

since the Levy failed in November. The total cost will be about \$125,000 and we hope individuals can donate to complete the project to stay outside the government side of it.

Mr. Frede: What about the cost of the E-Check and how do you figure on getting that?

Mayor Hammon: We'll probably have to float bonds or do some creative financing.

Mr. Evans: Paul, we've really tried to not use taxpayer dollars and John and I talked to Bill Motto and I was thinking that we would maybe donate \$1,000 and he gave us \$100,000. We have to figure a way to accept it that shows you what good people we have here in Newtown.

Mayor Hammon: The Village is thankful to Evans for putting in that tree, when completed that will be a nice focal point for Newtown.

Forest Heis, Forest Hills Schoolboard: We received a letter from HCDC that Newtown was considering a Tax Incentive Program. Bottom line is you folks can do whatever you need to do, we're in the same situation as you with slow tax money and we're going back to the voters in May for a Levy. We're going to the voters in May and I would only ask, my understanding what you're considering for all of Newtown is a Tax Incentive Program, which would give a tax abatement for any new construction or additions to property. I remember Paul coming up giving a presentation to the Board when Ivy Hills was being developed and we essentially negotiated an agreement that the school district would be held harmless during this period of time. Again, say you have a vacant piece of land that a house is built on, you give a tax abatement for ten years and we get to educate the kids that are in that house during that period of time. Any growth we get in our budget is very similar to what your growth would be with any new construction and is a direct impact on us. The Legislation has been told five times by the Supreme Court to fix the school funding and they have not done it. Every school district in Ohio has to go back to the voters every two to three years. We try to conserve our expenditures but since there is no inflation in growth or anything else in a budget, we have to come back just like everybody else does. So until the Legislature fixes it and I don't think that's going to happen, we have to come back to the voters. I just ask you to consider what the effect would be on the school district. We've worked cooperatively in the past and I look forward to doing the same thing in the future.

Mayor Hammon: I talked to Rick Toepfer, Treasurer this afternoon and we talked about the concept and he was very much for it. He thought it was in the best interest of the schoolboard and for the village. What people need to understand, if we can grow Newtown, certainly the schoolboard will get more taxes. If we go for abatement for ten years, that might hurt you initially, but the reality of it is in the long run it should help the school district.

Mr. Heis: The reality of it is if you have a house built and they have four kids, it cost us \$8,000 per child to educate them. For ten years, one child is \$80,000 that the school district is paying out from somebody else's taxes. I would say that would be fair to have some sort of base-value if they have kids coming in. When you attract residents in here, which I know you hope to do; I think you're essentially taking out of our pocket and you're asking us to still provide those services. People are attracted to Anderson Township and Newtown largely due to the school system. I realize you need to grow in the village, but all I'm asking is that some accommodation be made for those new residents you want to attract, the new cost that you're asking the schoolboard to assume during that period of time. It is a win eventually. We didn't have this in Ivy Hills. We had an agreement there that we put a value of \$160,000 per lot until the lots were sold and you folks recovered your infrastructure improvements. At that time you saved us from running a levy, but during that period of time we at least had funds coming in to cover those new students that would be in our district. We just ask that consideration.

Mayor Hammon: Let me assure you we only have some small pocket developments potentially coming down over the next couple of years. But really there is nothing for now.

Mr. Pulskamp: Our main purpose of doing this was hopefully to get the existing residents to upgrade their property and increase the value of it without adding additional population.

Mr. Heis: I understand, one student is costing us \$8,000. I think we could be looking at a loss.

Catherine Fitzgerald, HCDC: We are working for the Village of Newtown, they have asked us to look at setting up a Community Reinvestment Area here. Essentially, a CRA is an abatement of property tax, the new investment that results in an increase in property tax. It is not taking anything that is currently being paid off the tax rolls. In terms of the specifics that have been proposed by the Village, they are proposing the entire village as a boundary. The type of use will be both residential and commercial use.

Doug Miller, Solicitor: Housebill 66 was a budget passed in summer of 2005. They changed around how these tax-exempt properties are treated, in terms of what the school gets or doesn't get. As far as residential exempt property, made less of an advantage for the schools I think.

Ms. Fitzgerald: I think what you're referring to is in relation to a TIF (Tax Increment Financing) district and how that relates to the school funding formula; which essentially makes it very difficult to do a TIF for residential. I don't think that relates to the CRA and the school funding formula.

Mr. Heis: Housebill 66 did talk about TIF and a very similar plan if this was a plan for the whole village. Where certain communities or counties, every parcel is a TIF parcel and therefore; school districts you must count that in your funding formula of some sort even though you're not getting money. That is a downside in the current budget. We are losing taxes on personal property, they are being phased out. Electric utilities are being phased out, we're losing those funding bases and the only person bringing them up is the residential taxpayer. Bottom line, it comes right back to the door of the residential taxpayer and every school district is coming out to try and make its case.

Mr. Evans: The village has some big issues with a lot of places that need to be cleaned up. If we do this thing we are going to get some cleaned up property. We'll get some people in here that have a little bit more money instead of letting this all go down hill. We all have to work together. If the value of everyone's property goes up, both the village and the schools will benefit. As a councilmember, I would like to see the council clean-up what we have and give people incentives. The harder they work, the more they clean their property up so the homeowner hopefully will benefit and you'll benefit too. We don't want to take anything from you. We want to have a chance for these people down here to help themselves. That's where I personally stand.

Mayor Hammon: You have the Resolution, Doug Miller did not get a copy at the last council meeting. I don't know if you want to take a First Reading on it or amend it? My recommendation is to do a First Reading and continue to investigate.

Mr. Kobasuk: I would certainly like to think about it more.

Mayor Hammon: You can table it for another two weeks if you want.

Mr. Kobasuk: I don't know why we need to rush into it. I would suggest we table it and give it some more thought. I'm in favor of it, but I wonder if we need to give such lengthy periods and 100% for new construction for example. I hear what the schoolboard is saying and I'm wondering if we can't compromise a little bit. If we only have a few pockets of undeveloped property, maybe we're not talking that much. Forest does make a point, \$8,000 per child is substantial and it's a pretty big move to adopt this.

Mayor Hammon: Catherine, in our conversation, didn't we try to set down new commercial and adopt it down to some other residential and couldn't do it by the law?

Ms. Fitzgerald: I think initially, you had proposed for new construction of residential that it would be treated similarly to commercial and that it would have to be approved agreement by agreement by the village. That's not permissible. The way the legislation works is residential is automatically approved once you set up the guidelines for it and obviously the boundaries. Then commercial CRA agreements are entered into with the village on a project by project basis. These guidelines were proposed by the village, we didn't set them.

Mayor Hammon: We had several meetings and then I met with Catherine, Doug and Greg Kathman came out and we hammered out the language to it and that's what we did. Actually, this is what Council has said over several meetings.

Mr. Pulskamp: We also talked about if we had a developer wanting to develop a piece of property, that piece of property is also going to need improvements in water sewer, street equipment and things like that. We could take that parcel out of this and it could be in a different funding type thing. At that point, he would not be 100% exempt. If the Drake Street development ever happens, that street would have to be improved, the sewer extended and it could go into a different type of finance. It would be pooled out of this and then the school would end up getting their money just like what we did when we did Ivy Hills.

Mr. Cosby: John, if we do a First Reading this evening and come back two weeks from now and want to make changes, do we have to start over again?

Mayor Hammon: For significant changes, I would recommend it.

Mr. Kobasuk: I mean if this is the first time Doug Miller has had a chance to really study it; would it not be prudent to do a Second Reading? I would really like to that strategic planning or brainstorming session and talk more about it.

Mayor Hammon: You can do what you want. We asked Catherine to come tonight so we could talk about it to see if there were any last minute changes or anything else.

Mr. Pulskamp: We have talked about this well over three or four months. I think it's a New Year and we need to start moving on with new projects giving something to our residents so they can start making improvements. We've hired Dick Weber and he is doing 23-25 things a month improving properties already. That's a great start and this is the next best thing we can do. Nothing against the school district, but being scared of new development here in Newtown, this is the Village and we need to do what we need to do for our residents and for us first and foremost.

Mr. Cosby: I don't think guess there's any harm in a First Reading.

Ms. Hueber: Our priority is to do what is best for the village and then the school is going to get it.

Mr. Kobasuk: We're giving away tax revenue too. In the long run it is good for the community.

Mayor Hammon: You're giving the homeowner/developer a break on his taxes and you will have to pick up his services at "NO CHARGE" for new development. This is not a real good thing for the village if you look ten years out. Because with all this development you'll have to provide the services but not be able to provide the funds.

Mr. Kobasuk: I would feel more comfortable getting Doug Miller, Solicitor a chance to really study it and come back in a week or two. This is a big move. Have we looked at what we're going to lose in taxes?

Mr. Evans: We're not going to lose anything.

Mr. Kobasuk: Something will come here in the future and you're giving them a break on it. There ought to be some assessment made. Do we have an idea?

Mayor Hammon: Certainly, with new residential we'll get some income tax. We won't get the property tax. It's not the same magnitude if you get a business or some commercial development that has several workers. I think with residential we'll probably break even or make a little bit and that would be from the income tax. But you're not going to see the income growth in the village that you'd expect while your expenses are still going to grow too. You'll see homes being rehabbed and hopefully investments coming in.

Mr. Kobasuk: I'm in favor of this.

Mr. Pulskamp: It's a whole trickle down affect. If somebody is rehabbing a house, it will bring in higher income people that will buy that house or hire people to rehab that house. I say we have a First Reading on it.

Mr. Miller: It's not going to hurt anything to have a First Reading.

Mr. Pulskamp made a motion to accept the First Reading of Resolution IMPLEMENTING SECTIONS 3735.65 AND 3735.70. Ms. Hueber seconded the motion.

Bruce Brandstetter, Engineer: (Street Study Handout)

- At a meeting in December, 2005, council had authorized us to do a street study to repair streets here in Newtown. You're at the end of a six to eight year program upgrading all of your county roads, your main arteries, i.e. SR32 and Church Street, and Church Street Phase II will be under construction this fall. Between the combination of completing the arteries, county roads you've put a lot of your own money in it and you have grants on the project.
- The streets in Ivy Hills and you have a lot of new streets that will need repair soon. We need to discuss how to approach funding. We've prepared a spreadsheet, we're not looking for any approvals tonight, just an update. We'll get you the rest of the report that goes with it

between now and your next council meeting. We discussed the five or six bridges you have in a meeting we had this afternoon with Charlie and the Mayor. These bridges are not included in the report. Dave Stenger and Charlie will get together on the bridges. You have some reports to come back on your bridges, they should be in good condition but ultimately something is going to happen. This is taking care of curves on streets that already curve. It also doesn't take care of sidewalks, sidewalk repairs are the responsibility of the property owner. That's what it doesn't do, but what it does is take a look at your streets, your paving and curves and what it will take to get them upgraded.

- The village-owned streets, non-county and non-state routes comes to about \$2,330,000. The average life span of streets are 12-15 years and you divide that by 15 and that gives you \$150,000, which is what you need to spend on streets per year over a fifteen year period. We've used this program in eight to ten cities. We did a study initially in 1989 for Madeira and updated it in 2004, and the City Manager is still falling back on it. You'll have \$150,000 to \$200,000 per year on a twelve to fifteen year cycle.
- The county roads will be about \$720,000, you factor those in and brings it up to \$3,000,000. You should be able to get some grants. Out of the \$720,000, I would guess you could probably get \$200,000 in MRF money so that would be about a half a million.
- The study will help you prioritize by condition and traffic use of the streets. The other thing that jumps into priorities is it will contact utility companies, i.e. Cinergy or Cincinnati Water Works to see if they need to replace their utilities. CWW paid for 70% of paving on River Hills Drive. If we can coordinate your work with what the utility companies need to do would be a good opportunity to save some money there.
- (Mr. Brandstetter) explained costs on the spreadsheet. That's basically what Dave Stenger and Bob Stegeman from our office going out looking at it assessing the condition of the streets. We assigned numbers and that helps prioritize it.

Mayor Hammon: I look at this as being even-billing for paving in the village. Bruce said we could maybe do it every year. I think maybe we could put money away for two years and the third year you do a big project, know what you'd have to allocate out to be able to maintain the streets.

Mr. Brandstetter: No action needs to be taken tonight. I know you have some budget issues coming up, you've got some funding decisions to make. John had asked me to have this ready and present it to you tonight. Bid by March, the later in the year you wait, the higher the bid will be.

1. **SR32 & Round Bottom Road:** The state had asked us to provide drawings on pavement markings and we're doing that. It looks like your cost will be about \$80,000 - \$90,000 less than the current contract on SR32 with Jurgensen. That's about what we thought we could save on the ODOT money on the paving. CWW is paying for 70% of the paving. Wager Smith is re-working a proposal they had given to us mid-December on the signal heads and getting dedicated left turn lanes, it will require a new controller. The final drawings have been submitted to ODOT for the connect project that we're doing, where we're getting two new signals at each end of Valley and interconnecting the four signals together. That project will be under construction this summer. It has a controller that will handle the dedicated left turn lanes down at River Hills Drive. Our request to Wagner Smith was to rent us an eight-phase controller between now and the end of the year when that new controller will be brought on board.

Mr. Siegel: Are we including battery backup on those two controllers?

Mayor Hammon: We as a village will have to do that, the state will not.

Lieutenant Tom Synan: I have a report here from Dick Weber, Property Maintenance Inspector and he is doing an amazing job. This report has twenty-two properties listed and he is doing well with the residents in getting things taken care. Dick keeps the police department informed of what he is doing and he is very organized.

Mayor Hammon: Dick has also become Mike's eyes by reporting any concerns of permits and such.

Mayor John Hammon:

- We need to form a Tax Incentive Review Committee for Enterprise Zones. By January 13th, we need to give Hamilton County Development the names of our two representatives. Last year, it was Keri and Mr. Evans, but I substituted for Mr. Evans.
- Greg Thomas was Chairman of Board of Zoning of Appeals so we need a new one, we need a Vice-Mayor appointment and committees.

Ken Pulskamp made a motion to appoint Tracy Hueber as Vice Mayor. Mr. Evans seconded the motion. All Aye. Motion Carried.

Committees for 2006:

Public Service: Ken Pulskamp (C), Doug Evans, Tracy Hueber

Parks and Recreation: Curt Cosby (C), Debbie McCarthy, Ken Pulskamp

Public Safety: Tracy Hueber (C), Mark Kobasuk, Ken Pulskamp

Finance/Ordinances/Audit: Doug Evans (C), Tracy Hueber, Debbie McCarthy

Planning, Zoning and Development: Mark Kobasuk (C), Curt Cosby, Doug Evans

Human Resources and Communications: Debbie McCarthy (C), Mark Kobasuk, Curt Cosby

Planning Commission:

Members: Mayor John Hammon, Councilmember Mark Kobasuk, Building Commissioner Michael Cornette,

Residents: John Russell, Leo Honebrink, Joe Harten

Meetings: Last Monday of Each Month, 7:00 p.m.

Board of Zoning Appeals:

Members: Councilmembers Curt Cosby and Debbie McCarthy, Building Commissioner Michael Cornette

Residents: Darwin Brooks, Becky Fairley, Scott Rogers

Meetings: First Tuesday, 7:00 p.m.

Ken Pulskamp made a motion to appoint Tracy Hueber, as the 2006 council representative to the Little Miami Joint Fire District Board of Trustees. Mr. Evans seconded the motion. All Aye. Motion Carried.

Councilmember Tracy Hueber:

Ms. Hueber made a motion to appoint Mark Kobasuk, as the 2006 council representative (alternate) to the Little Miami Joint Fire District Board of Trustees. Mr. Evans seconded the motion. All Aye. Motion Carried.

Ms. Hueber made a motion to appoint Darwin Brooks as resident-at-large for the Little Miami Fire District. Mr. Pulskamp seconded the motion.

Ms. Hueber made a motion to appoint Doug Evans and Keri Everett to the Tax Incentive Review Committee. Mrs. McCarthy seconded the motion. All Aye. Motion Carried.

Ms. Hueber announced Officer Fred Smith, resigned from the police department, effective January 16, 2006. He was a part-time police officer for the Village of Newtown.

Ms. Hueber made a motion to approve \$2,781.61 to Emergitech, the software support annual agreement for the police department, not to exceed \$2,781.61. Mr. Evans seconded the motion. All Aye. Motion Carried.

Ms. Hueber made a motion to make Officer Jeff Braun, full-time position retroactive to January 5, 2006.

Lt. Synan: It helps Keri with the insurance and helps with payroll to do it on the 5th because he is going to have two different rates when she turns in the paperwork on retirement and everything else is easier for her. It also allows him to get holiday pay, whereas if we did it before he wouldn't have been eligible.

Mr. Pulskamp seconded the motion. All Aye. Motion Carried.

Ms. Hueber made a motion to approve Keri Everett, Fiscal Officer to pay the current bills as needed on a timely basis.

Councilmember Doug Evans:

- I have discussed the liability insurance with Clay James. I have a proposal here for Doug to review.

Councilmember Mark Kobasuk:

- Do we have a date for a future planning meeting? We had talked about doing a brainstorming meeting. Have we ever solidified the date? I thought that would be a good idea to discuss where we're going to take the village in the next year.

Mayor Hammon: We can do it. I do think we need a facilitator to come in and do it. I don't have anybody particular in mind. Doug Hall hosted one at the Eureka Ranch about eight years ago.

Councilmember Curt Cosby:

- Mr. Gates, a Principal from Mercer is chairing a committee and is interested in addressing council at our next meeting. It has nothing to do with the levy, it's more about kids. It's called the G.A.P.P. (Greater Anderson Promotes Peace). I just wanted to get him on the next agenda.

Mrs. McCarthy made a motion to approve October 11, 2005 Council Minutes. Mr. Evans seconded the motion. Ms. Hueber-Yes, Mr. Pulskamp-Yes, Mr. Evans-Yes, Mr. Kobasuk-Yes, Mr. Cosby-Abstain. Motion Carried.

Doug Miller, Solicitor:

- I talked to Ken briefly regarding our proposal to represent the village this year. It will be at the same fixed rate for what we do, which is attend council meetings, Mayor's Court and preparing resolutions and ordinances. It will be increasing the hourly rate for the stuff outside of council meetings, from \$140.00 to \$150.00 per hour. That's the lowest rate we have, if that's acceptable, I'll prepare the resolution.
- Has anyone heard from Rumpke regarding increasing the fuel surcharge? Has that problem gone away because the fuel is not what it was back in October. I didn't get a chance to talk to Keri.

Ms. Hueber: Just make sure Keri checks the bills to make sure they haven't automatically put it on.

Ms. Hueber made a motion to go into Executive Session to discuss personnel and purchase of property. Ms. Hueber-Yes, Mr. Pulskamp-Yes, Mr. Evans-Yes, Mr. Kobasuk-Yes, Mr. Cosby-Yes, Mrs. McCarthy-Yes. 9:37 p.m.

Council meeting reconvened at 10:25 p.m., there is no action to be taken as a result of Executive Session.

Ms. Hueber made a motion to adjourn Council meeting. Mr. Kobasuk seconded the motion. All Aye. Motion Carried.

Completed 3/6/2006

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