

**JANUARY 10, 2006**

**COUNCIL MEETING**

New Richmond Village Council met in regular session in Council Chambers at 7pm on Tuesday, January 11, 2005. Present: Richard Hilt, Ramona Carr, Nick Wolf and Vinnie Cochran – members; Terry Durette, Mayor; Donna Hammons, Fiscal Officer and David Kennedy, Administrator.

Mayor Durette opened the meeting with the Pledge of Allegiance.

Chief Hassebrock introduced Auxiliary **Josh Frisby**.

Durette opened the floor for nominations for Vice Mayor. Hilt nominated Ramona Carr. Seconded by Vinnie Cochran. Unanimous approval.

Because of the village being in the flood zone and for other safety reasons the position of Second Vice Mayor is also being filled. Cochran nominated Richard Hilt. Seconded by Ramona Carr. Unanimous approval.

Since Lee Vesper and Ray Perszyk are absent tonight the standing committees will stand as is until they are here to participate.

**David Kennedy, Village Administrator:**

**Jeff Knoechel** is being moved to the Utility Department. To fill the vacancy in the Street Department he recommends the hiring of Gerald Kidd. Hilt motioned to approved a salary adjustment for Jeff Knoechel to \$10.89 per hour effective immediately and the hiring of **Gerald Kidd** at \$9.50 per hour, six month probation, physical and drug screen effectively immediately. Hilt **motioned** to approve. Seconded by Carr.

Hilt: yes  
Perszyk: absent  
Carr: yes  
Wolf: yes  
Vesper: absent  
Cochran: yes

Requesting a modification to the village Tree Ordinance. This ordinance works well for homes on curbed and guttered streets, it does not for new homes being constructed along ditched streets. This will remove the fee (\$75.00) for properties being constructed on streets without established tree lawns. **FIRST READING OF ORDINANCE 2006-2 AMENDING THE TREE ORDINANCE.**

In an effort to increase the viability of the application for the repaving of Walnut Street he would like to increase the village loan amount from 50% to 60%. Carr **motioned** to approve. Seconded by Cochran.

Hilt: yes  
Perszyk: absent  
Carr: yes  
Wolf: yes  
Vesper: absent  
Cochran: yes

The Clermont County Commissioners have approved the village grant agreement for the Front Street Retaining Wall project. We were awarded a grant in the amount of \$120,595. **FIRST READING OF ORDINANCE 2006-1 AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT FOR THE FRONT STREET RETAINING WALL.**

Additional funding has become available through the County's CDBG program for the installation of a reservoir liner. Will provide further updates.

The new salt truck should be here in about two weeks.

ODNR has changed the project design at the boat ramp and this is being reviewed in Columbus.

The village is going to begin putting up 'project signs' informing residents about the funding, etc.

Bethel New Richmond Road Phase V should begin in about two weeks.

There is a joint effort with Fischer Homes and the village on planting trees on the road behind the development on Bethel New Richmond Road.

**RICHARD HILT, FINANCE/PERSONNEL COMMITTEE CHAIR:**

Hassebrock had asked for an annual pay increase for **John Pelcha**. This is tabled until after the appropriations are complete. Raise will be retroactive.

Chief Baird has asked for the following:

Remove **Michael Hannah** from the department effective 1/11/06. He has moved from the area.

Appoint **Craig Wright** as a part-time EMT paramedic at \$9.50 per hour, one-year probation, physical, drug screen and criminal history report. Effective 1/11/06.

Reclassify **Michelle Strunk** as a firefighter/EMT paramedic effective 1/6/06 on a one-year probation.

Hilt **motioned** to approve. Seconded by Carr.

Hilt: yes  
Perszyk: absent  
Carr: yes  
Wolf: yes  
Vesper: absent  
Cochran: yes

Hilt motioned to approve a proposal from K4-Stine Architects in the amount of \$8,150 for design work related to phase one addition to the Hamilton Street Fire and EMS facility. Hilt **motioned** to approve. Seconded by Carr.

Hilt: yes  
Perszyk: absent  
Carr: yes  
Wolf: yes  
Vesper: absent  
Cochran: yes

The committee also discussed the need to cross train all employees that may receive money from the public in the course of performing their duties. This is necessary in order to prevent repeat trips for those wishing to pay utility bills or fines. There has been a problem in the past with this and it places an undue burden on our citizens as well as non-residents who have to make special trips to village hall in order to make payments.

Hilt **motioned** to pay the bills #26184 to 26291 and #25792 to 25870. Seconded by Carr.

Hilt: yes  
Perszyk: absent  
Carr: yes/abstain #25836 & 25837 - relative  
Wolf: yes  
Vesper: absent  
Cochran: yes

**Vinnie Cochran, Public Works, Parks & Recreation Committee Chair:**

ODOT has some money available for plantings in state highways that are within village limits.

The Shade Tree Commission met for 3 hours and discussed projects for 2006.

The Rehab Committee met to approve an application for a property on Washington Street. This will involve roof repair and sewer line work. This was approved.

**Mark Baird, Fire/EMS Chief:**

The combining of the departments has been going very well.

Mayor Durette mentioned there is a lot of interest in the apartments being built at the bottom of River View Bluffs. He would like to research on some type of a bus service/shuttle service within the village.

**THIRD READING OF ORDINANCE 2005-53 AMENDING THE FLOOD DAMAGE PREVENTION ORDINANCE.**

**Hilt:** I've got a couple things. One comment, on page 3 where historic structures is identified. I think we really need to catalog those.

**Kennedy:** We do have them listed.

**Hilt:** The only thing that concerns me is like certain houses that you say they look like they are historic and the state says yeah that looks historic.....

**Carr:** But we need an exact listing.

**Hilt:** That's the only thing I'm worried about.

**Kennedy:** We have the original inventory and we have it on a database and Minta updates it as any structure is removed. As a matter of fact there are sixty-seven of them. There are sixty-seven state historic inventory structures in the village. Now the double edge sword on that is if there was flood tomorrow and we ran around and did all that stuff again about the 50% rule those people are exempt. But on the other side, they are not eligible ever for a buyout. That is it. To be on the state historic inventory register. If you remember after the 1997 flood we just mailed all those people permits. Said the heck with it. Why even bother. You don't need cost estimates. But if you recall they weren't eligible. If you are on the state historic inventory you are exempt from the 50% damage clause. I don't know what was done in this town before you got the flood regs but conveniently enough that was when all these homes got put on the state historic inventory. I took for granted somebody knew it was coming and you brought in somebody from the Miami Purchase. Because that was when it was done. And it's clearly exempt.

**Hilt:** Okay, but what about houses that you sent pictures there and said what do you guys think. And they say yeah it looks like it might be.

**Kennedy:** If you are on the inventory and it's clearly.... There are different levels, there's the national and then there is the state. You can actually get on the Ohio Historical website and see.

**Hammons:** My question is are the property owners notified and do they have a ...

**Kennedy:** Most of them know because if they have ever come in to do a project ...

**Hammons:** Well, I know they find out then, but ...my question is does the property owner, because its obvious the person doing this is not the property owner. So does the property owner have a right to say, are they ever notified?

**Kennedy:** That they are on the state historic inventory?

**Hammons:** Not that they are on it, but do they want to be on it. If there are caveats to being on it...

**Kennedy:** Good and bad.

**Hammons:** Good and bad. Is that recorded with the deed? Are they notified? Or is it just a big surprise?

**Kennedy:** It's not on the deed.

**Carr:** Can you get off of it once you are on it? Say, somebody buys a house?

**Cochran:** Wants a buy out later?

**Kennedy:** I think you would have a tough time getting off of it.

**Hammons:** I think that's awful.

**Cochran:** Some of them. Regardless of the 50% value it may take 10 times the value to fix something. You may have to over invest to rebuild it and never get it back. I'd like to preserve every building in the world but, sooner or later....

**Hammons:** I don't see how this can be done without the property owner's approval.

**Kennedy:** What be done? That they are on the state historic inventory?

**Hammons:** Yes.

**Kennedy:** We're not doing it.

**Hammons:** I know we're not doing it. I'm just saying how come this can be done without the property owner being notified?

**Carr:** I think they were notified. I think a lot of people had to do this themselves to get it started.

**Hammons:** I would think then the next logical step, as we do with leases, etc., is to record this. So, I forgot, which can happen, I sell the property, the new person buys it, doesn't have clue and then they find out.

**Kennedy:** They find out the good and bad side of it.

**Hammons:** It doesn't matter whether it is good or bad, they find out something that is a surprise. Whether it's good or bad.

**Kennedy:** I don't think that's our job to notify somebody as soon as they buy a piece of property...hey, by the way, you are on the state historic inventory.

**Hammons:** Well, whose job is it?

**Kennedy:** Well, we don't even know every transfer.

**Hammons:** I don't think it's our job, I'm just saying. I just remember when Hazel brought the guy here about the old water plant. They were going to put it on the National Historic Register. I asked him what would happen tomorrow if the village decided to put a bulldozer in the middle of it. He said nothing.

**Kennedy:** That is true. Nothing. You can do whatever you want as long as you are not using their money.

**Hammons:** But they could have gone ahead and did it without the village even knowing.

**Hilt:** I think with respect to this ordinance, people that are on that list need to know the ramifications.

**Kennedy:** That's fine. That's a pretty easy thing. I don't know if you know this but annually we notify people who have non-conforming signs.

**Hilt:** Yeah, but do you notify them that by the way....

**Kennedy:** We mail a letter to say, I'll just throw Jerry Henderson out, there are a ton, New Richmond National Bank has a non-conforming sign. Jerry, you have a non-conforming sign. Which basically means the sign was installed prior to the year the village adopted the sign ordinance. As long as you maintain it that's fine. We're just informing you that you have a non-conforming sign. We can do the same things with historical. But why would we want to take that on? Because then we are starting, if you do it one time.....

**Cochran:** Well, if we have to tell somebody sorry, we can't give you a buyout. Then that puts it back on us.

**Carr:** Is that something we can just put in the newsletter explaining about the homes that are...maybe the individual living there doesn't know. Maybe the previous homeowner didn't tell them.

**Kennedy:** Only because they would never get a buyout. That's the only downside.

**Carr:** But the people have a right to know so they can get their home taken off it that's what they want.

**Kennedy:** We can easily notify them. That's not a big deal. If they've ever tried to do any improvements, they've found out they are exempt from the 50% rule.

**Hammons:** But somebody who wants to fix their place up and doesn't know they are exempt from the 50% rule. I'm just saying, in my own personal opinion, I would be livid if I found out somebody did that to my property without my knowledge.

**Cochran:** Then the state would decide who picks the properties.

**Carr:** No.

**Hammons:** A group came in.

**Kennedy:** A group came in and did it. And we actually have some of the original applications.

**Carr:** I thought the homeowners then had papers that they had to fill out.

**Kennedy:** I think that might be the case. But I agree with Donna, that the property owners should be told that this is what you are living under since you are on the state historic inventory. On the upside, improve away because you've got something no one else can do. The downside is if a flood comes in here tomorrow you will not get a buyout. There are actually two people in this room that happened to in 1997. We got 2.4 million dollars to spend wherever we could. We got to them because they were next on the list and their structure was state historic and they were bumped out and we moved to the next house. And it's always going to be that way. FEMA is never going to change that. What Donna is saying is that we should send these people a letter explaining everything and give them the number in Columbus for them to call if they want to get off of the list. It's just our job to let you know the situation.

**Martha Shipman:** I think people should be told when they buy the house.

**Hilt motioned** to adopt. Seconded by Cochran.

Hilt: yes

Perszyk: absent

Carr: yes

Wolf: yes

Vesper: absent  
Cochran: yes

**CALL OF MEMBERS:**

**Cochran:** Concerned about the condemned house on Front Street that has people living in it. Kennedy replied this is being handled by our solicitor and will be taken to court.

**Wolf:** Glad to be on council. It's been 34 years since he was mayor.

**Carr:** Nothing to report.

**Hilt:** Just a reminder that the deed for Adamson Point has not been recorded properly. Kennedy replied that our solicitor is handling this.

Carr **motioned** to adjourn. Seconded by Cochran.

Hilt: yes  
Perszyk: absent  
Carr: yes  
Wolf: yes  
Vesper: absent  
Cochran: yes

The meeting adjourned at 8:50 pm.

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Mayor

ATTEST:

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Clerk/Treasurer