

RECORD OF PROCEEDINGS

Minutes of VILLAGE OF CLEVES Council Meeting Held on April 13, 2022

Mayor Stephen Myers began the Council Meeting at 7:00 P.M. with the Pledge of Allegiance. Roll Call was taken. Mr. Williams, Mr. Burns, Mrs. Myers, Ms. Meister, and Ms. Boyce were present. Village Administrator Rahall and Solicitor Nicholas were also present. Note: Mrs. Brady resigned on March 28, 2022.

Motion to Approve Previous Council Meeting Minutes from March 9, 2022 was made by Mrs. Myers; seconded by Ms. Boyce. ALL IN FAVOR.

A Motion to Adopt of Pay Ordinance #4-2022 was made by Mrs. Myers; seconded by Mr. Burns. ALL IN FAVOR.

PRESENTATIONS

The Honorable Doug Sammons, Mayor, The Village of North Bend and The Honorable Fran Romweber, Councilperson, Village of North Bend - The Village of Cleves Property located in North Bend along the Ohio River.

Mayor Sammons stated he had met with Mr. Rahall last Thursday on another matter and had asked him at that time if Cleves would consider selling the property to North Bend for the project. He outlined the history and plan for a Riverfront Park in conjunction with Harrison's Tomb which The Villages of North Bend had hired NKSK to design the concept for the Park and Interpretative Center in 2013. He said Congressman Steve Chabot's Office had contacted them and given them the opportunity to submit the project for possible funding in a funding round which was only open for submittals until April 20, 2022. He said North Bend was acting on the opportunity because they had submitted previous grant applications and because of the short time frame they were taking control of the proposal. He discussed the Federal "Earmarks" which had been eliminated approximately 15 years ago and explained the funding opportunity Congressman Chabot had contacted them about. After the explanation, he stated the question he and Mrs. Romweber were here for today was: Will/would the Village consider selling the property, owned by the Village of Cleves along the Ohio River, which would be a part of the project? He stated he felt it is a great opportunity to bring people to our communities. He also said the agreement to sell the land to North Bend would be contingent upon the approval of the grant for the project which would include the purchases of property and the improvements.

Mr. Rahall stated he had just received the proposed contract that evening and Council had not seen the information. Mayor Sammons suggested a price of \$200,000.00. He explained that each Representative could submit only 15 projects and this was going to be one Congressman Chabot would submit. He also mentioned they had worked with State Representative Cindy Abrams and State Senator Bill Blessing on a State Grant to clean and repair the Monument. Mrs. Romweber added that the project was a "Win - Win" for the two Villages. She explained that North Bend had developed a plan for their Village at a Retreat and during the planning they chose two things to market. They chose the Riverfront and the William Henry Harrison Tomb. She said they have written and received a \$10,000.00 grant to clear the property surrounding the tomb and that the railroad had cleared their property as a contribution to the promotion of the Tomb Site. She said it is now visible from US 50. She said she felt they could get \$200,000.00 for the Cleves property in their grant proposal. Ms. Boyce asked how many people visit the Memorial. Mayor Sammons said he was not sure, but people from all over come, but their comments about the experience had not been good. Ms. Boyce asked how the Museum would fit in with the Interpretative Center. She also asked how it would draw visitors into Cleves. Mayor Sammons said the opportunity to promote local restaurants and other events would be promoted to the people visiting the site and the Museum might move into the interpretive center as well. Mrs. Romweber said this was an opportunity to draw visitors to the area to the west side of the county. She said she felt to much tourist money flowed to the east side. Mayor Sammons said the Villages had a long history of cooperation, especially between our service departments, and he said this would be an extension of our cooperation. He stated that today being the 13th and the deadline for the grant application is the 20th. He said if they did not have a commitment from Cleves by Friday, they would not be able to submit the grant application. He said there was no since in doing all the work to prepare it if the necessary property was not available. Mayor Sammons said they just thought that was a fair amount. Mr. Rahall asked about the size of the site. Mayor Sammons said the Interpretative Center and project would only require about 6 acres. He said the Cleves property, which is 13.4 acres will be part of the

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Interpretative Center and the surrounding park. He said part of the plan is for the US Army Corps of Engineers to put in a wall along the riverfront. He said the area could be used for outdoor concerts and events. Mr. Rahall asked what the total Project cost estimate was. Mayor Sammons replies \$6.23 million dollars. He said that estimate included a 20% contingency, which he felt would cover the increased costs from the time of the original estimate. Mayor Sammons said the Interpretative Center was not a part of the initial grant. He said they will be asking for 3 to 5 million dollars in addition for that. He said Harrison's Tomb was one of only two Presidential Tombs which do not have a similar facility. He said the Department of the Interior operates most of these facilities. Mrs. Myers said most of the current Cleves Council was not involved in the 2013 planning. She said there were problems brought up during the planning process and Public Hearings. She listed the MSD Plant and it's odor, the Railroad crossing, the Boat Clubs objection among others. Mayor Sammons said they can deal with the MSD plant and the Boat Club is now OK with the project. He said the main objections came from a few neighboring property owners. Mrs. Myers asked about the railroad crossing. Mrs. Romweber said based on their assistance in clearing the area in front of the Tomb and their conversations, they indicated they would work with them. Mr. Rahall asked if the private boat club would remain private. Mayor Sammons said yes. He also said he felt they were in a good position and that North Bend is not asking for the property for development purposes. He said they did not see any money generating businesses to be located on the site in their current plans, and that if they would arise, North Bend would agree to a split of the income with Cleves. Mrs. Romweber also added if Cleves decided not to sell the property, there would be no hard feelings. She stated the application had to be sent in by Fed-Ex by Tuesday. She said the question is, will you accept \$200,000.00, if not nothing ventured, nothing gained. Mr. Burns stated he felt the price is the elephant in the room. He asked if the sale of the property would be contingent on the award of the grant. Mayor Sammons said yes, no grant, no sale. Mr. Burns asked about adjustments in the application for increased costs over the past 9 years and said the riverfront wall sounded like a big deal as well. Mayor Sammons said the costs would be covered by the contingencies and the wall estimate was \$3 million in 2018. He said if the US Army Corps of Engineers could not install the wall it would just be landscaped and graded to the water's edge. Mr. Burns asked how they had arrived at the \$200,000.00 suggested by Mrs. Romweber, saying he wondered how Council would explain selling the property for half of its appraised value. Mrs. Romweber said they can only ask for so much and they felt it was a fair offer. Mr. Burns suggested that a 20% contingency on the project added up to \$1.2 million dollars, asking why is \$200,000 for the property the proposed amount and why not adjust the grant for an increased amount for the property to be closer to the original, non-current appraisal? Mrs. Romweber said they were investing in the grant writing and overseeing the project, so they felt the property concession was fair. She asked what Cleves received for the property rent. Mr. Rahall said a little over \$5,000.00 annually plus increases. Mrs. Romweber said again, if North Bend did not have an answer by Friday at noon, they would consider the answer was no.

HEARING OF THE PUBLIC

Ms. Monica Maddy stated she wanted to discuss the 119 N. Miami issues. She said she has become a target and asked if the Village was familiar with the people who live there. She said they had made up signs that they would like to see the Village post. She presented a No Through Traffic and Exit sign asking that they be mounted. She stated she wanted the Sherriff to shut the house down. She asked what Council would like to be done with the signs. Mayor Myers asked that she leave the signs with Service Director, Mr. John Knuf. Ms. Maddy said she was going to go after Council if the potholes are not fixed.

SOLICITOR'S REPORT

Mr. Nicholas said he had nothing for consideration.

DEPARTMENTAL REPORTS

POLICE

Sgt. Mike Carney provide the statistics for March 2022 which included YTD 487 calls for service, YTD 172 non-billable. The March calls included 11 criminal reports, 3 non-criminal, 3 auto accidents and 3 citations having

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been issued. Mayor Myers asked if the Sgt. had seen any trends in the type of calls they were receiving. The Sgt. said no. He stated they had a fraud case, which was unusual, but it involved a small amount of money. Ms. Maddy interrupted saying the Village had too many homeless people. The Sgt. addressed the issue saying he had personally arrested two homeless people the day before. He stated based on his experience, the Village did not have more of a homeless issue than any other community. He stated the problem is related to drugs and mental health issues. He said he has never had a homeless person accept an offer for assistance. He said the access to food and clothing draw homeless people to the area. Mayor Myers asked about calls to 119 N. Miami. Sgt. Carney said most of the calls seemed to revolve around Ms. Maddy and her neighbor. He said he had suggested they both get Protective Orders and when one of the parties violates the Order, they will go to jail but neither Ms. Maddy nor her neighbor have obtained the Protective Orders. He also noted that the Sheriff's drug unit was watching the house. Sgt. Carney also added that he was adjusting his schedule to allow him to be on duty during more evening hours. He said he wanted to better understand what was happening in the evening hours and to work with his Officers assigned to those shifts.

Sgt Carney was asked about drug offences. He said looking at the breakdown there were only 2 recent drug related offences and one over-dose response. He said anyone with information on drug activity, or any issues was welcome to call his cell phone. The number is listed on the Bulletin Board in the Lobby. Mayor Myers asked the Sgt. to look at 119 North Miami to assist with the complaints there. Sgt. Carney said he would have the officers watch the property and that he would have Officer Peak, the Environmental Specialist get involved. He noted that Officer Peak had just worked with the Hamilton County Public Health department on a property on St. Rt. 128 in Whitewater Township, and while it is an ongoing project, they were successful in assisting the Township with the problem site.

FIRE

Fire Chief Brien Lacy was unable to attend. Administrator Rahall noted that the run totals for the past month had been placed in the Council Packets. He said the department run totals for the Village for March, 2022 were 6 Fire details, and 35 EMS details.

SERVICE

Service Director Knuf stated the clean up on the Park after the flooding was back underway for the past few weeks. He said the winter snow equipment had been removed and stored for the season and they were preparing for the summer mowing and maintenance season. Mr. Burns asked about pothole repairs. Mr. Knuf said they were working on them.

WATER

Superintendent, Mr. Eric Winhusen stated 22.6 million gallons were pumped last month. He said Phase 2 of the water meter replacement was complete. He said Phase 3 should begin by the end of March. Mr. Burns asked if the Fire Department was performing hydrant checks. Mr. Winhusen said they were. He said they receive lists from the Fire Department as they go, so they do not get hit with a large list all at once.

VILLAGE ADMINISTRATOR'S REPORT

Village Administrator, Mr. Mike Rahall, announce that the Village had received our Insurance Companies Safety Grant for 2021. He said we received \$1000.00 which was spent on safety barricades and equipment for the Service Department. He said the park playground equipment was now scheduled to be installed in May. He announced that the Roy Rogers restaurant had requested an address and he expected to see construction start soon. In regards to the North Bend land sale request, he said he had attempted to contact the appraiser who provided the Original 2018 appraisal, which placed the value of the property at \$400,000.00. He said the person who did the appraisal was out of town. Mr. Rahall stated he was attempting to get an updated value.

NEW BUSINESS

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MRS. BRADY'S RESIGNATION

Mayor Myers announced that Mrs. Brady had resigned from Council as of March 28, 2022. He stated that Council had 30 days to choose a replacement. If Council does not appoint someone within 30 days, he stated the appointment becomes the Mayor's responsibility. He said he had posted the vacancy in the office and on the Village website. Ms. Meister asked if there had been any interest. Mayor Myers said they had received one letter of interest. The Council discussed potentially holding a Special Meeting to appoint a replacement. Mayor Myers said should Council not appoint someone, he would take their wishes into consideration should the appointment fall to him.

COUNCIL REPORTS

PLANNING AND ZONING

Mrs. Myers said no committee meeting was held. Mayor Myers added that Planning and Zoning Inspector, Mr. Weber was working on 119 N. Miami. He also said they would work with the Service department and Sheriff's Department to determine if the signs presented earlier were appropriate and enforceable.

PARKS

Mr. Burns reported that the committee discussed getting the park prepared for the soccer season, which will include over seeding the fields and readying the facilities. He said the majority of the time was spent on Baseball. He said Mr. Andy Messer from TRCAA said they had spent \$3,000.00 on reconditioning the baseball fields. He said they have practices scheduled 5 days a week and some games have been scheduled in the park. He told the committee they still needed the dirt for the fields. The committee committed to providing a load of ball field dirt when it was dry enough to be placed. Mr. Burns said the whiffle ball survey did not receive a good response. Based on that, he suggested the Village spend \$100.00 on basic equipment and see if interest picks up closer to the projected start date in July. Ms. Boyce discussed the Yard of the Month Program. She reported there would be a 5-member committee and gift cards have been donated for the winners.

FINANCE

Due to Mrs. Brady's resignation, there was no Finance Committee meeting held. Council discussed Ms. Meister's Levy Information sheet which provides factual information only on the Village Levy and Expenses. Mayor Myers noted that no one had stepped forward to start a Committee to support the Levy. Mrs. Myers suggested a change to bullet point #4, changing "will" to "would" and also adding clarification on the statement around value amounts. Council agreed to the suggestions. Mayor Myers said they suggested not mailing the information out because it had not been done in the past. Mayor Myers said we would post the information as normal. Ms. Boyce asked about distributing the information at the polls and Mr. Nicholas advised Council Members not to do that. Ms. Meister said she would not be available to attend the May Finance Committee meeting if one was held.

Mayors Report

Mayor Myers said he had nothing more to add, but asked Mr. Rahall to discuss the sale of the riverfront property to the Village of North Bend.

Council discussed the project and contribution North Bend was requesting Cleves to make regarding the property. The short time frame provided for a decision, original objections to the proposal, the possibility of the Museum moving to the site, the proposed contract and sale price and lack of an updated appraisal.

Council discussed the timing of making a decision and the current income/value of the property. In addition, they discussed checking with Congressman Chabot's Office to see if there was the possibility of an extension on the submittal, writing a separate grant, what an acceptable price for the property would be, if there was a possibility of getting an updated appraisal in such a short time. A suggestion to offer the property to North Bend at the appraised value of \$400,000.00 was suggested by Mr. Burns. Council agreed to have Mr. Rahall and Mr. Nicholas attempt to negotiate the sale price with North Bend. Council also discussed the timing for an

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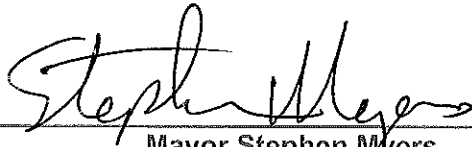
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Emergency meeting should it be necessary. No time was set because of the negotiations, which would be taking place.

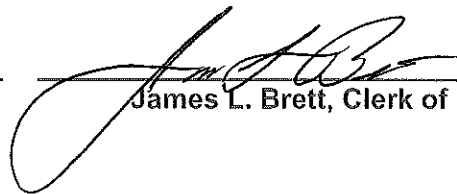
There being no further business:

A Motion to Adjourn the Council Meeting at 9:17 P.M. was made by Mrs. Myers; seconded by Ms. Meister.

ALL IN FAVOR.



Mayor Stephen Myers



James L. Brett, Clerk of Council