Council voted in favor 7-0 to place a resolution on the table for the next council meeting to create the line items.

REPORTS OF STANDING COMMITTEES:

Laws, Contracts and & Claims, Mike Peck: no report

Public Improvements, Kevin Meier: Kevin reported that he had a meeting with a developer from CMC and he will put a report together on what he learned.

Business & Industry, Peggy Brickweg:

1. Peggy asked council's thoughts regarding purchasing a documentary on First Suburbs. Council and the administration supported purchasing the film for \$25.00.
2. Peggy asked councils thoughts regarding if they would like her to pursue the idea of placing the idea of having four year - staggered council terms on the ballot for this fall. They all agreed they would like to do this and she will report back what she learns from the Hamilton County Board of Elections.

Safety, Patty Hausfeld: no report

Highways & Transportation, Cindi Bedinghaus: no report

Service, Don Tobergte: no report

Finance, Greg Zix: Greg asked Gerry to look into a satellite dish placed close to the street on Delmar to see if it is within our zoning codes.

Ordinances and Resolutions for the next council meeting:

1. Ordinance for additional appropriations
2. Ordinance for Walter Drain changes
3. Resolution for FEMA line items

Next Council Meeting: February 19th at 7:30 P.M.

Next C.O.W. Meeting: February 26th at 7:30 P.M.

Respectfully submitted,

Peggy Brickweg,
President of Council Pro-Tem

COMMUNICATIONS

February 5, 2009

TO; Clerk of Council, City of St. Bernard
The Honorable Mayor of St. Bernard
Members of St. Bernard City Council

After reading the last five sessions of Council, I'd like to make a few comments (bet you thought I gave up didn't you?)!

First, I'd like to thank all of you for your efforts in the revitalization of our good City. I read where some of you are involved with various organizations to attract new business such as Graeters to build their plant in the old Nu-Maid property, and groups such as the Main Street Organization that took the tour of our City on the Dial-A-Ride. These steps are positive and I commend you for your efforts for the good of all.

I do have a few points I'd like you to consider. My first thought is that we as a City need to take control of the property owned by the City, to make it the best it can be before it's presented to developers. For example, I need to go back to the Bertus Street Park that I was involved in. If this project would have been implemented, we would be enjoying it today. The cost, by some was considered high, but in all actuality, it was low given the appearance and character of the high quality park we would have gained. To have a park as proposed would have been priceless when the Dial-A-Ride stopped there on the tour. Imagine their thought when they saw the marble fountain, gazebo, bandstand, and all the evergreens; a walk able community park for all to enjoy. They would have been astounded that we take such pride in our community to build such a park. The cost would have been lower than some properties purchased.

I realize, as I saw on the Valley Blog that some think this park was meant for senior citizens only and that the proposed park was too expensive for our "small town tastes."

Perhaps those who criticize don't realize that to draw people to a community, there are some basic facts: 1) Young professionals desire this kind of recreation areas in their community, and 2) that the initial costs are recaptured by interest in home buying and business people desiring to come to our town. It's a shame that more

people don't have the vision to see neighbors enjoying conversation by a fountain on park benches, or an old-fashioned bandstand where gatherings can take place. This type of park could have been a model for the type of community we not only want, but will see happen. It helps all of our property values, not just those who border the park (but for those that do, your values will increase tenfold).

It is a fact, that young professionals are looking to move to a "walk able" community. Baby boomers are moving away from the outer belt, back to a hometown neighborhood where they can walk to work, play, entertainment, shopping, and eateries. Seniors are looking for a safe, walk able community without having to drive for supplies, food and entertainment. A walk able community, with eye appeal, meaning street-scapes, restaurants, and stores, is a highly desirable commodity in this day. **WE HAVE THE COMMODITY.**

We have many parks to capitalize upon to get them ready for developers to come, sit and stay. Vine Street Park is a perfect example. I submit to you that we have a beautiful large water park area that is a plus to a potential homebuyer. But let's take it one step further..... Imagine if the pavilion had an ice rink on the lower level, ice-skating all winter long kept frozen with freezer coils, bon-fires to keep people warm, and sledding for entire families. Imagine if the track was upgraded not only for walking or jogging, but used for roller skating, roller blading, and other activities. Imagine another gazebo, with tree plantings, and park benches in Vine Street Park. Then, imagine, new "Main Street Village (ordinance approved) townhomes along Vine Street. Imagine living in a townhome, being out on your back deck, and overlooking this beautiful park with all of its year 'round activities. Then, imagine what you could sell it for. Walk to Greater's? Walk for a coffee? Outdoor bistro seating overlooking the park? **YES, IT CAN BE DONE, WITH VISION and PLANNING!** Isn't that the theme now? **CANGE, YES WE CAN???**

If we can lay the groundwork on our existing properties, we can then develop new ordinances for building on Vine Street to create the "Village" that is so highly prized in a home-buyer's wish list. Once that groundwork is laid, plans can be implemented, ordinances created, and then, let's get developers on buses to **COME, SIT, and STAY!**

Let's also get Graeters to build a retail store in the business district as part of the master plan, offer tax incentives to be the first in town. Let's see a master plan, complete with design of building façade, Vine Street splitting into two one way driving areas (that would create angled parking in front of businesses), tree lined streets with benches (that's another idea I have to help with the cost). But let's get our town ready, with plans displayed in my old store, with drawings of what we want Main Street to look like. With ordinances in place, then, maybe it will happen.....if you build it, they will come.

If we had hind sight, the "urban renewal program of the 1960's" turned our community into a strip mall environment. All our historical buildings and business district destroyed. The "form based" plan, is a plan that is being implemented by Cincinnati, Blue Ash, and other communities throughout the nation to get their towns back to a walk able community much like Hyde Park, Mariemont and others. Looking at this plan which mirrors most European villages, is in play now elsewhere. We are in the perfect location to capitalize on this type of plan, and make our city desirable.

Thank you all again for hearing me out. I hate to be repetitive, but please keep in mind that this city means a lot to me, and I have your best interest in mind as well (The first year is on the house, let's get things done together.)

P.S. Not only do we have a great fire and police department, but kudos to our fantastic city department for their great work in keeping our city safe and cleaned in a timely manner with our recent storms. No one has the great services that we do, and I appreciate it.

Most respectfully,

Norman Miller

Motion by Mrs. Brickweg, seconded by Mr. Meier to receive and file the communication and give a copy to the police, fire, service, City Hall and Al Kanters. Motion passed 6-0.

2-12-09

Once again I realize I've made the right choice. I fell and injured my leg; had to call the paramedics for help. Two officers came; cleaned and dressed the wound. A very thorough professional job was done! My thanks to Dave Holt & Mark Sicking for their expert care! Another super job by our fire department! Another reason why I love my home in our great community.

Dee Frede

Motion by Mrs. Brickweg, seconded by Mrs. Bedinghaus to receive and file the communication and give a copy to the fire department. Motion passed 6-0.

RESOLUTIONS AND ORDINANCES

Motion by Mrs. Brickweg, seconded by Mrs. Bedinghaus to read this evening's resolution and ordinances by title only. Motion passed 6-0.

RESOLUTION NO. 2, 2009. A RESOLUTION ESTABLISHING THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FUND.

Motion by Mrs. Brickweg, seconded by Mrs. Bedinghaus to suspend with the second and third reading of Resolution No. 2, 2009.

REMARKS

Mr. Tobergte – According to my notes from the COW I thought this was supposed to have the line items the money was going into and everything else. I'm just a little confused why this isn't in this Resolution?

Mr. St. Clair – First of all Mr. Tobergte we wanted to establish the Fund and that had to be done according to the Auditor of State guidelines. The idea here was just to establish the Fund for now and then at the next COW we'll discuss the line items and how these transfers will work between the money that we put into the FEMA Fund and how it will be distributed to the General Fund for payment of the expenses that were incurred through hurricane Ike and the service dept. and other areas.

Motion to suspend passed 6-0.

Motion by Mrs. Brickweg, seconded by Mr. Peck to adopt Resolution No. 2, 2009 as read. The motion passed 6-0.

Mr. Walden – We will now have the second reading of Ordinance No. 2, 2009.

ORDINANCE NO. 2, 2009. AN ORDINANCE PROVIDING FOR THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT BETWEEN THE CITY OF ST. BERNARD, OHIO AND THE ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION, AND DECLARING AN EMERGENCY.

Motion by Mr. Tobergte, seconded by Mrs. Brickweg to table Ordinance No. 2, 2009 to give Walt and Jamie time to get their act together on the loan agreement and the way of paying back of the bond. Motion passed 6-0.

ORDINANCE NO. 6, 2009. 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, AND DECLARING AN EMERGENCY.

Motion by Mrs. Brickweg, seconded by Mrs. Bedinghaus to suspend with the second and third reading of Ordinance No. 6, 2009. Motion passed 6-0.

Motion by Mrs. Brickweg, seconded by Mr. Peck to adopt Ordinance No. 6, 2009 as read. Motion passed 6-0.

ORDINANCE NO. 7, 2009. AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR TO ENTER INTO A CONTRACT WITH EVANS LANDSCAPING AND SUPPLIES FOR THE PURCHASE OF ROAD SALT AND DECLARING AN EMERGENCY.

Motion by Mrs. Brickweg, seconded by Mrs. Bedinghaus to suspend with the second and third reading of Ordinance No. 7, 2009. Motion passed 6-0.

Motion by Mrs. Brickweg, seconded by Mrs. Brickweg, seconded by Mrs. Bedinghaus to adopt Ordinance No. 7, 2009 as read. Motion passed 6-0.

ORDINANCE NO. 8, 2009. AUTHORIZING AND DIRECTING THE AUDITOR TO PROVIDE ADDITIONAL APPROPRIATIONS AND DECLARING AN EMERGENCY.

Motion by Mrs. Brickweg, seconded by Mrs. Bedinghaus to suspend with the second and third reading of Ordinance no. 8, 2009. Motion passed 6-0.

Motion by Mrs. Brickweg, seconded by Mrs. Bedinghaus to adopt Ordinance No. 8, 2009 as read. Motion passed 6-0.

OLD BUSINESS

Mr. Meier – On Ordinance No. 2 I think that last week in COW we were discussing that, I had brought up that we really don't need a loan agreement attached to that particular Ordinance and Mr. Kanters agreed that just having the City's commitment for the one million dollars would be sufficient for what he needs and then as individual projects came up we could decide whether we want to do that either through Grants or through a loan. I think it could be put on the COW next week to discuss that a little bit further so we can make sure that everybody is on the same page on what we're doing. I don't think that on this particular one because we don't have any projects that need funding right away that we necessarily have to have a loan agreement attached to that.

Mrs. Brickweg – Will you be getting with Al Kanters then and ask him to attend?

Mr. Meier – Yes.

NEW BUSINESS

Mr. Meier – As everybody has heard the big news in the last week or so is the new economic stimulus plan has been signed into place and I guess most people when you first think of it is this tax credit for first time home buyers. Everybody has heard of that but there some other things in this bill that are opportunities for our City. These are some additional housing-related provisions. There will be tax incentives to spur energy savings and green jobs. This provision is designed to help promote energy-efficient investments in homes by extending and expanding tax credits through 2010 for purchases such as new furnaces, energy-efficient windows and doors, or insulation. In the past through the end of 2007 they had this and it was not in place last year. My understanding is, without going into all the details, that this will be 30% credit, 30% of the investment in the furnaces, windows, doors, insulation up to a maximum of \$1500. In the past it was a 10% credit with a maximum of \$500. They've tripled that and it is in effect as of January 1st of this year through the end of 2010.

There is a landmark energy savings provision. What this provision provides is %5 billion for energy efficient improvements for more than one million modest-income homes through weatherization. Some of these funding are going to be through Block Grants and some through some other programs but again we need to get into this and see exactly what the opportunities are for our City because we certainly have some homes in the City that can use some weatherization.

There is a provision for repairing public housing and making key energy efficiency retrofits to HUD-assisted housing. The \$6.3 billion for this is for the low income housing and I know we don't want to attract low-income housing to the City but one of the things when you actually read through it is the elderly and the disabled. We have a lot of seniors in this City and a lot of seniors that are on Social Security could qualify for this. Again it is something we need to get a grip on what the opportunities are there. The initial thing that hit me was the opportunity that not only could you improve the home of a senior, but at the time when that senior leaves that home, the home has already been improved for the next person that buys it. Any investment in the City is a plus for us.

Also there is an expanding housing provision. There is an additional \$2 billion for the Neighborhood Stabilization Program for purchasing and rehabilitating foreclosed and vacant properties. We were awarded \$235,000. from the bill back in July, this is an additional \$2 billion, I think the communities that have been awarded it haven't received any money and I don't know whether this is to pay for the administrative costs that might have been lost from that or whether it's actually true addition. In any case that's something that in our City where we do have a problem with foreclosed and vacant properties, we need to make sure we get a grip on that.

The other thing I wanted to bring up to people is that if you think the value of your home had dropped in the last year, that between January 1st and March 31st of each year, if you want to challenge the value of your home through the Auditor. The way to do that is to go ahead and get an appraisal done. If you want a drive by appraisal it will cost you about \$125. If you go to the Hamilton County Auditor's web page there are forms there and instructions on exactly how you can challenge the value of your property. I did that on my home recently and one of the striking

comments that the appraiser had was that in our neighborhood, the City, over the last three years, the average price, the average value of a home sold in St. Bernard had decreased for \$121,000 to \$61,000. The reason for that is the high number of foreclosures that we've had in the City. Again this is something, this is not a City thing, it's not going to improve the City, it really doesn't have anything to do with Council but for the people that are watching this, you can save yourself money on your tax bill by again you can go to the Hamilton County Auditor's web site. On there are some forms, they are very explicit, they tell you step by step exactly how to do it. You just print it out, you fill in the blanks, have an appraiser do an appraisal on your property, attach that to it and submit it. You have to do it by March 31st. That's just a little extra help for somebody.

Mrs. Brickweg – I just wanted to comment on a couple of things that Kevin said. Just so the residents know the energy credit is on our income tax returns. We were discussing this today at work. The way a lot of things are being worded, people are thinking they're going to be getting checks in the mail for a lot of the stimulus stuff. That's something you're going to take on your income tax return at the end of the year to get a credit on there. I have not seen a final one but at the last Hamilton County meeting I was at, with the additional money in the foreclosure part of that, the County is looking at doubling its money for the foreclosures so there is a possibility that the money that the City of St. Bernard will receive will be doubled. I do not have the final on that yet.

AUDIENCE WISHING TO ADDRESS COUNCIL

None.

Motion by Mrs. Brickweg, seconded by Mr. Tobergte to excuse the absent member. Motion passed 6-0.

Mrs. Brickweg – The next COW meeting will be February 26 @ 7:30 p.m.

Motion by Mr. Tobergte, seconded by Mrs. Brickweg to adjourn. Motion passed 6-0.