

**VILLAGE OF GREENHILLS**  
**COUNCIL MEETING / WORK SESSION**  
**APRIL 14, 2015**  
**MINUTES**

A meeting of the Council of the Village of Greenhills was called to order on Tuesday, April 14, 2015 at 7:00 p.m. by Mayor David Moore. Present were: Mayor Moore, and Messrs. Jeff Halter, Greg Hermes, and Jack Lee, and Ms. Melanie Brokaw and Maria Walther. Also present were: Municipal Manager Evonne Kovach and Clerk of Council Kathy Lives.

Without objection, Councilman Glenn Drees was excused.

**MOMENT OF SILENT REFLECTION/PRAAYER/ PLEDGE OF ALLEGIANCE TO THE FLAG**

A prayer was led by Mr. Halter after which the Pledge of Allegiance to the Flag of the United States of America was recited.

Without objection, the agenda was amended to remove a motion to convene an executive session to review the status of a position in Administration.

**UNFINISHED BUSINESS AND GENERAL ORDERS**

**1. ORDINANCE NO. 2015-02-F**

*An Ordinance Providing for the Issuance of Unlimited Tax Redevelopment General Obligation Refunding Bonds in a Principal Amount not to Exceed \$615,000 by the Village of Greenhills, Ohio for the Purpose of Refunding the Previously Issued Unlimited Tax Redevelopment General Obligation Bonds, Series 2005 and Declaring an Emergency*

NOTE: Ordinance No. 2015-02-F was read for the first time at the March 24, 2015 regular Council meeting.

Ms. Brokaw moved, seconded by Mr. Lee, to suspend the rules requiring reading the ordinance in full for the second time and read by title only. Motion carried by voice vote.

Ms. Brokaw read Ordinance No. 2015-02-F by title only.

Ms. Brokaw moved to adopt, seconded by Mr. Lee.

Kovach explained as follows:

- Refinance opportunities were discussed at the recent Council retreat.

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- Subject ordinance is standard legislation for bonds. Contains the *emergency clause* as time is of the essence due to a possible increase in interest rates. Must be in place before the 2016 tax budget. The intent is to pay down principal.
- Potential to refinance debt is regularly discussed by the Finance Committee.

Finance Director Matt Sanders noted:

- Under subject ordinance, \$390,000 out of current balance \$645,000 will be refinanced. \$255,000 will be applied to debt from the sale of village-owned property. Bonds will carry an approximate 3% interest rate subject to bids from financial institutions and will mature in 2021. Using the 3% interest rate, refinancing this debt will save approximately \$81,000 over the course of the loan.

In response to questions asked by Ms. Waltherr, Mr. Sanders stated revenues are derived from the assessed valuation of the village properties as a whole as opposed to village-owned properties. The village does not have a bond rating. Final interest rate percentage will not be known until after passage of subject ordinance and additional negotiations; current interest rate for bonds is 4.3% to 4.9%. There is no prepayment penalty.

In reply to a question asked by Mr. Halter, Mayor Moore explained the advantage of obtaining a bond rating is the possibility of a lesser interest rate. However, it has not been financially advantageous because of the initial and renewal cost for a bond rating.

Voting as follows: “Aye” – Brokaw, Halter, Hermes, Lee and Waltherr; “No” – none.  
 Ordinance No. 2015-02-F adopted 5-0 by roll call vote.

## **WORK SESSION**

### **Municipal Manager**

- Notice received from Hamilton County regarding the next three years of Community Development Block Grant Funding (CDBG). New eligible uses and amounts available include sidewalks up to \$5,000 grant potential if work meets “historic” guidelines. Grants are for homeowners only.
- A final agreement has been reached regarding the Greenbelt infraction on Joywood.
- A Planning Commission meeting is scheduled for April 28, 2015 at 6:00 p.m. to begin the review of the following Zoning Code amendments: outdoor storage, junk and other topics. During reviews, discussions and public hearings, it is expected that other items may be added to the list. Public comments are already being received regarding some of the proposed amendments.
- The code enforcement summary for 2014 and 2015 through March was distributed to Council. The intent is to aggressively begin issuing citations for properties having

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multiple instances of violations to which Council concurred. Another column on summary was suggested to indicate recurrent infractions.

- With respect to the recreation renewal levy, the first resolution requesting information from the County Auditor needs consideration by Council at the April or May meeting.
- Leaf collection is in progress.
- Village Arborist, Alan Bunker, has retired. Replacement must be a certified arborist. After speaking with a few possible candidates, particularly favor an arborist from Davey Tree Service. This individual would be available on an as-needed basis. Further information forthcoming.
- Swimming Pool will open on May 23, 2015. New swim lessons, *Frogs & Tadpoles*, will be offered this year for children under three with an adult. All lesson registrations begin May 1, 2015. Pool memberships are coming in very slowly. A suggestion was made to place information on pool memberships on the one-call system.

**Streets and Services – Waltherr**

- On May 1, 2015, a Mid-West Sustainability Summit will be held regarding water conservation. Encouraged Council to attend.
- Recently attended an Environmental Compliance and Sustainable Development event at which grant information was available. This information was passed on to the Village Manager for follow up.
- The Hamilton County Municipal League will meet on April 29, 2015 at the Fairfax Recreation Center. The next meetings of the league are scheduled for June 29 and August 19, 2015. Council is encouraged to attend.
- Referenced signs on Winton Woods School District property; the Municipal Manager will review Sign Code for compliance.

**Community Development – Halter**

- Encouraged Council and residents to support local businesses.

**Finance Committee/Traffic and Safety Committee - Brokaw**

- The Finance Committee will meet April 27, 2015, 4:00 p.m., and immediately following, the Traffic and Safety Committee, both at the Municipal Building.
- Arbor Day Celebration will take place on April 24, 2015, 9:30 a.m., on the west side of Winton Road opposite of Endicott Street.

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**Laws and Rules Committee – Lee**

- Referenced a mailing from Ohio State Treasurer Josh Mandel regarding an opportunity to post Greenhills financial data on the State of Ohio website. Finance Director Matt Sanders has already contacted the Treasurer's office and expressed interest in participating. Tentative launch date of the information is June 30, 2015.

With no further business forthcoming, the meeting adjourned at 7:55 p.m.

David Moore, MAYOR /s/

Kathryn L. Lives, CLERK OF COUNCIL /s/