

CTM Meeting Minutes

August 2, 2010
Clifton Cultural Arts Center

Trustees in attendance: Ron Becker, Dick Druffel, Mike Elovitz, Bill Fant, Malcolm Montgomery, Mary Jo Vesper, Jeff Rose, Karen Imbus, Jim Seegars, Eric Clark, Mark Smith, Pete Schneider, Michael Willing

Secretary's report: minutes from June meeting approved with 5 abstentions.

Treasurer's Report: Bill Fant reviewed the income and expenses for the last two months. Moved with one abstention.

Regular Reports:

Fire Report: Kevin Campbell reported that the station made 22 non-fire responses, 17 fire responses (13 less than one alarm, 3 structure fires, and one extra alarm), 111 emt runs. (20 below previous year). Tend to get busier in the fall months.

Police Report: Crime in Clifton continues to be down from 2009, which was down from 2008. Highlighted a number of burglaries in the area. Underscored the importance of not leaving things in cars. Made a big arrest on the graffiti problem. Caught "Benz" via Myspace/Facebook. Had pictures of his tags on his computer. Keep Cincinnati Beautiful spent \$35,000 on graffiti removal so the police know it's a concern for residents. Encouraged people to call the police if they see people ring a door and then go behind the house. If someone knocks on their door and asks to use the phone, he recommended that they reply by saying "I saw you out there and called the police so they might be able to help you." Typically, the person will take off. Also, encouraged to get details of shoes to give the police since that is a good way to identify a suspect (people are less likely to change their shoes than other clothing).

Cincinnati Recreation Center Report: Are in registration for before and after school camps. They are near capacity already. Congratulated Betsy and her staff at the library for their successful participation in the summer reading program. CRC is a cool center from 12-6 pm and encouraged people without AC to sit in the lobby. Found out that cars were broken into at the CRC during summer events. Tom is putting in a request for security cameras for the parking lot and may be returning for help in raising funds.

Erik Neberdahl, who is running for State Representative introduced himself. Top priorities: getting people back to work and revive Cincinnati. www.Ohio32.com

Special Reports:

Housing and Zoning Report on Form Based Codes. Citizens Budget Meetings: Roxanne Qualls gave a presentation on Form Based Codes (fbc). The appeal of the new code system for its

advocates: it can better respond to shifting demographic (decline in traditional family with kids as households) and economic (cost of gas etc). It provides a regulatory framework that can better promote walkable, mix-used, traditional neighborhoods—the kind of neighborhoods Cincinnati was based on. Traditional zoning codes were mainly suburban-oriented and the endless need for Cincinnati to amend them reveals their inadequacy for an urban area like Cincinnati. Rather than focus on the use and segregating those uses, form based codes focuses on the massing, shape, size, etc of the building and in creating appealing public spaces that pedestrians enjoy. (Note: there remain certain limits on uses within the form based system). Another benefit of the system is that once a community established the form based code, any developer who comes in and agrees to build to those specs, it can avoid the timely and expensive process and move quickly to build. All of the work/conversations about what the codes should be/what the vision for the community should be takes place before hand. Rather than text based (with room for interpretation and lawyerly employment), the form based code is focused on clear drawings laying out the community's wishes. The city council is on the verge of approving an amendment that will make it legal for a neighborhood to use fbc. Next, interested neighborhoods will be working on the meetings to develop the neighborhood codes (expected to begin in the winter). This is costly stage as consultants are need to guide the meetings and develop the codes.

Q: Will form based codes replace or run parallel to existing code? Still up for debate. There are different ways to deal with it.

Q: Are there variances in the system: Technically no, though there often does need to be tweaking for things that are unexpected. But the vision is that the details are worked out so well that there is no need for or allowance for variances.

Q: How does fbc relate to historic district requirements? FBC does not supersede historic zone requirements. The fbc actually can work to support goals of historic preservation in that the code can require compatibility to existing architecture/feel of a neighborhood.

Q: When the community develops the fbc, is there expert help in the process? Yes, that is much of the reason for the costly nature of the development stage. Developers with their understanding of the market are also important participants in the development stage. Experts are also need to help develop a plan that can unfold over time.

Q: What happens if a neighborhood fbc preference conflicts with city law or larger developments (i.e., streetcar plans)? The fbc is enforced.

Q: Have other cities used the cost-savings approach of pooling neighborhoods worked in other cities? Nashville is starting to take this approach but also exploring other strategies.

Q: How does the actually decision get made? Ideally by consensus....but the key is that important players be in the room and a healthy process set up for discussions.

Q: Isn't this just more strict control over developers with little room for negotiation? Some would frame it that way, but some developers in Nashville speak to the enormous benefits to developers gained by predictability and long-term quality controls.

Q: How do local developers feel about it? Usually it is younger developers how have been interested.

Q: How does a community decide to participate in a sherrret? There are a variety of criteria CTM (as a community council) would need to meet and to provide \$10,000 to help pay for the development phase.

Q: Hoe does fbc deal with density? The fbc system allows you to work through how the community wants to deal with/promote/channel density.

Q: Other neighborhoods involved: College Hill, Kennedy Heights, Pleasant Ridge, Westwood, Madisonville.

Malcolm: The board asked the zoning committee to deal with this, which they have been doing with great attention. The committee now feels it is time for the board to vote to move ahead with the fbc (without committing the \$10,000 yet). A subsequent conversation raised more questions about how the process would work. Dick recommended that Malcolm draft a resolution that will be sent to the trustees that will be voted on at the next meeting.

Streetscapes: Kip Egan informed the board that the Streetscapes festival would be moved up one week (9-18/19) to not conflict with the one-time Fine Arts Fund street painting event that will be taking place downtown and to avoid a variety of issues. This change will be a lot of work for the committee working on Streetscapes. Will be asking Fine Arts Fund to help underwrite the art cars project. There are between 9 and 11 people volunteering their cars for the art car project (which leads to various expenses). This will add to the mission of having a museum on wheels in Clifton. Will learn from last year on T-shirts. Contacted CCAC as alternative site.

CTM BYLAW CHANGES: Bill Fant explained the proposed changes:

1. Change in number of Trustees from 21 to 15 (a revised number from the previously discussed 18) 5 elected each year for three year terms. Malcolm and others expressed concern that the reduction would lead to fewer people to carry the work. Dick explained the executive committee's rationale. A debate ensued.
2. Change definition of the quorum: One more than one-half of the current elected and seated members of the board.
3. Fiscal Responsibility changes: proposed changes that enable the treasurer to spend money that was approved in the budget.
4. Clarifies that CTM must purchase insurance.
5. Explains that the treasurer is empowered to file necessary
6. Conflict of Interest statement: puts in place a conflict of interest statement: add to Article II, section 4.

Mark Smith moved a motion to vote on whether a proposed bylaw change in which the number of trustees should be reduced to 15. Approved with 1 no and 1 abstention.

Bill moved that all of the proposed changes be posted to the website to be voted on by the general membership at the September meeting. Passed with 1 abstention.

CTM Elections: Mike Elovitz explained the open seat scenario for the next election depending on whether we vote for 15, 18, or 21 Trustees. Linda recommended that if bios are not available for the next issue, there at least be a story in the next issue telling readers to look to the website for bios.

CTM Beautification Report: Karen reviewed the sole project application the committee received. The proposal was for \$1995 for a garden at the corner of Ruther, Vine and Glenmary. Motion passed with one abstention (M. Elovitz). Karen also updated the Board on a grant application Cebeck has put together to fund a project at the four corner on Wolper and Vine. To create a gateway to the neighborhood. We hope to co-ordinate with Avondale CC. It was recommended that CTM make a matching grant of \$1250 to the project. A question was asked about upkeep on the project. The grant-seeking organization plans to explore ways to deal with maintenance. This money would come out of the \$5000 budgeted for beautification.

Made motion to approve \$1250 for the project. Passes unanimously.

Sept 11: seeking volunteers for fall planting and clean up.

Community Q and A:

Recommendation to add some sort of shading to the Clifton Plaza.

A question was asked about whether the board had done anything to request that the streetcar come to Clifton and Ludlow.

Adjourned: 9:40.

