

**VILLAGE OF MARIEMONT  
REGULAR COUNCIL MEETING  
HELD IN COUNCIL CHAMBERS  
AUGUST 22, 2016**

**Written But Not Yet Adopted**

Mayor Policastro called the meeting to order at 7:02 p.m. with the Pledge of Allegiance to the flag. The following Council members answered present to roll call: Mr. Brown, Mr. Hlad, Mr. Marsland, Ms. Palazzolo, Ms. Schwartz and Mr. Wolter.

Mayor Policastro introduced Architect Bob Rich who presented Council and guests with copies of the plans and costs estimates for the renovation of the Municipal Building. Mayor Policastro said he was referring the matter to the Finance Committee. He said Mr. Rich was doing a great job, but eventually we are going to have to borrow about \$300,000.00, and asked Mr. Borgerding to work with the Finance Committee on that. He said that we about four years ago, we borrowed \$750,000.00 to pay for the new fire truck and paid it back in three years, which worked out really well. He spoke with our State Representative Tom Brinkman who explained that the State likes municipalities to finance projects this way. They do not want to finance 100% of a project. Mr. Rich said this process began with Mayor Policastro telling Mr. Rich and Dennis Malone about the desire to have a Native American interpretive display center. The hope was to create an appropriate facility for the display center and, at the same time, work in space for the Tax Office. There were a couple of other critical factors included in this. One was an elevator so that it would make access to this floor ADA compliant and, as we investigated this facility, they found out that neither of the two existing stairways to the second floor meet the current. Therefore, in the development of this plan, they added legal exit stairway for the interpretive center. In the plans, one can see that the area of the proposed Tax Office on the first floor replicates what they have currently. It does not allow for any expansion of their facilities at this location. Also, on the first floor, there is an ADA accessible restroom. That is to provide for any events that are happening in the building or on the lawn or for those who might be at the Square. This would make a restroom available to them. The access for the Police Department has been maintained. There is also a public entrance. On the second floor the plan shows an expansion to the south. That room is a multi-purpose room where there would be openings from the current Council room that could be left open to be an overflow space. That room could also be used as a conference room when people come in and need to meet with officials. The idea is to add a large conference room with a display that surrounds that room. It would be similar to what Newtown has in their Council Chambers. The room would be furnished with tables so classes could come in and artifacts could be set on the tables for a hands-on discussion. Mr. Rich said he and Mr. Malone met with Dr. Ken Tankersley who has been doing the excavation in the South 80 and he has been a part of the process. For the exteriors, they looked at a number of studies to see if it would be possible to extend the slate roof and limestone, but that would have made the expansion too expensive. To create a cost-appropriate alternative, they decided to use a flat roof. The cornice work from the existing building would extend out, but the expansion would have a flat roof. The idea was to treat the Native American center more of an exterior sunlit room. It is an extension of this building and it has the appearance of this building and the style of this building, but it does not match it exactly. The design will compliment this building, but will not duplicate it. This building is 50 to 60 years old and they cannot match the brick exactly. By giving a little separation between the existing building and the addition, it will not be so obvious that the brick does not match, because the new brick will be close to what is here now. That way it compliments the existing building, but does not exactly replicate it. It will be a Georgian style, but will have taller windows. It will follow Wooster Pike in a way that is more similar to the way other buildings around the Square are situated and will fit in with the nearby houses. The intent was to create an urban situation that will connect back to the Square. A local contractor, HDC, did the cost estimates. The major costs of the addition come from the elevator, the stairs, and the restroom. They are the three most expensive things you can put in a building. The cost per square foot for this addition is more than what you would see for an average addition, because it includes those three expensive parts. The estimate is a conservative one. Mr. Rich said he feels pretty confident it is close to what the actual cost will be. The estimate does include prevailing wage rates since the Village will most likely have to pay prevailing wages for the construction. Mr. Brown asked what the total square footage of the addition will be. Mr. Rich said it is about 2300 square feet. Mr. Brown asked if the cornice work would be limestone. Mr. Rich said it would not be. It will most likely be constructed out of wood or a material that would simulate the profile, but it would be white, so it would appear more similar to what is already on the building. Mr. Brown asked if there was anyway to do some kind of a casting. Mr. Rich said even a cast stone would be too expensive. He said it will be appropriate in the end. It will have the Georgian detailing. There will be some maintenance over the years, but it will still allow for a considerable cost savings. He said their idea was not to exactly match what is here. There is a different level of craftsmanship and a different availability of materials to when the existing building was built. It is appropriate and looks neo-Georgian, but is still not too costly. Mr. Brown asked what the life of a flat roof would be. Mr. Rich said it is about 30 years. Mr. Rich said the details of the addition are not fully spelled out yet. They wanted to present the proposal to Council first. What is not in the cost estimate are some fees. He will have to hire some engineers. He is donating his services, but he will have to pay the people who will be drawing construction documents. There is a contingency in the cost estimate that should cover some of that. It is possible that it could be value-engineered somewhat, but it is important to take care of the ADA requirements and life-safety requirements. They wanted to do something they thought did not look like it was inappropriate for Mariemont. Ms. Palazzolo asked if the restrooms on the second floor would be ADA compliant. Mr. Rich said only the one on the first floor would be. Ms. Schwartz said she like the way the two parts of the building were joined together. Mr. Wolter thanked Mr. Rich and asked what the cost of a sloped roof would be. Mr. Rich said it would add about 20% to the cost of the building, which would be about \$147,000. Ms. Palazzolo asked about using dimensional to try to match the slate. Mr. Rich advised against it, because of the cost and that it would not match. Mr. Wolter asked if there was any kind of material that would match. Mr. Rich said they did studies on alternative materials, but none will match. It is the same as the issue with the brick. They are natural materials and there will be a variation if they are not taken at the same time from the same location. The materials they are proposing would give a clean exterior to the building. Mr. Hlad said this is a great project and he thinks it looks awesome. Looking even more long-term, he understands that we want to be conservative with finances and not over-extend or over-borrow on projects like this.

However, looking at the bay for the fire equipment and he wondered if there was potential to move the firemen's quarters above the bay. If we are doing a project on this building, he wondered what it would be to put the sleeping quarters above the bay instead of having them sleeping in the basement. Looking 15 or 20 years down the road, what kind of building or services will we need? The fire trucks and EMS vehicles are only going to be getting larger. Mayor Policastro said we looked at doing that about 10 years ago and the estimate was almost \$2,000,000.00 just for that side. He said we are going to look for more grants, but we can only do one thing at a time. Mr. Hlad said it is usually more cost-effective to do everything while we are already under doing construction. Mayor Policastro said we have to keep our Administration Office open to serve the people. By building a separate building on this side, we will not knock through this wall until the addition is done, so people will have services. If we tore the other side of the building apart, where would we go. We still have to have Council meetings, we still have to have a fire department and if we tore into the bay, we would have no place to go. That is why we have to take it step-by-step. About ten or twelve years ago, we put out a survey asking citizens if they would be willing to pass a 9 mill levy to do all the renovations and the people said no. The way we are doing it right now, we will not need a levy. We won't need to tax the people. We got very lucky to get the \$400,000 grant and we need to take advantage of that right now. Council thanked Mr. Rich for his time and for all his work.

Mr. Wolter moved, seconded by Mr. Brown to approve the minutes as written for the Regular Meeting of July 18, 2016, the Budget Hearing of July 18, 2016, and the Special Council Meeting of July 25, 2016. On roll call; six ayes, no nays.

Mayor Policastro read the following communications:

From Police Chief Hines: July 2016 Monthly Report

From Assistant Fire Chief Kiefer: July 2016 Monthly Report. Mayor Policastro asked Assistant Chief Kiefer if there are any firehouse grants available for renovating and enlarging the Fire Department part of the Municipal Building. Assistant Chief Kiefer said there have not been any of those grants available for a while, but he will continue looking for new ones.

From Service Superintendent Scherpenberg: July 2016 Monthly Report

From Building Administrator Keyes: July 2016 Monthly Report

From Tax Administrator Busam: July 2016 Monthly Report / E-mail Re: Centralized State Municipal Tax. Mr. Wolter asked Mrs. Busam to give a synopsis of House Bill 5 that would centralize collection of earnings taxes. Ms. Busam said she had been told they intend to bring it up at the next session of the legislature to try to get the centralized collection bill passed. She feels they will keep trying until it happens. Mr. Wolter asked if there would be enough push-back from all the municipalities to prevent that. Ms. Busam said the municipalities are going to give push-back to try to prevent it, but the legislature has been chipping away at this since 2002 and feels that eventually they win out. Mayor Policastro said he asked State Representative Tom Brinkman about it and Mr. Brinkman seems to think it will not happen. The Hamilton County Municipal League is fighting it. Ms. Busam said that SWOTAA and all the regional groups are going to fight it and all the large cities are going to fight it. Hopefully, there will be enough push-back that it won't happen, but we have to keep watching. Mayor Policastro said it is the big cities that would really take a hit. They are coming together with the Hamilton County Municipal League against it.

From Swim Pool Manager Schad: July 2016 Monthly Report

From Police Clerk Maupin: Mayor's Court Statement for June 2016

From Dr. Ken Tankersley: E-mail Dated July 18, 2016 re: Artifact Discovery South 80. Mayor Policastro said what Dr. Tankersley has found down there is pretty interesting.

From PNC Bank: Letter Dated July 22, 2016 re: Closing Mariemont Branch. Mayor Policastro said it is his understanding that PNC is going to leave, but they still have four years left on their lease in their current location. It is possible they will open a mortgage office there.

From ODOT: Bike Ohio re: State and US Bike Route Designations through Ohio

From Assistant Fiscal Officer Wendler: Fiscal Officer's Report July 2016 Monthly Report

From Mariemont Parks Advisory Board: Meeting Minutes August 9, 2016

From Hamilton County: Notice of Direct Deposit for Bell Tower Sidewalk. Mayor Policastro said this is the grant we got from the Hamilton Sheriff's Office for the handicapped. He hopes everybody has seen the new sidewalk we put in. It really looks good.

From Jenny Ferguson: E-mail Dated August 17, 2016 re: Greiwe Development Proposed Condos on Miami Road

From Denise Scholtz: E-Mail Dated August 17, 2016 re: Greiwe Development Proposed Condos on Miami Road

From Premier Internet: Quote Dated August 12, 2016 re: Website and System Upgrades. Mayor Policastro explained that our website is getting stale and we have some computer problems. He referred the matter to the Finance Committee.

Mayor Policastro asked if anyone wished to address Council.

Chris Buchert of American Heritage Homes handed out to Council and guests information about his company. He said he wanted to express his concern for his reputation and things that have been said about his company, about himself, about the houses they have built here over the past five years and remodeled, as it related to this ordinance that was recently passed and some of the comments that were made in relation to that ordinance in Council meetings and how he feels they have effected American Heritage's reputation. It has basically set off a firestorm of vicious rumors and untruths that have effected not only him, but the homeowners who have bought houses from him. He said he has been working in the Village for about five years. During that time, they have completed nine homes that they have remodeled and completed five new single-family homes. They currently have two rehabs in progress on Rowan Hill. They are under construction on three new homes on Belmont Avenue. They have never had an issue before in the last five years with anything they have done. Nobody had ever raised any objections. He has done things all over the Village and not had any kind of backlash. Their biggest project that got the most notice was Beech Street. To refresh everyone's memory, when he first inquired about Beech Street, the Village helped facilitate the introduction to that owner. Once he reached an agreement with that owner after working with him for almost two years, he felt encouraged by the Village to move forward with that development. He purchased the properties. He applied for all the permits. He attended the Planning Commission meetings. His designs were approved. They complied with the zoning. He did everything that was requested of him and they completed the project. At that time, nobody raised any objections. At the end of July, he started receiving nasty emails and starting hearing comments on the job site from passers-by and people in the Village, maligning his reputation and saying nasty comments about the houses they had done. Two things happened in July. The Village had a Council meeting and referenced the Belmont houses. Basically what was said is that you never know who is going to come in here and buy a house and tear it down and it's too late for the ones on Belmont. He wanted to know what happened on Belmont. He purchased the house at 3844 Belmont after it had sat on the market for months. Nobody wanted it, so he bought. After that, he was approached by two other families with houses on Belmont and asked if they were interested in buying their properties. He agreed to buy them, but they were in such bad condition that the only solution was to raze them and build new homes. He proceeded to apply for building permits to go forward with those projects. That was at the beginning of March. Normally it only takes a week to two weeks at the most to get a building permit. By the end of March, he still did not have a permit. When he asked about it, he was told there were some issues with the project and he would have to go to a Planning Commission meeting. He asked when the meeting would be, but nobody could give him the answer. At the end of April, he asked, in writing, what the hold up was, what was being requested of him, and what the hold up was on the permits. He did not get a response, but he did get the permits at the beginning of May. At one point prior to demolishing the buildings, he stopped in the office on another matter and asked the Mayor if he would like to visit the houses on Belmont that he was going to tear down. He was concerned that people thought he was just demolishing perfectly good homes for a profit motive. He did not believe people understood how bad these properties were. The Mayor said he was very familiar with the properties and had talked to the homeowners before about those properties and he understood why they needed to be torn down. In July, Council passed an ordinance and the nature of the ordinance and the comments in the July Council Meeting minutes would make one get the impression that American Heritage had done something wrong or something in violation of what had been permitted by the Village. In addition, the ordinance and the comments in the minutes that referenced American Heritage Classic Homes have fed directly into the social media participants and the comments that have been coming out of social media. Some of the remarks have reached the point of being vicious, malicious, and untrue. One of the most egregious examples that had recently been circulated around the Village is that he had been convicted of crimes and imprisoned for crimes. He wanted to make it clear that he has never been in prison. He has never been convicted of any crimes. No one in his family has ever been convicted of any crimes. He has no idea where that is coming from, but that is what his family is hearing is being said. He said he is sorry if he sounds angry, but these comments are very hurtful. He said he has a great deal of respect for the Village. He loves this Village. It is a great place to work. The people here who work in this Village from the people in the Maintenance Department to the ladies in the office have always treated me courteously and with respect. They are wonderful people to work with. He said he has done his best to respond to every request that was ever made of him. If he was asked to clean the street, he cleaned the street. If he was asked to clean up the job site, he got it cleaned up. If he was asked to move trucks, he moved trucks. He has apologized to people for trucks blocking the street or someone's driveway. He has done everything that anyone has asked. He has always felt that whatever community he was working in, it was his obligation to leave it better than the way he found it. He said he is always available to talk to anyone about anything that has to do with any of his properties. He would be happy to work with the Village in any respect when it comes to his projects. All that has to be done is to open the lines of communication and let him know what it is that you want and he will try to find a way to work with you.

Malia Ridge of 3744 Indianview Avenue said that she is a Mariemont resident and a realtor. She said she was thrilled to find out two years ago when she was in the process of moving her kids back to the Village that American Heritage was investing in our Village. She saw the work they were doing and improving it by taking homes that were not necessarily an asset anymore to the Village and they were remodeling them or adding onto them and sometimes they actually had to take them down. She saw them adding value to the Village and what that can mean to the schools. As a realtor, she saw what it was doing for the property values. She was really shocked to find out that anybody would be complaining about them at all unless they were just jealous that they were not smart enough to do it themselves. She said she couldn't do it. One of the first homes they bought was at 3845 Indianview which was listed by a really successful real estate agent. That agent had the listing for six months, but couldn't sell it. When the listing expired, the homeowner call her and she put it back on the market. She knew it had great potential, but she wasn't able to take on the remodeling. After having the listing for a month, American Heritage came to her and offered top dollar for it. Plenty of people had the opportunity to buy it, but didn't. American Heritage restored it back to its original Tudor appearance and added on to it. They added heat and air that it didn't have. They had the ability to do that and still sell it for a profit. They are very talented at what they do. They are adding value to our Village, which is important to her as a homeowner and a PTO parent with children in this school system. As a realtor and homeowner, she doesn't understand what people are complaining about and it is her hope that they will stop.

Beckie Moore of 6737 Maple Street said she has lived on Maple Street for five years. She is a teacher and has been a Girl Scout Troup leader. She does everything that she can as far as with her kids here in this school and moved her with her kids for the school district. She wanted to point out that when she posted her comments on Nextdoor Mariemont, she was trying to get the attention of realtors and asking them to stop giving American Heritage pocket listings. She wondered how these houses are selling without people who are trying to buy homes buying them. She said she has a realtor, but cannot get to a house before American Heritage. Mr. Buchert says that all the houses he bought have been listed through a realtor. She understands that people have come to him personally and they have sent out letters asking if people want to sell their home. She does not blame one homeowner one bit for wanting to get as much as they can out of their home. She has a massive problem with the quantity of the homes in the \$200,000 and \$300,000 range that are disappearing from the people who want to buy them, especially when they currently live here and currently participate and volunteer. Additionally, Mr. Buchert sent her an email saying that she is being malicious and spreading untrue lies and saying that she had said he had been in prison and that his family members had committed crimes. She said she had not even heard those rumors. For him to attribute that to her was completely untrue. She said she tried to reel back her comments on Nextdoor Mariemont. She said she really is a neighbor and does not want anyone to feel bad about their homes. This isn't about a single person's home or a single person's property. This is about a company purchasing properties before families can. They say they are doing it all through legal avenues, but let's look at the quantity of homes disappearing in the \$200,000 to \$300,000 range. Those homes are becoming \$500,000 range homes. She understands it is an investment in the community and, like Mr. Buchert said, it is a great place to work. It is a great place to live for her and her kids. When these homes disappear and she has a realtor and cannot buy a house, she wonders if Mariemont is for sale to the highest bidder. How laughable that someone would say he is not building these houses for profit. Of course he is building these houses for profit and she doesn't blame him for that. That is his job, but as a member of this community, she wonders why no one is talking about it. She said the siding is ugly and she will not retract that statement. Some of the houses American Heritage has done have been an improvement; some have not. She said residents all have these conversations. She just happens to be the person that put it out there. She realizes he might be bringing money in, but what are they displacing. Do you want to be a community for sale to the highest bidder or do you want to be family first.

Micheal Iwanicki of 3845 Oak Street said that he and his wife, Lindsey, and their three daughters moved to Mariemont just under two years ago. He said they could not be happier with their decision to move here. This is an incredible town and a magical place. Through his career, he has traveled the world. They have lived in five states and have bought five homes. Moving into Mariemont was the best experience. He said he bought his home from American Heritage and from the get go, from the walk-through to the closing to moving in, they were with us every step of the way. He said he remembers the closing like it was last week. Based on his experience with closings in the past, he expected for his realtor to go through four inches of paperwork to sign. To his surprised, everyone from American Heritage was there. Jay Buchert told him about his home, how it fit in the community and how much he was going to love it. He wondered why Mr. Buchert was going through the effort of trying to sell him the home when he was already buying and he realized they weren't there to sell it but to offer him help. They have incredible character and integrity. Their attention to detail is bar none. He said he can see a couple of the new homes on Beech Street from his backyard. He thinks it is fair to say that not everyone is going to agree about the siding. He said people should really try to remember what was there before. There were two duplexes did not fit in the Village in design and they certainly did not fit in the way and manner in which they were kept up. He is grateful for American Heritage for taking the tireless effort to deal with the complexity of those two duplexes and build those new homes. He also wanted to say that he knows the buyer of one of those homes and they were devastated by the posts and comments made about American Heritage. That buyer questioned whether she made the wrong decision and that is not the environment we want our new people coming into this community to feel. He said American Heritage is part of Mariemont. Their focus is here. They live in our town. He is grateful to live in one of their homes and be a part of this community and to have them as his friends. He thanked American Heritage for his home and thanked Council for allowing him to share his thoughts.

Mr. Iwanicki said he wanted to read an email from the Sikora family who live at 3845 Indianview Avenue, which said, "We would like to take this opportunity to thank American Heritage for providing an excellent level of quality and personal service. We purchased our home from American Heritage in 2014. We continue to be wowed by the detail they put into the detail of our home and the support they have provided us as first-time homebuyers. Chris has personally visited us multiple times and lends his expertise in the maintenance and quick fixes all homeowners experience from time to time. This is not something you would expect a homeowner to expect from a previous owner, which is a testament to Chris's and his family's dedication to their business, their clients, and the community. Katie has been a huge help during our transition into the Mariemont community, keeping in touch with preschool recommendations, babysitter referrals, etc. It is clear to our family that American Heritage is not only a superior company, but also a great asset to our community. We love our home as does anyone who visits. We would recommend American Heritage to any homebuyer looking for high-quality design, supreme amenities, all balanced with appreciate for historic design that the elements that this community is based on.

Mr. Brown asked Mr. Iwanicki if his home on Oak was a remodel rather than a tear-down. He said it was a remodel.

Mark Wilson of 3846 Beech Street said that he and his wife are both originally from Cincinnati. They moved to northern Virginian, but after having children, they decided to return to Cincinnati. They looked at houses in Mt. Lookout and Hyde Park. They looked at older houses in Mariemont, but they all needed work. Then they looked at the house on Beech Street. They felt the value they got on their home, with the schools and the walkability, far exceeds anything they would have purchased in Mt. Lookout or Hyde Park. If they bought a house in those communities, their taxes would have gone to the City of Cincinnati instead of to Mariemont. He understand everybody has their opinions and they are entitled to them. He does not feel social media is a good format for people to take people's comments or suggestion literally. He can say that in working with Chris, any issue that he has had, he texts Chris and he responds within an hour. American Heritage has been very supportive. The neighbors have been very supportive, as have the

people across the street. He feels like this is the community for them to be in for the next 30 years and they look forward to raising their children here.

Pat Van Stone of 4050 Lytle Woods Place said she only wanted to comment about one American Heritage house. You come up Miami or down Miami and you turn on Lytle Woods. Immediately Murray Avenue is almost adjacent to Miami Road. There is such a little bit of front yard that no one with children could move there. A busy street would practically be their front yard. She said she has not seen anyone else's home with the siding, but she feels he made a big mistake on this one home. It is the most unattractive home for that price. She has never seen that kind of vinyl before. It just doesn't fit with the age of Mariemont. It has been sitting on the market for nine months, so apparently most people don't care for the appearance. They took an original brick Cape Cod and that is only about a third of the house. The rest of the vinyl is over here and over here and to the left. It just doesn't fit with the older homes around it. That kind of vinyl is very unappealing.

Nita Wessel of 7011 Wooster Pike said that she really likes the house that Mrs. Van Stone was talking about. Before it was an ugly, little, outdated Cape Cod that hadn't been kept up. She thinks it makes that corner look a lot better. She is totally unrelated to it. She doesn't have anything to do with it, but she would have moved in there yesterday if she could have. Unfortunately, they are doing their own renovation in their home on Wooster Pike. The house was on the market for several months, because nobody wanted the ranch that they bought. It was probably the cheapest thing that sold in Mariemont in many years. She has watched realtors flipping property everyday for several years. They have lived in the townhouses and for a year and a half they have lived in a house that was in the \$200,000 range. There are houses in that range all the time. There were several there within the last month, but you won't get your dream house. You will get a three bedroom, one bath fixer-upper. There is one on Joan Place today listed for \$214,900. That is the price for that house in the Village and then you have to put a couple of hundred thousand dollars into it. She said they are putting a lot of money in their house. You either buy a house for \$200,000 and put \$200,000 in it or you buy it for \$450,000. Either way, you end up at that price range. She is glad American Heritage is here investing in the community. She thinks they do a wonderful job. The houses look nice.

J. P. Napier of 6600 Wooster Pike said his home is often referred to as the flower box house. He shares the comments of everyone here about the special place that Mariemont is. It really is incredible. His family moved here three years ago and were one of the first buyers of an American Heritage home. It is very different from anything else they have ever purchased. He and his wife have owned five homes during five corporate moves. We generally buy the worst home in a neighborhood and fix it up and do pretty well on it. We came to Mariemont to have what you all have. It's a great school system. We wanted a walkable community. We were suburb people. We would pull our cars into the garage and go into our house and then sit in the backyard. That is what we wanted here. We have a hard time finding anything in Mariemont, because everyone wants what we have. When we were purchasing, there were three homes on the market. One was an obvious owner rehab with their own idea of what rehabbing is. One was a rehab that would have taken about \$200,000 for it to be what they wanted it to be and then there was this American Heritage home right on Wooster Pike. It was so different from anything they had ever purchased, so they rolled the dice and got to know the people who were building the house. They found out the builder's daughter was living in the community. They got to understand what their philosophy was. It has changed them. They live in the front of the house now. Anyone walking by can usually see him on the front porch having a glass of wine in the afternoon and they will chat him up. Some of the homes in this neighborhood the average home buyer cannot deal with, because they are beyond their capacity for remodeling and do-it-yourselfers. American Heritage is doing that for us. They have a neighbor who wanted to work with American Heritage to go in and do some work on their basement that floods. What they want is to basically conceal the fact that it floods so that when they put their house on the market, a new homebuyer will not know that it floods. American Heritage is not going to do that. They cannot do that. Once the word got out to the realtors they had done that, they would never be able to sell a house. His experience has been phenomenal with the neighborhood and his experience has been incredible with the company and the people behind the company. They are a tremendous asset to this community and a tremendous asset to the people who want to be in this community. They know the community. If it were him, he would be seeking them out to ask how can I get into this community in a way that is going to be most financial for my financial needs. There is an opportunity here and these are the people that would do just about anything for the homebuyer. He said they now have to relocate to Orlando and he doesn't know how they are going to be able to replace this place or these people or the lifestyle they have here.

Beckie Moore said she is so glad that all the American Homes homeowners like their houses. That is not the argument here. It is about the quantity of homes being bought by a company and not by single home owner. She also wanted to say that the house on Joan Place is on a steep hill and she cannot buy it because her son is not that good on his bike and she worries he would drive his bike into a car. It wouldn't be a safe place for him and that is the only reason she is not buying that house. She hasn't seen other listings and she has been on every listing site there is.

Debbie Simms of Comey and Shepherd Realtors said that the quantity of houses that have been on the market lately, there are plenty available, but they are all pending. They go that fast. The reality is if someone is looking to sell and they know there is an active buyer, they will approach that buyer immediately, whether is a neighbor or by word of mouth, spreading the word. American Heritage has had such great confidence from the community, I applaud them. They are investing in the community. She was the listing agent on Belmont. They did well. The seller could not sell a two bedroom home on Belmont with an unfinished basement and she did well. She reaped almost 95% of her asking price. American Heritage worked with her to allow her time to buy another home and they were unbelievable. I just want to applaud them for helping people make the changes they need to make in their livess and helping Mariemont be an exciting community. We represent more than Mariemont. She is licensed in Cincinnati, Southern Ohio, and Kentucky. We have a lot of competition. Look at the homes being built by Buckhead in Madeira and Camden Homes It's all over. The reality is that homes that need to have a more up-to-date floor plan are desirable to builders and sellers recognize that. There is a commodity out there. Sellers need to be cognizant of what they are selling and what price they can get. If we can have an excitement of construction that young families are looking for, that they are desiring, if we lose them in Mariemont, they are simply going to other communities, but they really want

to be here. She just wanted to thank everyone for being good listeners. We've got good advocates. It's a pleasure to stand here and applaud American Heritage for this community.

Katie Kaufield of 6620 Wooster Pike said she purchased her home in 2008, so she has been a resident for quite some time. American Heritage is her family. Chris Buchert is her brother. She moved here in 2008 because she had dreamed of living in this community her whole life. She grew up in Anderson and on Sundays, her parents would take her to the National Exemplar for breakfast. She remembers walking around the Village afterwards and thinking that someday she would live here and raise her kids here. When she and her husband first married, they could not afford to live in Mariemont. They lived in Pierce Township where they could afford something. For five years, she watched the market in Mariemont and just kept looking, hoping one day they would find something they could afford and, when they did, they would put money into and make it theirs. In 2008, they found the home at 6620 Wooster Pike. She said those who have lived in Mariemont may remember that the home needed a lot of help. They spent a year remodeling it and moved in in 2009. Their dreams were to send their son to school in Mariemont, but he was born with a neurological disorder and has to go to private school. People always say to her that if she is not able to send her son to Mariemont schools, why would she stay and pay the high taxes. Her answer is that they love the community. Her house has the Dutch Lap siding just like the house at 6998 Murray. She is sorry if people think it's ugly. She is the realtor for American Heritage and works out of the Comey & Shepherd office in Mariemont. She knows there is a lot of concern from some people about pocket listings. She said that neither she nor American Heritage has ever been involved with any kind of pocket listing. If houses are going off the market in a pocket listing manner, they are not involved in that. There are agents in Mariemont and all over Cincinnati that are involved in pocket listings. American Heritage has not. The homes they bought have either been listed on the market for sale or the homeowners have approached American Heritage directly. When homeowners approach American Heritage directly, she is not involved in that sale. She just wanted to set the record straight on the whole pocket listing situation, because that information is incorrect.

John Swisher of 6624 Wooster Pike said that many people may remember that his house used to be plain white and had no curb appeal. American Heritage told him what colors to have it painted. Between that and the work they have done in the neighborhood, he is sure they have raised the value of his home. He wanted to talk about the ordinance that was passed on an emergency basis last month. He saw it written up and he saw historic values and thought Council was just worried about the historic district. When he saw the minutes, he was really confused. He felt it was an ordinance regarding American Heritage. He doesn't understand the necessity for this to be an emergency ordinance that had to be passed right away. It doesn't have anything to do with safety, life safety, finances, or anything like that. He said that as ambiguously as it is written, he cannot believe that, as responsible as Council is, that the ordinance even passed. Council represents the community. He feels an ordinance should be thought about and passed in an appropriate manner. If you need two meetings per month in order to pass something, then you have to be here twice a month. Maybe having only one Council meeting per month doesn't work. Council owes it to the Village to do due diligence on ordinances that you pass. He said one of the problems he sees with the ordinance is that it depends on the Building Commissioner's judgment of what is appropriate for building new houses. He said he has a lot of respect for Mr. Keyes, but he is an engineer, not an architect. As Mr. Rich pointed out, you cannot build things the way you used to. You need change. The proposal for the Municipal Building is a change from the historic value that Mariemont has, which is exactly what this ordinance is designed to prevent you from doing. He is just asking that Council do its due diligence and not pass ordinances as an emergency when it is not really necessary.

Ms. Schwartz moved, seconded by Mr. Marsland to pay the bills as approved by the Mayor, Fiscal Officer and Chairman of the Finance Committee. Mr. Wolter asked Police Chief Hines about the \$42,219.00 payment to Camp Safety for installation of equipment in the new police car. Chief Hines explained that the payment included the purchase and installation of the new in-car cameras for all of the police cars as well as installation of the standard equipment in the new car. He explained that expense had been previously approved by Council. On roll call; six ayes, no nays.

The Finance Committee met on Friday, July 29, 2016, at 3:00 PM, to discuss the request for a copier/scanner/printer for the Building Department and Village Office. Present at the meeting were committee chair Eric Marsland, members Bill Brown and Mary Ann Schwartz, Building Commissioner Don Keyes, and Mayor Don Policastro. Don Keyes indicated that the purchase of the office equipment with cash would give a \$500.00 price reduction in the cost of the equipment. After brief discussion, the Committee unanimously recommends that purchasing the equipment would be a better long term investment for the village rather than leasing. Mr. Brown moved, seconded by Ms. Palazzolo to accept the recommendation of the Finance Committee and approve the purchase of the equipment. Mr. Brown asked how long it would take to get it. Mr. Keyes said it would be about three weeks. On roll call: six ayes, no nays.

The Finance Committee met on Friday, July 29, 2016, at 3:00 PM, to discuss the liability insurance renewal. Present at the meeting were committee chair Eric Marsland, members Bill Brown and Mary Ann Schwartz, Building Commissioner Don Keyes, Mayor Don Policastro, Administrative Assistant Joanee Van Pelt and representatives from USI Insurance and Hylant. After hearing a policy description from both representatives, the Committee unanimously recommends that the village should remain with Hylant due to their many years of exemplary service. Ms. Schwartz asked the Hylant representative to revisit the policy to see if any additional deductions could be made to reduce the annual price. The result was an annual premium of \$28,590: a savings of \$4,519.00. Mr. Marsland moved, seconded by Mr. Brown, to accept the recommendation of the Finance Committee to renew the liability insurance policy with Hylant at a cost of \$28,590. Mayor Policastro thanked Ms. Schwartz for working with Hylant to get the lower quote. He said that when we had the flood in the Municipal Building, Hylant paid out \$30,000 or \$40,000 to get the basement and the Fire Department sleeping quarters restored. On roll call: six ayes, no nays.

On Wednesday, July 20, 2016, at 11:00 AM, the Finance Committee met to discuss the need to replace the emergency generator transfer switch. Present at the meeting were committee chair Eric Marsland, members Bill Brown and Mary Ann Schwartz, Building Commissioner Don Keyes, and Police Chief Rick Hines. The committee

unanimously recommends installing the transfer switches at a cost of \$6,046.00. This cost includes purchase of the new equipment from Buckeye Power Sales and installation of that equipment by Frey Electric. Mr. Wolter moved, seconded by Ms. Schwartz to accept the recommendation of the Finance Committee to have the transfer switch for the emergency generator installed. Mayor Policastro asked Mrs. Singleton when this would be done. He said it is important, because if we have a power outage, the generator keeps us in communication with the people of this Village and for a while, it has not been working well. Mrs. Singleton said that Frey Electric has been waiting for us to give them the go-ahead to order the equipment and get it in. As soon as they are notified to move forward, they will get busy on it. On roll call: six ayes, no nays.

Mayor Policastro read the following miscellaneous announcements:

Village Offices will be closed in observation of Labor Day Monday September 5, 2016

Mayor Policastro referred the extension of the contract with Rumpke for trash collection to the Health and Recreation Committee.

Mayor Policastro referred the proposal for the new phone system in the Administration Building to the Finance Committee. Mayor Policastro said our current phone system was here before he became Mayor in 2001.

#### Resolutions:

“To Appoint Linda Swensson as a Member of the Parks Advisory Board for the Calendar Years of 2016 and 2017” had a second reading.

“To Appoint Steve Spooner as a Member of the South 80 Trails, Gardens and Park Advisory Board to Fill the Unexpired Term of Joe Stelzer for the Calendar years 2016 and 2017” had a second reading.

“Resolution for the Prostate Cancer Community to Help Raise Awareness for the Month of September” had a second reading.

Share the Road Bike Path on Wooster Pike” had a first reading.

#### Ordinances:

“To Renew Current Contract for the Following Kinds of Insurance: Real and Personal Property, Comprehensive General Liability, Business Automobile, and Other Coverages; To Pay Premiums; and To Declare Emergency” had a first reading. Mr. Brown moved, seconded by Ms. Schwartz to suspend the rules to allow for the second and third readings. On roll call; six ayes, no nays. The Ordinance had a second reading. Mr. Hlad explained we had to pass the ordinance as an emergency because the policy had to be renewed by the end of August. Mr. Wolter asked if, in the future, there would be any way to get the quotes earlier so we would not have to pass the renewal ordinance as an emergency. Ms. Palazzolo said that the law allows the insurance companies to present the quotes approximately 16 days prior to the renewal date, so this was probably going to happen each year. On roll call: six ayes, no nays. The Ordinance had a third reading. Mr. Marsland moved, seconded by Mr. Hlad, to adopt the Ordinance. On roll call; six ayes, no nays. Mr. Hlad moved, seconded by Mr. Brown to enact the emergency clause. On roll call; six ayes, no nays. Ordinance No. O-16-16 was adopted.

Mayor Policastro addressed Mr. Swisher. He said about eight years ago, a house was built on Petoskey Avenue and it was built sideways to fit on the lot. At that time, Council did not have a “conductive law” that would require people to come to Council before building so they had to allow that house to be built. When a number of houses in all areas of the Village starting getting torn down in recent years, it caused Council to realize that they needed to put something together quickly so that the Village would have a say in what was being built. Mr. Swisher said there should be a process. Mayor Policastro said that was what this ordinance was for. All Council wants is to have a say in what is being built here. This entire community is a National Historic Landmark Village. Anytime anyone does construction in this Village, they must go to the Building Commissioner and get a permit. If there is something in the plans that Council thinks needs to be reviewed or changed, we can do it at that point. If we don’t have the ordinance to give us that say, then after a house is built, if it doesn’t conform to the other houses, it’s too late to do anything about it. Mayor Policastro was asked why he referenced the houses on Belmont Avenue when this ordinance was being discussed. He said he was just using them as an example. The houses themselves certainly met all the zoning codes and had all the required permits, but Council probably would have had some say in the exterior finishes, because most of the houses in that area are made of brick.

Jay Buchert of American Heritage Classic Homes said the reason Chris Buchert was so upset is that the Village never communicated any problems to him. No one from the Village ever asked anyone from American Heritage to sit down and discuss the plans. The Village introduced Chris to the seller on Beech Street and encouraged him in that purchase, but the discussion about the ordinance made it appear that American Heritage has done something on Belmont that violated a process. Mayor Policastro reiterated that, as a Landmark Village, the Village should have some say in what is built here. Mr. Buchert said he agreed with Mayor Policastro on that point, but it should be done ahead of the process. Mayor Policastro said he had suggested to Chris that the houses should have some type of brick veneer halfway up on the front, but Chris said he was not going to do that. Mayor Policastro said he did back Chris on the project, but realized the Village should have some type of code that would give them some say concerning these types of projects. That is all there is to it. Mr. Hlad said that when Council met to discuss this ordinance, there were a lot of concerns people had about any home that would be a tear-down and new build. We all see the homes on Belmont that are new builds. They are the latest new builds in the Village. That is why those houses were the topic of conversation. American Heritage is doing a good job, taking a risk, making an investment, and providing homes for the Village. Council discusses that they had nothing on the books about a total new build. What would stop

someone from building a house like the Mushroom House in Hyde Park? You might like the Mushroom Home, but it would not be appropriate for Mariemont. We have an historic district where there are very specific regulations. For the rest of the Village, the process was to get a permit. The intent behind this ordinance was so that, going forward, on any extensive remodel or total tear-down and new build, we could take into consideration what kind of aesthetics would be in keeping in line with the history of Mariemont and the aesthetics of neighboring homes. In the minutes of that meeting, it states that he asked if the ordinance was being passed as an emergency because Council only meets one time a month during the summer. Mayor Policastro had said that this ordinance would not apply to any homes that permits had already been issued for. Mr. Hlad said that, going forward, any home, no matter what company is building them, we want to try to be able to have a say in them. We see an increase in the number of new homes being built. We don't want to make it impossible for any developer or individual to tear down a house and build a new home. He applauds American Heritage for their efforts. He sees it as an amazing gift to the community. People are always going to disagree about style, colors, and things like that. That is not the point. We want people to meet the code and we want new designs to be in line with the rest of the Village. That is the intent. Mayor Policastro said that Chris Buchert came in and read the ordinance and said he could work with its requirements. Jay Buchert said that a lot of the problem they are having is that the conversation in the meeting about the ordinance made it seem like they had done something wrong. That was picked up by my people on social media and that is when the malicious rumors started. Mr. Wolter said there was nothing we could do to stop the rumors. Council cannot pay attention to the rumors on social media, because it is distracting. The same thing happened with the first Greiwe development. The Village did not have condominiums in our code, so we had to react and change our ordinances to include term. Then we had to get our heads around what should be the number matrix that we would use to control size and aesthetics. This is a very traditional Village and we are pretty much traditional people. These types of things hit us hard and we just try to do our best and do what we think is important. Sometimes for the sake of communication, we will reference some projects so that everyone sitting in the room understands what we are talking about. Mr. Hlad thanked everyone for coming out tonight and being a part of this process. Linda Buchert said that she thinks it should be a part of the minutes that Council was not singling out American Heritage, but that you were referencing an issue that you are facing for which you have no guidelines. Mayor Policastro said that is 100% true. We were not singling out American Heritage and he is happy to put that on the record. We have tear-downs all over the place. There were two house built on Petoskey and we had no say about them. Mr. Swisher asked if the ordinance was passed on an emergency basis because of the proposed project on Miami Road. Mayor Policastro said we don't even know if that is going to happen yet. It still has to pass the Planning Commission. Mr. Swisher said he hopes it does happen.

Mr. Wolter encouraged residents to call and talk to their representatives.

The meeting adjourned at 8:45 p.m.

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Dan Policastro, Mayor

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Anthony J. Borgerding, Fiscal Officer