

# **THE VILLAGE OF ST. BERNARD**

## **COMMITTEE OF THE WHOLE**

**May 8<sup>th</sup>, 2025**

The St. Bernard Village Committee of the Whole was held on May 8<sup>th</sup>, 2025, in Council Chambers.

Roll call showed six members were present: Mr. Moreton, Mr. Stuchell, Mr. Edwards, Ms. Hausfeld, Mr. Schildmeyer, Mr. Culbertson, and Mr. Estep.

A motion by Mr. Schildmeyer, seconded by Mr. Estep, to approve the written minutes of the April 24<sup>th</sup>, 2025, council meeting. Motion passes 7-0.

President of Council, Mr. Asbach- Next on the agenda is to discuss the 911 Resolution. Everyone should have a copy from Chief Simos. Does anyone have any questions? If not, at this time I will ask for a motion to place Resolution 7 2025 on the table for the next council meeting.

Motion made by Mr. Schildmeyer, seconded by Ms. Hausfeld, to place Resolution 7 2025 on the table for the next council meeting. Motion passes 7-0.

President of Council, Mr. Asbach- We also have a resolution regarding the Metro Infrastructure Fund. Mayor, would you like to cover that?

Mayor, Mr. Stuchell- Yes, so we are making applications for a new SORTA grant for this upcoming season. It would be voted on in September. The last application was only submitted with a 20% match. So, this time we are trying to increase our probability to a 50% match. So, we would be paying for the short portion of Washington to be repaved and then Tower Ave from McClelland to Mitchell. Tower Ave is desperately in need of repaving. The fund would not be made available to us until 2026, and it would be a 2026 project. This resolution is just to state our intent on the application and it is necessary for us to have this to complete the application. We are roughly looking at a \$1.3 million project so we want to get any grant applications we can so we can have the funding.

Motion made by Mr. Schildmeyer, seconded by Ms. Hausfeld, to place Resolution 8 2025 on the table for the next council meeting. Motion passes 7-0.

### **REPORTS OF ADMINISTRATIVE OFFICIALS**

Mayor, Mr. Stuchell- Thank you, Mr. President. So, as you all have probably seen on the news and heard, the former Saint Bernard Soap Company manufacturing facility is now going to be occupied by a new company, US Medical Glove Company, headquartered in Harvard, IL. I was on a Teams meeting with them this week and very great news as far as number of employees. They estimate bringing 150 to 200 jobs to that facility. They're hoping to have their production up and running within 30 to 45 days. They manufacture their own production lines and build them so they can ship the lines here get them set up and start running quickly. So, this is very optimistic. I'm thrilled that this was able to work out. So again, I'll have more information to come as far as an official press release. It worked out that they chose Saint Bernard and we're

thrilled. I'll keep you all posted on that. Something else I wanted to bring up, as you're all aware of the structure of 4416 Greenlee Ave. The home had burned, and we demolished it and we went through the process of purchasing the assignment on the tax lien. When that happened, we then were able to also at the same time get our lien and the lien that we purchased basically consolidated and it went to in the full foreclosure process under sheriff's sale. The property itself did not sell so it's now back. It was added to the village through a sheriff's deed and the opening bid originally was \$67,390.77, which was part of the reason it didn't sell, because that's basically what we have in it and didn't include exactly legal fees. So, we have interested parties in the property itself, people that live in the neighborhood, some next door, other people from outside. So, what I'm asking from council is what your wishes would be as far as whether or not the village wants to offer the property. The village offering the property, it would have to be put out to bid again, because you cannot sell a municipal asset without doing so, or whether you want to look at the idea of turning it over to the CIC to put through process. We have people making inquiries and I really don't want to let this property just sit because the village is going to be paying the property taxes, because it's not for public use. So, whether you want to go the route of again, starting a process to allow it to go out to bid or whether you want to pursue the idea of transferring it to the CIC. We have interested parties, and I think it would be a good idea to at least have the discussion as to what you might want to do.

Council Member, Mr. Moreton- What would be the advantages of turning the property over to the CIC versus putting it out for bid and selling the property?

Mayor, Mr. Stuchell- Well, putting the property out for bid would be the quicker way of disposing of the property but you would not be able to vet the bidders, like you would if the property was turned over to the CIC. I am not saying that is what we should do. The CIC has a process where we can fully vet the applicant, and we can ask for detailed plans and what they plan to use the property for. The process to transfer the property to the CIC does take some time. We could take on that process, I am not saying we can't, but it is a process. Keep in mind they property does belong to the village now.

Council Member, Mr. Moreton- Given that information, my initial thoughts are, if the CIC is already at capacity with their properties, then the liability we have to pay the property taxes on this property in the meantime, would it be worth it? I would lean towards putting it up for bid and selling it that way. The difference in the vetting process doesn't seem like a large enough gap for me to warrant continually paying property taxes.

Mayor, Mr. Stuchell- The one point I would make, right now there are people interested so you will have bidders. Yes, the CIC would be a lengthier process with asking for plans and so forth and putting conditions on the property, but you are basically selling the land. But it does free the village from paying the property taxes, which will be owed soon.

President of Council, Mr. Asbach- So, if I am not mistaken, that area is zoned R1 correct? So, they wouldn't be able to build anything more than a two-family house on that property.

Mayor, Mr. Stuchell- One of the things I would point out is, no matter how you look at this, in either scenario, we would never recover what we have invested in it. We took the action that was needed to locate the property owner, but the \$67,000 that was invested was done for the safety of the community to get this liability demolished. It was just unfortunate the way it all accumulated

which ended with us having to buy out at 50% what was paid for the tax lien. The company they purchased the tax lien purchased it not knowing that the property had a massive fire nor did they know the home had demo orders on it. This got us the 50% discount to buy the assignment on the lien. We did what was right to keep that area safe. If council wants to go the route of putting it up for bid, then good idea.

Auditor, Ms. Brickweg- If the CIC had the property, would we be able to dictate where the property would have to be residential or not residential, one family owner-occupied or rental? I wouldn't want to see someone building another rental home. I always thought our goal was to have more residential owner-occupied housing. To me, that would be one of the advantages to give it to the CIC.

Mayor, Mr. Stuchell- The CIC would be able to have conditions for the purchase of the property.  
Council Member, Mr. Schildmeyer- Is it true that if we were to give it over to the CIC, they would inherit the tax liability immediately? So, for the village it would be quicker to get it off our books to give it to the CIC. Respectfully, I also feel like the CIC has a much greater ability to making sure what is built there is appropriate. I would like to recommend we give the property over to the CIC.

Mayor, Mr. Stuchell- Yes, it becomes our burden.

Council Member, Mr. Edwards- If we gave it to the CIC, I know we won't recoup all the \$67,000, but would we get anything back or would we just be giving it to the CIC?

Mayor, Mr. Stuchell- That would be up to council to decide. If it was deeded over to the CIC, I guess there would be conditions on the front end as to what would be expected and whether it would be returned to council. Let's say you turn it over to the CIC, then the property sells for \$25,000 and then the village wants the \$25,000 after CIC assumed the tax liability. Whatever you want the conditions to be, council would need to demand those conditions. I guess I can go back to see if CIC can tell council they are not interested, you know, I don't know, but again, you would have to tell CIC what conditions council wanted. Whether that a 50/50 split or whatever.

Auditor, Ms. Brickweg- The one thing I don't think most of council understands or realizes, we are one of the very few CICs that are self-sufficient. CIC is supposed to help the village grow. I am not saying you need to keep giving them money, but majority of CIC programs get their money from the city. It is not supposed to support itself. I think before under different leadership there were many issues with it, but I think the CIC should ask the village for money if we are trying to make this community better. If the property does get handed to the CIC, they are going to pay the tax liability, I think it should be a wash. I think the city would prosper more if they did invest more into the CIC and gave more financial support. Maybe the start of that would be not to ask for the village to recoup this little bit of money.

President of Council, Mr. Asbach- So now that we have heard both sides, does anyone have a motion to go either way?

Council Member, Mr. Schildmeyer- How does the rest of council feel about the money either coming back or not?

Council Member, Mr. Moreton- I agree with Peggy's points and Chris' points about limiting our tax liability upfront. I also find it very appealing that the CIC does have the ability to ensure that it would be owner occupied. I think those points make it worth it and support transferring to the CIC.

Motion made by Mr. Moreton, seconded by Mr. Culbertson, to transfer 4416 Greenlee Ave property to the CIC. Motion passes 7-0.

Mayor, Mr. Stuchell- As far as Mitchell Ave, the funds have already been appropriated, we are in a cooperative effort with the City of Cincinnati to make traffic calming efforts there. The only way to do this is to use the speed cushions similar to the ones on Vine Street in both directions. So, we will be paying for our half, but what I don't have tonight, and I have been working with the attorney from the city, is asking for what we needed for the contract. They promise that they will have it for us by our council meeting, but for us to be able to pay for our portion, they need to provide us with the necessary contract. So, I am asking at our next council meeting to make the contribution so we can make this a summer project. I know you do not have a contract in connection with the ordinance I am requesting, but it will be here.

Motion made by Mr. Schildmeyer, seconded by Ms. Hausfeld, to place an ordinance on the table for the next council meeting for the Michell Ave. speed cushions. Motion passes 7-0.

Mayor, Mr. Stuchell- As you all of course have seen, it was kind of an exciting process to see the fencing go up around the shopping center and 4901 Vine Street. So, they've started the process of tearing the building down. Chris, I need to update you on something. Duke showed up today on the left the power on. So, they probably won't be back to shut the power off until Tuesday, so you're not going to see any action Monday most likely, but we'll find out for sure. They wanted to be courteous to the other adjoining businesses during normal business hours because they would lose power while that was happening. So anyhow, exciting process. So, you'll see hopefully the albatross on being gone soon. So at least that's starting. I also want to make sure to invite everyone to our Memorial Day ceremony on Memorial Day at 10 AM to honor our veterans who have graciously given their all. We will be offering donuts, coffee and orange juice after the ceremony. Thank you, that concludes my report.

Auditor, Ms. Brickweg- Thank you, Mr. President. The first thing I have on the agenda is Resolution 6 2025 putting the tax levy on the November ballot. We can discuss it if you want. I think we've discussed it a lot already. So, if you're OK, I would just like to ask for a motion to put this on the ballot. This is the first resolution of two. This goes to Hamilton County for them to certify and then there'll be another resolution that I will bring over to the Board of Elections to have it on the November election.

Motion made by Mr. Moreton, seconded by Mr. Stuchell, to place Resolution 6 2025 on the table for the next council meeting. Motion passes 7-0.

Auditor, Ms. Brickweg- Second, I'm asking for an appropriation ordinance to be on the table. You do not have a copy of this yet because I'm waiting for some final numbers, but I can tell you what I have so far. The state is now requiring a lot more reports that I have to prepare. They're so kind that they're going to make us pay them to review the reports that I'm preparing. So, I need another \$5,000 for our audit line item because that we're going to have additional audit fees from

our state auditor to review their new required reports. So that would be 2-C-2 Bureau of Inspection. The other one is for capital improvements. It's the second payment on the fire truck which we decided to use the investments, but we did not appropriate the money yet. That's for \$542,910.00. The third one is for the Greenlee St. project. I'm waiting to hear from them because there seems to be some confusion. We owe the \$491,080.86 for the street, but there's going to be I think is about \$1.1 or \$1.2 million in Water Works being done and I'm trying to decipher. Sometimes they bill directly, and we don't have to deal with it. And other times I will have to pay the road crew to do the Water Works, and the city of Cincinnati pays us back. So, the money would have to be appropriated. I don't have that final answer yet. So, once I get that, this could be the \$491,080.86 or it could have another \$1.2 million added to it, but we will get that money back. So, I'm just waiting to find that out. I have not heard back yet, but soon as I do, I will let you know that I can finalize this ordinance. Any questions? That concludes my report.

Motion made by Mr. Schildmeyer, seconded by Mr. Moreton, to place the additional appropriation and transfer ordinance on the table for the next council meeting. Motion passes 7-0.

Law Director, Ms. Van Valkenberg- Absent.

President of Council, Mr. Asbach- So, the Law Director did prepare the energy aggregation resolution, so I will entertain a motion to place the resolution on the table for the next council meeting.

Motion made by Mr. Morton, seconded by Mr. Schildmeyer, to place Resolution 5 2025 on the table for the next council meeting. Motion passes 7-0.

Treasurer, Ms. Darrenkamp- Thank you, Mr. President. I have our year-to-date figures. As of April 30th, 2025, our expenses were \$4,997,228.32 with revenues of \$5,318,986.15 and that would conclude my report.

Safety and Service Director, Mr. Williams- Absent.

Tax Administrator, Ms. Helmes- April 2025 end of month receipts

Tax collections for April 2025: \$1,164,470.00

April 2025 is down 7.51 % or \$94,548 from April 2024.

Refunds for April: -\$149,716.00

Delinquent tax collected with Capital Recovery: \$359.00

Delinquent tax collected with the Ohio Attorney General's Office: \$82,595.00.

## **REPORTS OF STANDING COMMITTEE**

Finance, Mr. Moreton- Thank you Mr. President. The next Finance Committee meeting is scheduled for Wednesday, May 21st at 6:00 PM in the lower level of City Hall. We will be discussing the LISK Home Repair program and vacation payout policies. I want to say thank you to our Law Director for reviewing the contract with Energy Alliances. I am excited to approve Resolution 5 2025 at the next council meeting, which authorizes the mayor to sign an agreement with Energy Alliances so that we can begin the very important process of educating our community on the benefits of energy aggregation. Thank you. That concludes my report.

Service, Mr. Stuchell- The Service Department would like to share the following updates and events with residents.

Next Wednesday, May 14th, from 9:00 AM to 2:00 PM, the Service Department at 5230 Vine Street will host a Hazardous Waste Collection Day in partnership with Hamilton County Resource. Latex-based paint will not be accepted. Items that will be accepted include:

- Pesticides, herbicides, fertilizers, solvents, thinners,
- lead paint, oil-based paints and stains, fluorescent tubes, cleaners, pool chemicals,
- driveway sealers, mercury, thermostats, thermometers,
- oxygen and refrigerant cylinders and tanks, and adhesive foam cylinders.

After dropping off your hazardous waste, please consider providing your email to the staff from Hamilton County Resource to complete a short survey.

On Saturday, May 17th, from 9:00 AM to 11:00 AM, there will be a latex paint and clothing drive held at the Service Department, again located at 5230 Vine Street. Donations will go to support the work of Matthew 25 Ministries, and we encourage all residents to participate.

Tomorrow, Tuesday, May 13th, please keep an eye out for Roger Bacon students participating in their Go-Local Day. Students will be volunteering throughout the village, assisting with park cleanup and helping residents at their homes where extra support is needed. We thank them for giving back to our community.

All pool repairs are expected to be completed in the next few days, and everything is on track for the pool to open at the end of the month.

The planters along Vine Street have been filled with fresh flowers to help beautify our main corridor just in time for spring.

Lastly, as another reminder we invite you to join us for Shred Day at the Safety Center at 4200 Vine Street on Saturday, May 24th, from 9:00 AM to 12:00 PM.

- Enter the Safety Center parking lot from Vine Street
- follow the signs through the lot to reach the shredding truck,
- and then exit onto Mitchell Avenue from the back of the building.

This is a free and convenient way to securely dispose of old documents during your spring cleaning. We look forward to seeing you there.

Public Improvements, Mr. Edwards- Thank you, Mr. President. There was no need for a public improvement committee meeting, but I would like to comment on the overwhelming number of yards in our village that are so well maintained. So much of the focus has been on the small percentage of lawns that are unkept. We sometimes forget to appreciate the yards that are well kept, look beautiful, and we thank you for your extra effort. It is greatly appreciated not only by the council but also by your neighbors. My yard is a work in progress, so please be patient. I again want to ask our village residents to attend on Memorial Day program honoring those who gave their lives for their country. It is so important that these heroes be honored and remembered. I believe in honoring our own who have walked the same streets as we do today to give our village a sense of pride and closeness that larger communities might not possess. Thank you, Mr. President, this concludes my report.

Safety, Ms. Hausfeld- Thank you Mr. President. I just wanted to thank everyone who showed up for the Safety Committee Meeting on Tuesday, May 6<sup>th</sup>. We had a few residents that showed up and I wanted to thank them for coming and putting in their input. We discussed issues as far as parking issues, parking on the verge or parking on the streets, and parking on the sidewalks. Just to let the residents know, if you do park on the sidewalks, you will be ticketed. We also talked

about waste and waste removal. As far as putting trash cans out or the waste out, you can put that out at 4:00 PM the night before your pickup. No later than 7:30 AM the day of your pickup. All containers must be taken in from the curb no later than 8:00 PM the day of your pickup. There are consequences if you don't follow the rules. First violation will be a warning, second violation will be a \$50 ticket, third violation will be \$100 ticket and 4th violation will be \$150.00 ticket. We also discussed in length speed enforcements. We also discussed the need to display addresses on your homes and apartment. It's either Ohio Revised Code or Saint Bernard, and I did ask Valerie to check into it, but wherever it is, it's clear that the number has to be clearly visible from the street placement or near walkways, entrance, doorway, gate, fence, or tree. I don't know that people realize this, but it's very important so that especially the police and fire departments, if there's an emergency, they know exactly which house they're going to or, or where they need to go. So just to let the residents know that we have to make sure that we have those on our homes or apartments. That concludes my report, Mr. President.

Laws, Contracts and Claims, Mr. Schildmeyer- No report.

Marketing, Mr. Culbertson- Thanks Mr. President. Sports signups are still being accepted at City Hall Monday through Friday from 9:00 AM to 5:00 PM. This includes Stingray Swim team, summer swim lessons, Fall Say soccer and Lollipop soccer. On Saturday, May 17th and on Saturday, May 31st summer and fall signups will be at the Aquatic Center from 11:00 AM to 2:00 PM. The Outdoor Aquatic Center will open for the season on May 24th for Memorial Day weekend and then daily starting on May 31st. The pool will be open seven days a week with the operating hours being 11:00 AM to 7:00 PM. Season passes are as follows: Adult Season pass, which is 18 and older, is \$50. Youth pass for ages 10 to 17 is \$30, a child pass ages 3 to 9 are \$15, children under three are free with a paying adult. Pavilion only passes are \$15. Then the next thing Historical Society meeting is on Monday, May 19th at 7:00 PM. The program is titled Art and Artist on Cincinnati Union Terminal. Lastly, don't forget about the upcoming concert taking place on Saturday, May 17th at 7:00pm. Music will be provided by Slow Train. Please feel free to bring your chair and cooler of your favorite beverages. The village will be providing the food. That concludes my report.

Business and Industry, Mr. Estep- No report.

No audience participation.

Next Council Meeting will be held Thursday, May 23<sup>rd</sup> at 7:00pm in Council Chambers.

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to adjourn the meeting. Motion passes 7-0.

Meeting is adjourned.