

**VILLAGE OF GREENHILLS**  
**COUNCIL RETREAT**  
**MARCH 9, 2019 | 8:30 A.M.**  
**MINUTES**

**CALL TO ORDER**

Mayor David Moore called the Retreat to order at 8:35 a.m. Present were Councilmembers Glenn Drees, Jeff Halter, Melanie Hermes, Jack Lee, Natashia Metz and Maria Waltherr. Also present were Municipal Manager Evonne Kovach, Chief of Police Neil Ferdelman, Finance Director Deborah Hymer, Service Department Director Mike Caster and Acting Clerk of Council David Lumsden. Law Director Jeffery Forbes arrived at 9:30 a.m. to present his report.

Following a prayer led by Mr. Drees, the Pledge of Allegiance to the Flag of the United States of America was recited.

**A LOOK AHEAD TO 2019 — Evonne Kovach, Municipal Manager**

Ms. Kovach verbally presented the following about upcoming projects for 2019.

Ms. Kovach stated storm sewer evaluations and traffic counts are occurring for the Phase III Winton Road restoration project. Full-depth repairs are required. The Village anticipates the project will solicit bids in July.

Greater Cincinnati Water Works will return in the spring to complete the repaving of streets affected by the water main repair work last year.

A roundabout is proposed for installation at Farragut and Hadley to direct school traffic. The project would be funded by the Village.

The Service Department will work to improve access to pedestrian paths and pocket greenspaces, as well as address continued drainage issues in smaller greenspace areas. The Village's new public greenspace mowers, GroundsPro, will continue to mow larger areas around the Village. The Service Department will take on smaller areas to ensure maintenance. GroundsPro will maintain 7 garden beds around the Village as part of their contract.

Ms. Kovach said she will be focusing on the housing development project and said the Village-wide rental inspection program is ongoing.

RITA is maintaining lists of contractors to ensure all income tax is being collected as part of the new school building construction. Mr. Drees asked if RITA may be able to parse out the complete income tax benefit from the construction. Ms. Kovach said she would inquire about that data.

Ms. Kovach presented the new street signs. They have been ordered for every intersection in the Village. Ms. Hermes suggested additional signage for the pedestrian pathways to indicate streets for pedestrians crossing through the Village. Ms. Kovach said the old wood 'post' street signs will be made available to those interested for \$10 each.

6 neighborhood meetings were held to educate property owners on a potential Local Historic District. Beth Sullebarger is putting resident feedback together for a presentation

to Council in the summer. Ms. Kovach stated Ms. Sullebarger has overseen this work in several municipalities and is therefore able to address negative responses.

Code enforcement issues can be more aggressively handled under a Local Historic District designation. Ms. Kovach also stated that the guidelines cannot require changes to existing conditions, however future improvements are subject to review. Additionally, hardship conditions will be included in the guidelines.

Council discussed the legislative process for enacting the Local Historic District.

#### **LEGAL UPDATES — Jeffery Forbes, Village Law Director**

Mr. Forbes said the status of pending legal action involving the Village has not changed.

Mr. Drees asked about updates related to the Hamilton County Board of Revision for property valuation complaints filed in 2018. Mr. Forbes stated that the County is not intending to change their procedures, however, complaints are still evaluated based on the qualifications of the complainant.

Mr. Forbes presented information regarding the roles of Councilmembers and Council generally. He also addressed the roles of Council Committees and Commissions. Mayor Moore suggested changes to the organization of Council Work Sessions to better encourage inter-Committee discussions and planning.

#### **FINANCIAL OVERVIEW — Deborah Hymer, Finance Director**

Ms. Hymer reviewed the 2018 General Fund budget and 2018 General Fund expenditures.

Ms. Hymer reviewed various revenues and expenditures and their variations from budgeted amounts. Revenue collected as charges for services, including consumer rent, increased 43%. Law Director expenditures increased 104% from the budgeted amount.

A total of \$2,365,905 is appropriated for 2019.

Ms. Hymer presented a forecast of the General Fund fund balance. Due to increasing expenses over time, as well as state and county revenue reductions, result in declining fund balance going into the future. Ms. Hymer said she would contact the State Auditor's office for official recommendations for fund balance amounts for villages.

Ms. Hymer additionally reviewed general fund transfers out of the General Fund. Debt service transfers will decrease in 2021. She also reviewed debt schedules and loan amortization. The levy schedule data was presented as well. The street maintenance levy will need to be renewed in 2019.

At 11:30 a.m., the meeting adjourned for lunch.

#### **CODE ENFORCEMENT — Evonne Kovach, Municipal Manager**

Ms. Kovach discussed fire code inspections performed by the Greenhills Fire Department.

Ms. Kovach summarized International Property Maintenance Code enforcement in the Village. A total of 550 cases were opened in 2018. 91% cases were categorized as 'closed'. Ms. Kovach reviewed the process for enforcement under the IPMC. Ms. Kovach also reviewed garbage code requirements and enforcement.

### **SERVICE & RECREATION SURVEY — Evonne Kovach, Municipal Manager**

Ms. Kovach reviewed the results of the Service & Recreation Survey. A majority of respondents were aware of, and satisfied by, community activities and events. General satisfaction was expressed regarding Village communication, services and events.

Ms. Hermes encouraged discussion about topics represented by the survey. Future discussion will include farmer's markets, pickleball and tennis courts.

### **GREENHILLS GOLF COURSE — Evonne Kovach, Municipal Manager**

Ms. Kovach presented a history of maintenance of the Golf Course. The course came under Village management in 1977 and received subsidy since 1992.

Many changes have been made over time, including membership rate reduction and contractual services with professionals to manage and promote course. Additionally, the Village has met with several golf course specialists for maintenance and marketing. Ms. Kovach presented several of their recommendations to increase revenue and use of the Greenhills Golf Course to Council. None were considered feasible.

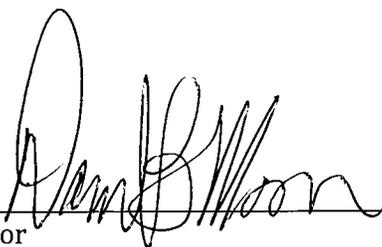
Ms. Kovach presented two possible options for the golf course. The first is the hiring of a golf course manager to oversee marketing and programming at the Golf Course. The other is considering conceptual designs for reestablishing the course as a multi-functional park space.

Mr. Drees said that nationally, rounds played are increasing, as well as an increase among rates of youth playing golf. Mr. Lee and Mr. Halter stated they would be interested in seeing the impacts of a golf course manager.

Council discussed the options for the Greenhills Golf Course going forward and instructed the Manager to pursue both options — securing a Golf Course manager, as well as conceptual planning for a park area.

### **ADJOURNMENT**

With no further business on the agenda, the Retreat adjourned at 1:39 p.m.

  
 \_\_\_\_\_  
 Mayor

  
 \_\_\_\_\_  
 Clerk of Council