

**THE VILLAGE OF ST. BERNARD**  
**COUNCIL MEETING**  
**October 27<sup>th</sup>, 2022**

The St. Bernard Village Council was held on October 27<sup>th</sup>, 2022, in Council Chambers.

President of Council, Mr. Asbach – The meeting was opened with a prayer followed by the Pledge of Allegiance.

Roll call showed all members were present: Mr. Tobergte, Mr. Brickweg, Ms. Hausfeld, Mr. Bob Culbertson, Ms. Bedinghaus, Mr. Ray Culbertson, and Mr. Schildmeyer.

Moment of silence was given for former Councilman Mr. John Rice.

Motion was made by Ms. Bedinghaus, seconded by Ms. Hausfeld, to dispense with the regular order of business to listen to a presentation from Alloy Development. Motion passes 7-0.

Katherine Fitzgerald, Vice President of Alloy Development- Good evening, I'd like to give a quick overview of who we are. We recently changed our name from Hamilton County Development Company, and we rebranded to Alloy Development. We offer three lines of service, our commercial capital division does small business lending, primarily fixes asset lending through the US Small Business Administration. We have been doing that for over 30 years. Our second department is our business incubator or growth lab. We have about 50 tenants on Mentor Ave in Norwood. Start ups that we assist with growth. The last department is economic development services, which Dan and I are both apart of. We contract with Hamilton County, so we are their economic developer, but we are not county employees. We are a private non-profit and we work throughout Hamilton County but generally not in the City of Cincinnati. In terms of the services we do provide, our sweet spot is small communities. We provide broad economic services throughout Hamilton County, but for communities that don't have their own economic development staff, the services include general economic development assistance, which means marketing the village to developers, realtors and companies looking for a new home for their business. We would act as a resource to the CIC and any business groups in the community. We also inventory available store fronts, lots and properties for when people are looking for sites. We also research and apply for grants on behalf of the community.

Daniel Ferguson, Sr. Economic Development Specialist, Alloy Development- I'd like to point out really quick before to dove in a bit more to the services. The contracts are highly tailored to the needs of the community. We really try to bolster your existing efforts and compliment your existing teams. We don't operate in a vacuum. There is not one solution that fits every community. Usually, the first year of a contract is more academic. It is a lot of information and questions and discussions. It is us learning more about your community and how you want things to work going forward. So, we brought up the general economic development assistance, so I'll talk a bit about the attraction of new businesses and investors. We work with a lot of the area's

realtors. They provide us with company's requests for sites and building, so the more we know about the areas and what things are coming available. I don't know if you are aware but vacancy in commercial and industrial is super low right now. There is not a whole lot out there. So, you really have to get creative in finding new spaces and new opportunities. Another thing we do is meet with local developers. We will go to Darren Hall and say, "ok, what is your prospective on these few sites?" Just try to get some insight from them, and we often create a marketing brochure for the community. So, when we go a meet with prospective investors or companies, we have something to give them that shows them St. Bernard. Here are the people to contact, along with the assets of the community. Most of the time the business is not familiar with the area. They don't know the best place to go and eat. They don't know where the parks are in the community. They are not as acquainted with the area as they could be. Katherine also mentioned inventory of things. We do create maps, I'm a huge map guy. I love visuals so we try to keep maps up to date with all the available sites and buildings in the community. Also, any current project you are having or anything exciting. We also try to find under utilized properties. So, properties that might not be for sale right now but there is not a whole lot going on there. Or there is a site where they park a couple school buses and that's it. For urban communities, it is really important to make the most of what you've got. Since you are land locked, you are not going to go and start annexing properties. So, you have to make the most of what you've got. So, the more we know about that, the more staff knows that the better. We often seek public private partnerships. You can't expect government to do everything. At the same time, you can't expect private investor to do everything either. We also address redevelopment challenges basically barriers that lessen the investor's interest in the area. In another word, de-risking. So, if you would need to de-risk sites or building, we would get involved in that. Next is business expansion and retention. This is really the bulk of growth where most things happen within your existing companies. We will put effort into attracting new companies, but it is really your existing companies that make the biggest difference in the community. This is where most of your job creation and growth is going to come from. And for most municipalities, most of your revenue comes from your commercial business. That tends to be our focus. We will deal with retail. Retail is important, and there is retail on Vine Street. But we focus on the commercial and industrial portion. We prioritize having one on one meetings with the companies and staff. It is really important to get in front of those decision makers and understand their situation. At the same time, it is an opportunity for the community to present their perspective and also just anything that they are working on and any struggles they have. You definitely want to have a feeling of corporate citizenship in the community and find any competitive advantages for those companies. They are located in St. Bernard for a reason. Let's make sure we are aware of what the strengths are in the community and also maybe the challenges we can address. Also, it is a chance to really get in front of the communities to do some relationship building before there may be difficulties. So they can be a little more comfortable and its not just the company calling to complain about something. So next is economic development incentives assistance. So, we assist with the administration, and we would be reviewing the administrative incentives, all of your plan's strategies and maybe there are new strategies with state law. We work with a lot of companies and communities, and it is really helpful to understand what things and what other avenues other communities have gone down and it has either worked or not worked and for what reasons. So, one of the things we do is suggest new strategies that other people have tried. There are also a lot of incentives that are not local incentives. They are outside of the community, that are at the federal level, state level and county level. There are also agency grants through ODOT.

All these things are kind of in a world of motion and we try to keep up with all those resources. In other communities where we do these contracts, half the suggestions are to the communities themselves that the municipality is the only one eligible to apply for these grants and resources. In other situations, it's only the companies who may be eligible for it. Some cases you have to have both of them and have that public private partnership. So, we try to keep our eye on those things and try to look for those things for the community and the companies here. Any question we can answer?

Mayor, Mr. Stuchell- Could you expand a bit more on what your organization does for Hamilton County?

Katherine Fitzgerald, Vice President of Alloy Development- Sure, we provide limited economic development services throughout Hamilton County. So, do we administer, for example, the enterprise program throughout the county. We will meet with companies, then assess the incentive and process the incentive. We also do the annual monitoring for that. We respond to request from companies in the region with database and available sites. So, what I would describe the difference is, we work throughout the county but with the communities' contracts, we are more of the feet on the ground a bit more proactively. We always say we aren't going anywhere but for whatever reason we part ways, we leave the communities in good shape, and we are always there as a resource.

Council Member, Ms. Hausfeld- If you are working for other communities, and we hire you to work for us, what gives us the upper hand? Or why would you push for St. Bernard if you are also pushing for other communities?

Katherine Fitzgerald, Vice President of Alloy Development- Yes, that is a very common question because economic development is viewed as very competitive. So, your neighboring communities are your competition. What we found is the unique attributes to each community are so different. So, we can serve a number of communities in different capacities, but if we did have a lead and two communities in Hamilton County, they have to meet the general requirements for what the business is looking for. We would submit both those sites and we would be open about that. The other thing we are very open about is if there is a business that is out growing their facility and they are land locked, the first place we go is to that community that the business is in to discuss that and look for an alternative. We really discourage stealing companies from other communities. In theory it sounds like that would be something that happens, but it is so expensive for a company to move. The attributes of a community differentiates a community anyway.

Daniel Ferguson, Sr. Economic Development Specialist, Alloy Development- So, we are not the final decision makers. Most of the time it is the companies that make the decisions. The more information you can give them, generally the better. So, we have general knowledge on all of Hamilton County. The communities we have contract with we have more knowledge in that community. Some communities have full time economic development staff that we keep in contact with them and rely on them for those folks to have that information ready to go. That is

what a lot of this is about. Being prepared for when the opportunities come because sometimes it may take a while. Again, the more information we can give them the better.

Council Member, Mr. Bob Culbertson- Can you expand a bit more on some of the deliverables you have done for other communities? What would the expectation be going into this agreement and delivering to St. Bernard?

Daniel Ferguson, Sr. Economic Development Specialist, Alloy Development- So, I mentioned the marketing brochure and mapping the sites. We will have an inventory of everything that is available, and we could really probably do an inventory of everything in St. Bernard. It could be overwhelming. The specific meetings, there is usually an annual report at the end of the year that goes through that. With the incentives, there is certain reports we have to give to the state. That might not be a deliverable for the community but to the state. There are records of your TIRC meetings. We can share with you, I mean there are quarterly reports and annual reports that come out, but it really depends on what you are interested in seeing.

Katherine Fitzgerald, Vice President of Alloy Development- So, for example we have a contract with the City of Norwood, and we are working on that contract now. So, number one, economic development does take time. Properties don't turn around right away but an example would be we worked with a private owner on the Quality Inn site. That went for public auction. We worked with the port on that. They were a register bidder for the property and worked with the City of Norwood on what their maximum would be to bid on the property. It was so important because it is right on Montgomery Rd and what they consider is the entry way into their community. They were out bid, but with our advice, the mayor contacted some local developers that he had a personal relationship with, to tell them how important this was. Sometimes that's what it takes. Sometimes we have to come to the community and say we need the mayor at the table, some businesses expect that. And in this case PLK did purchase the property. They are also the developer for Factory 52. We are excited about that because we had some not so good businesses interested in the site and as long as it falls in the zoning because it was privately owned, there was not much we could do about that. Another example would be the former Perry and Derrick Paints site on Highland Ave. Sometimes it is a good thing when businesses don't pay their property taxes because we can involve the land bank, which is what we did. We went downtown with the mayor, and we did acquire the property. They are really staffed for problem sites. So, they immediately secured the site. Did some clean up on the site. We worked with the city to secure a grant through Hamilton County to do some spot demolition. So, it will take time.

Auditor, Ms. Brickweg- Just one thing to add to that, I met with the head of the Center of Local Government. He told me, and I agree with him, we don't have any representation. Our community has nobody out there going to the Hamilton County meetings representing your community. Nobody going for economic development or marketing. I was unaware the mayor was doing anything, he just happened to come in for my yearly visit and we discussed some of the downfalls of St. Bernard. That is one of our biggest ones, we do not have any representation.

Council Member, Mr. Bob Culbertson- Jonathan, didn't we talk about having a marketing or a developing person? Maybe it was preliminary talks.

Mayor, Mr. Stuchell- That is correct. It was not filled this year. As far as the future, trying to get some change in administration within City Hall, it doesn't mean that person will be representing the village exclusively in economic development matters. Based on working with Alloy on an existing expansion project in the community, on the industrial side, we are already realizing what they could be able to do on a contractual basis. With representing us at the table in Hamilton County make more sense than having some one in house. Also just having an advantage of gaining a team, not just an individual, would put us in a better position. It is not a situation that has to be forever, even though it could be but if it didn't work then ok. They are already working with various community organizations and the relationship they have with the port and with Hamilton County would be to our advantage. If possible, I would like to work with them.

Council Member, Mr. Schildmeyer- Do you provide a monthly communication? How do we hear what you are doing every month?

Katherine Fitzgerald, Vice President of Alloy Development- We do leave that up to you and the community. We like to do quarterly reports. We prefer that. But it would be the community preference is. I will say I report more frequently in Norwood, but it is just by way of email summary, but generally we do quarterly reports. We are open to doing something more frequently in necessary.

Mayor, Mr. Stuchell- One other thing I'd like to point out, a lot of the primary communication that we have, with out local industrial partners, comes from the Tax Administrator. Not that I have an issue with the Tax Administrator making contact, but in meeting that I have had with the industrial partner, that is one thing that we are lacking in. For us, one of the biggest concerns is not all expansion but retention. A lot of times we don't know what's happening if there is a shift in production or for the potential for closing a production line or anything. This allows us to have a foot in the door and act as having a liaison for the village and having a team that would be able to communicate. It would be nice to have a team working for us so we might be able to find out about more expansion opportunities and working with them on another project has been very eye opening. I think this is a good opportunity.

Council Member, Ms. Bedinghaus- Are the terms of an agreement like this typically a year?

Katherine Fitzgerald, Vice President of Alloy Development- Yes, we do. We always have a 30-day termination clause as well.

Auditor, Ms. Brickweg- I wanted to comment on something the mayor said. We did have the position in the budget for \$80,000.00 for the minimum salary. This plan in particular is \$30,000.00. You will be saving a lot of money and have all the benefits. So, at this point, it would be better saving money and doing this, at least for a startup because I think part of the mayor's wishes, if we ever get the charter changed, the Village Administrator would handle part of this. So, you wouldn't have a second person with benefits doing kind of the same job. So, I would think hiring a consultant is a win-win as we develop our form of government.

Council Member, Mr. Tobergte- I have been up here 14 years and we have been talking about economic development for at least 12 of those years. I think its time we do it.

Auditor, Ms. Brickweg- I would like to ask a question. Currently it is being looked into about the \$30,000.00 and instead of blindsiding some in a meeting I think we should go ahead and discuss this. Apparently, it has been on the mind for 2 weeks and I don't understand why people don't call City Hall and talk to the correct person to get things cleared up. So, I don't want to see it being put off another 2 weeks. The reason I know about this is because Valerie was looking into this, and I inquired about it. Do you want to tell them what you found regarding this?

Law Director, Ms. Van Valkenburg- A question had been asked if we need to send this out for bidding. My research says I don't think so. I am looking at our ordinance which requires all expenditures. The ordinance says we need approval from council of \$25,000.00 or more and it doesn't actually say competitive bidding. So, since we don't have something that says we have to go for bidding, and I ran lots of searches on the computer, not like the old days where you have to look in each book, and I did not see anything that directed me to competitive bidding per say. As I said we have the expenditure ordinance but that is different. SO, with that in mind, we then look at the Ohio revised code and for villages without an administrator the threshold for competitive bidding is \$50,000.00 and that is ORC 731.14. So, I think we are fine. We do still need an ordinance just to ok the expenditure level because it is \$5,000.00 more than the authorized amount.

Auditor, Ms. Brickweg- Just my opinion, and I brought this to council before, we are one of the very few communities with \$25,000.00, and it is very confusing when the state of Ohio has one amount, and we have another. I think that is why people get confused. I have suggested and asked council before that I recommend that you would do the same as the state. We are constantly having to look things up. Since we meet every 2 weeks, and in my almost 20 years, ever seen anything slide through. I just think it would clean up our ordinances to match the state. If anybody has any questions after our council meeting, I would suggest council members contact anyone in administration within that 2 week period instead of waiting 2 weeks. I feel like we can work better as a team and work together.

A motion by Ms. Bedinghaus, seconded by Ms. Hausfeld, to dispense with the reading of the minutes of the last meeting. Motion passed 7-0. Minutes stand as submitted.

## **REPORTS OF CITY OFFICIALS**

Mayor, Mr. Stuchell- As you know this evening we had our presentation from Alloy Development, formerly HCDC, regarding providing services to represent the village for economic development matters, creating and maintain jobs, promoting community growth and improving the local economy. Thank you, Katherine and Dan, for coming this evening. The CIC met this Tuesday with representatives from Cintas Development Group and GBBN Architects to give a presentation to the board on the progress they are making on the St. Bernard Square. They were able to show us renderings of the buildings. They also have layouts of the studio and 1-bedroom and 2-bedroom units. ICRC had an issue with the streaming, so the entire meeting has been reposted to the village Facebook page. The presentation was in the last 15 minutes, if you didn't want to watch the entire hour. This is exciting for the village, and we will update you once we have final renderings. Just a reminder, Trick or Treat will be on Monday, October 31<sup>st</sup> from 6-8pm. I'd also like to thank everyone who participated in the Halloween Campout and everyone

who came to the community trick or treat and costume contest. It was another great event by our recreation department. Lastly, don't forget the Emmanuel United Church of Christ will be holding their Family Fall Festival this weekend on Sunday, October 30<sup>th</sup> from noon to 5pm. There will be kids games, pizza, snacks, beer, trick or treat, so wear your costumes, karaoke, singing performance by Matt Armstrong, pumpkins, rock painting, belly up to the bar and more. So, let's help make this community event a success.

Auditor, Ms. Brickweg- I'd like to add to the mayor's report, Biggby coffee will be opening November 1<sup>st</sup>. The Auditor's office has prepared Ordinance 30 2022. This ordinance provides additional appropriation of \$729,751.00 into equipment outlay where we have been saving money. I do recommend the passage of this ordinance. I think if we are going to be borrowing money for other projects with the zero percent for the long term rather than our equipment. By paying upfront they have given us a discount of \$19,636.00. This is for a 2025 E1 rescue/pumper.

Law Director, Ms. Van Valkenburg- You have in front of you Ordinance 32 2022, amending the St. Bernard codified ordinances section 121.10g, the protocol, policy and procedures section and declaring an emergency. This deals with keeping the minutes and what the official minutes are, and how they can be made available if someone wants a hard copy. I recommend the passage of that this evening.

Treasurer, Mr. Ungruhe- Absent.

Safety and Service Director, Mr. Paul- We encourage you to bag or can your leaves. If you have an abundant amount, you can now put them to the curb, and we will vacuum them up. This service is only provided during the fall. We have made it to our slow season, and we have prepared for our winter care. To My Community: Remember when we were children and spin around until we were dizzy? I don't know if the universe is playing tricks, but I believe that the Earth seems to be revolving around the Sun just a little quicker the older I get. However, that dizzy dancy feeling should not end with age. Live and love to the fullest. A note of wisdom, if you get that teenager in love light headedness when you stand up, it may be time to use a co pay and seek out the root of the problem.

Tax Administrator, Ms. Helmes-

RE: September 2022 end of month receipts

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- Tax collections for September: \$2,529,555
- September 2022 is up 68.22% from September 2021.
- YTD collections for 2022 are up 12.96%
- Tax refunds for September: \$-29,152.97
- Delinquent tax collected with Capital Recovery: \$800.11
- Delinquent tax collected with the Ohio Attorney General's Office: \$6,19170
- Taxes paid through the e-file portal: \$256.72

## REPORTS OF STANDING COMMITTEE

Finance, Mr. Tobergte- No report.

Safety, Mr. Brickweg- Tonight I have the monthly report for the fire department for September. I will start with fire incidents, we had 7 structure fires, 3 other fires, 0 vehicle fires, auto accidents 11, hazmat incidents 3, service calls 4, fire alarms 12, CO alarms 2, and EMS assists 12, for a total of 54 incidents. Mutual aid given, Norwood 13, due to their ladder truck 82 is out of service, Elmwood 2, Cincinnati 1, North College Hill 1, Lockland 1, Sharonville 1. Mutual aid received, Norwood 1, Reading 1, Wyoming 1, Lockland 1 and Springfield Township 1. EMS incidents go, transports 40, non-transports 48 for a total of 88. EMS mutual aid given, Elmwood 5, Norwood 3, Lockland 1. EMS mutual aid received was none. Elmwood place contract incident were 3 for September. Also, the fire department has completed annual maintenance on engine 91, engine 291, ladder 91 and rescue 91. All three units have completed elevator rescue class.

Service, Ms. Hausfeld- Tonight I have the service department report for September. There were 29 trucks placed at residence, 24 dumpsters, 142 special pick-ups, 174.24 tons of garbage taken to the landfill. The recycling report goes, there were 25.66 tons of recycling materials, 7,380 pounds of scrap metal. I also have the total waste collection fee for August which was \$26,352.39.

Public Improvements, Mr. Bob Culbertson- No report.

Laws, Contracts and Claims, Ms. Bedinghaus- No report.

Marketing, Mr. Ray Culbertson- This year's Light Up St. Bernard will take place on Saturday, December 3<sup>rd</sup> which is the same night as the village Christmas Celebration. Please stop down to the Recreation Department on the following days to pick up your free luminary kit, Sunday, November 13<sup>th</sup> from 2-6pm, Sunday, November 20 2-6pm, Sunday, November 27<sup>th</sup> 2-6pm, and Thursday, December 1<sup>st</sup> from 6-8pm. Lastly, I'd like to congratulate Ms. Bedinghaus on her upcoming retirement from Children's Hospital, with 5 more work days left.

Business and Industry, Mr. Schildmeyer- As was mentioned earlier Biggby Coffee will be opening its doors starting November 1<sup>st</sup>. Their address is 4921 Vine Street, right next to Skyline.

Committee of the Whole, Ms. Stegman- Minutes were submitted on Tuesday, October 25<sup>th</sup> and I have no communications.

### ORDINANCE 29 2022

AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE AMENDMENTS TO THE VEBA TRUST AND VEBA PLAN FOR THE PURPOSE OF AMENDING THE PLAN COVERAGE AND DECLARING AN EMERGENCY.

Motion made by Ms. Bedinghaus seconded by Ms. Hausfeld, to suspend with the 2<sup>nd</sup> and 3<sup>rd</sup> reading. Motion passed 6-0, 1 abstention.

Motion made by Ms. Bedinghaus, seconded by Ms. Hausfeld, to adopt Ordinance 29 2022. Motion passes 5-0, 2 abstentions.

ORDINANCE 30 2022

AUTHORIZING AND DIRECTING THE AUDITOR TO PROVIDE ADDITIONAL  
APPROPRIATIONS AND DECLARING AN EMERGENCY.

Motion made by Ms. Bedinghaus, seconded by Mr. Ray Culbertson, to suspend with the 2<sup>nd</sup> and 3<sup>rd</sup> reading. Motion passes 7-0.

Motion made by Ms. Bedinghaus, seconded by Mr. Ray Culbertson, to adopt Ordinance 30 2022. Motion passes 7-0.

ORDINANCE 31 2022

AN ORDINANCE AUTHORIZING THE FIRE CHIEF TO ENTER INTO WITH  
VOGELPOHL FIRE EQUIPMENT INC. FOR THE PURCHASE OF ONE 2025 E1 CYCLONE  
RESCUE PUMPER AND DECLARING AN EMERGENCY.

Motion made by Ms. Bedinghaus, seconded by Ms. Hausfeld, to suspend with the 2<sup>nd</sup> and 3<sup>rd</sup> reading. Motion passes 7-0.

Motion made by Ms. Bedinghaus, seconded by Mr. Ray Culbertson, to adopt Ordinance 31 2022. Motion passed 7-0.

ORDINANCE 32 2022

AN ORDINANCE AMENDING THE ST. BERNARD CODIFIED ORDINANCES 121.10G  
THE PROTOCOL, POLICY AND PROCEDURE CODE SECTION AND DECLARING AN  
EMERGENCY.

Motion made by Ms. Bedinghaus, seconded by Ms. Hausfeld, to suspend with the 2<sup>nd</sup> and 3<sup>rd</sup> reading. Motion passes 7-0.

Motion made by Mr. Bedinghaus, seconded by Ms. Hausfeld, to adopt Ordinance 32 2022. Motion passed 7-0.

President of Council, Mr. Asbach- At this time does anyone have anything under old business?

Mayor, Mr. Stuchell- I apologize, there were a couple items I left out of my report. I failed to mention we did swear in a new police officer, McKenzie Recker. Mac comes to us from the Village of Elmwood Place with several years of experience. We welcome him to the community. I had him ready for submission for the newsletter coming up next week and I fail to put him in this report, and I do apologize. Mac is a great addition to the department, and I look forward to having him in the community. Also, I want to remind everyone that I am hoping to have the date set for the community engagement opportunities for the proposed Charter amendments by next Tuesday. Also, on Leighann's behalf, I'd like to put her on the agenda for the next COW in regard to short term rental program enforcement opportunities which Leighann has been researching extensively, so I'd like to put her on the agenda.

Council Member, Ms. Hausfeld- I just have one question, I know in the past when we have a new hire for police or fire, we always brought them to council, is there a reason why we don't do that anymore?

Mayor, Mr. Stuchell- We weren't really doing that during covid, so I have a list of officers so, we kind of need to do a meeting. I can go back to determine where we left off. I didn't want to do it just for this person and not everyone who has joined our department.

President of Council, Mr. Asbach- Anything else under old business? New business? Anyone in the audience wishing to address council?

Nicole Kungle, Church Street- I really like the idea of an economic development group. Looking over the flyer, and I know they mentioned marketing, I would hope and ask if they had something better than this on the lines of a packet or pamphlet.

Next COW meeting will be November 10<sup>th</sup> at 7pm in Council Chambers.

Motion made by Mr. Ray Culbertson, seconded by Ms. Hausfeld, to adjourn. Motion passed 7-0.

Council is adjourned.