

**MINUTES
MEETING OF THE BOARD OF TRUSTEES
CLIFTON TOWN MEETING
NOVEMBER 3, 2008**

MEETING CALLED TO ORDER:

The regular meeting of the Board of Trustees of Clifton Town Meeting was called to order on November 3, 2008, at 7:31 pm, at the Father Klug Center, Annunciation Parish, 3545 Clifton Avenue by Trustee Dick Druffel, who chaired the meeting.

Reporter's Note: From 7:00 pm to 7:30 pm the annual election of the Trustees of Clifton Town Meeting was held.

TRUSTEES PRESENT:

The following Trustees were present for the meeting: Ron Becker, John Berten, Dick Druffel, Gary Eby, Mike Elovitz, Bill Fant , Bill Gordon, Robin Lee, Al McLaughlin, Malcolm Montgomery, Mary Schubauer-Berigan, Jim Segers and Steve Slack.

The presence of a quorum is duly noted.

REVIEW OF MINUTES OF LAST MEETING

A draft version of the minutes of the October 6, 2008, meeting had been previously circulated to the Board for review and comment. Upon motion made by Trustee Eby, seconded by Trustee Druffel, the minutes of the October 6, 2008, meeting were unanimously approved by those Trustees voting.

TREASURERS REPORT

The Treasurer's report for October, 2008, had been previously circulated to the Board for review and comment. Trustee Fant answered questions raised by the Trustees concerning the report. Upon motion made by Trustee Schubauer-Berigan, seconded by Trustee Druffel, the October, 2008, Treasurer's report was unanimously approved, with Trustee Fant abstaining.

REGULAR REPORTS

Recreation Center Report

Clifton Recreation Center director Tom Reese reported that the Clifton Recreation Center will be holding Family Fun Nights on Wednesdays.

Due to the Veterans Day holiday, the mini-camp will be held on November 10th; but not on November 11th.

Mr. Reese stated that in the coming months the Recreation Center will be asking Clifton Town Meeting for financial assistance for its Teen Force Account. In response to a question by Trustee Slack Mr. Reese stated that any CTM contribution would be placed in the Clifton Recreation Center Fund.

Trustee Druffel thanked Mr. Reese for his report.

Police Report

Cincinnati Police Detective Paul Meyer presented the police report for Clifton and nearby areas. He was joined by Officer Lisa Johnson.

Detective Meyer reported that since the CTM meeting was so early in the month he did not have a written crime statistics report for the month of October, 2008 yet, but would supply it to CTM once the report is completed.

Detective Meyer stated that in the last fifteen days there had been three robberies in Clifton. Detective Meyer engaged the Trustees in a discussion concerning the recent robbery of a technician servicing an ATM machine at the U.S. Bank on Ludlow Avenue.

Detective Meyer reported that thefts from autos continues to be a problem in Clifton; but this problem is not limited to Clifton but is a region-wide problem. The Detective cautioned Clifton residents not to leave valuables in plain sight in their cars.

Detective Meyer also reported an increase in crime, particularly copper theft, from vacant homes. Recently there was a series of such incidents on Wolper Avenue.

Trustee Lee commented that Citizens on Patrol (COP) tries to check vacant homes. She also reported that COP finds many valuable items in plain sight in autos during its patrols.

In response to a question from Trustee Segers, Detective Meyer stated that no arrests have been made in connection with the Columbia Savings and Loan robbery on Ludlow Avenue.

Trustee Druffel thanked the officers for their report.

Burnett Woods Report

Michael George presented a report on upcoming events and activities in Burnet Woods.

Mr. George reported on the Wolff Planetarium exhibit at the Trailside Museum. The shows are held on the 3rd Friday of the month, and also on the 1st Saturday of the month.

On Saturday, November 8th and November 22nd there will be a honeysuckle cut at the park. Volunteers are needed for this project.

Trustee Druffel thanked Mr. George for his report.

CLIFTON GASLIGHT MAIN STREET

Trustee Schubauer-Berigan gave a brief report in the absence of Jon Cramer.

On Sunday, November 23rd the Main Street Design Committee will be placing seasonal decorations at the Diggs Fountain and along the Ludlow Business District. Volunteers are needed. The Committee is also looking for a retail window to place a seasonal display.

Main Street is in the process of writing a report concerning the Ludlow Business District Survey.

It was reported that the problem causing an odor from the sewer near Graeter's at Ludlow and Telford appears to have been solved by the City after several attempts.

CARRIAGE RIDE

Upon motion made by Trustee Eby, seconded by Trustee Druffel, it was moved that Clifton Town Meeting sponsor a Carriage Ride event during the month of December in the Ludlow Business District, and that \$500.00 be allotted for that purpose. The motion carried.

A committee consisting of Carol Roden, George Roden, John Berten, Jinny Berten and Lisa Storie was appointed to organize the event.

FORM BASED ZONING CODES

Trustee Montgomery gave a report concerning a meeting he attended regarding the City's efforts to establish form based zoning codes (FBC).

Upon motion made by Trustee Montgomery, which was seconded, it was moved as follows:

Whereas, Form based zoning appears to have benefits to quality of life and positive development,

Clifton Town Meeting supports Council Motion 200801250 to pursue study of FBC and to develop FBC overlay districts for those neighborhoods that have expressed a desire to do so.

There was considerable discussion by Board members and members of the community regarding this issue.

Upon motion made, and seconded, it was moved to table the pending motion. The motion to table was adopted.

Upon motion made by Trustee Montgomery, which was seconded, it was moved as follows:

Whereas, FBC appears to have benefits to quality of life and positive development, Clifton Town Meeting hereby expresses its desire to work with the City Planning Department and other neighborhoods to explore developing a form based code overlay for Clifton.

The motion carried.

UPTOWN CONSORTIUM

Trustee Druffel lead a discussion concerning the Uptown City District (UDC) proposal which had been presented at the October 6, 2008, meeting by Uptown Consortium representative LaJauna Miller.

Upon motion made by Trustee Druffel, which was seconded, it was moved that Clifton Town Meeting agree to participate in discussions with Uptown Consortium for the purpose of establishing the Uptown City District.

The motion carried.

LUDLOW REVITALIZATION

Phil Herrick gave an update on the progress of the Ludlow Revitalization Project. He gave a brief report on the second stage of the project, which is art work in the form of art carpets, which will be embedded in the sidewalk near several prominent locations.

Potential sites for the art carpets are in the vicinity of the Esquire Theater, Kellers IGA; the Public Library; Graeter's; the Ludlow Garage; the Plaza which is currently being planned; and the Roanoke apartment building. The above is a suggested list and has not been finalized.

Mr. Herrick stated that there will be an art competition for designs for the art carpets which will be administered by Artworks®. Mr. Herrick stated that there is approximately \$150,000 allotted for the art carpets aspect of the project.

Trustee McLaughlin asked if Clifton artists would be given preference in the design competition. Kip Eagen stated that it may not be possible to limit the entries in the competition to Clifton artists.

Lisa Storie asked if business owners on Ludlow near the proposed sites of the art carpets would be involved in the placement and approval of the art. Mr. Herrick stated that property owners and business tenants would be involved in the process.

Trustee Druffel moved, with a second, that Clifton Town Meeting support the concept of art carpets in selected places in the Ludlow Business District. The motion carried.

Chairman Druffel thanked Mr. Herrick for his report.

CLIFTON PLAZA

Trustee Druffel reported that the Plaza committee has met several times. Six requests for proposals had been sent out to contractors. Reply to these requests are due on November 7th. Once all replies are received the committee will interview the various firms and make a recommendation for a contracting firm to construct the Plaza.

CLIFTON COMMUNITY LLC

Trustee Druffel gave a report on the status of the Clifton Community LLC. Trustee Druffel gave a brief background that the LLC owns the property upon which the Plaza is going to be constructed. Clifton Town Meeting is a member of the LLC; but the Clifton Business and Professional Association (CBPA) is the managing member.

Since the City demolished the Bender Optical building on the Plaza site the LLC's sole source of revenue has dried up. As a result, Clifton Town Meeting and the CBPA have been in discussions on how to financially support the Plaza, both before and after construction of the Plaza.

Trustee Druffel announced that on October 27, 2008, he had negotiated an agreement with CBPA which included an amendment to the LLC Operating agreement as follows:

1. During the period before the Plaza at 333 Ludlow is completed both members agree to evenly split the costs of maintaining the property including utilities, property taxes and other expenses.
2. Clifton Town Meeting will take primary responsibility for getting the Plaza designed, funded by the City and constructed. CBPA will assist as needed, particularly in regards to supporting efforts with the City.
3. CBPA and CTM agree to serve on the committee to design and manage the Plaza construction, though CTM will take the leadership role in the project. Having both members on the committee will ensure full input from both organizations and ensure that both are fully informed.

4. CBPA will continue to work to get the property taxes reduced to the lowest possible level. CTM will provide assistance as needed.
5. CBPA will continue as the managing member for the LLC following construction of the Plaza and will be responsible for maintaining the Plaza. In addition CBPA will cover the operating cost of the completed Plaza, including taxes, utilities, cleaning and general maintenance. (The rationale for CBPA covering the costs of the Plaza is that the Plaza will improve access to the Merchant Parking Lot leading to increased revenues.)

Trustee Druffel moved, seconded by Trustee Schubauer-Berigan, that the Board approve and ratify the agreement with the CBPA.

There was considerable discussion among Board members and the community members regarding the proposed agreement.

The discussion focused on how long it would be before the Plaza was finished and what would CTM's financial liability be. Trustee Druffel stated his belief that the Plaza would be finished in 2009 and that CBPA would take over full financial responsibility at that time.

Questions were raised concerning CBPA's commitment to the project and willingness to adequately fund ongoing maintenance of the Plaza. Trustee Druffel stated that CBPA had agreed to fund the ongoing operation and maintenance of the Plaza once it was constructed and that only time would tell how well CBPA followed through. Trustee Druffel also stated that it is possible that in the future Uptown Consortium, through its Safe and Clean programs, could assist the community with Plaza issues.

The motion to approve the agreement carried.

It was noted that the CTM expenditure for utilities and taxes on the Plaza until it was completed would exceed \$500, and pursuant to the CTM Constitution this matter should be held over until the next meeting for a vote.

Upon motion made by Trustee Schubauer-Berigan, seconded by Trustee Fant, the appropriation of money to pay expenses on the plaza project was put over until the December 1, 2008, meeting for a vote.

CTM ELECTIONS

The election committee announced the results of the CTM Trustee election, which had occurred immediately prior to the meeting. The following candidates were elected to 3 year Trustee positions with a term commencing on January 1, 2009, and ending on December 31, 2011:

Brian Curwin; Dick Druffel; Karen Imbus; Gina Marsh; Malcolm Montgomery; Jim Segers and Mike Willing.

The following candidate was elected to fill a 2 year unexpired term, which term commences on January 1, 2009, and ending on December 31, 2010:

Mark Smith

STREET CALMING

Trustee Slack lead a brief discussion that the City has restarted its street calming program. There was a general discussion concerning what role CTM should play in street calming requests. It was agreed to defer this discussion to a future CTM meeting.

LANTERN WALK

Trustee Eby reported that the 8th annual Clifton Lantern Walk, which was held on November 2nd, was a big success, with hundreds of community members and guests participating. The Board thanked Conni Matzkofz, the event organizer, for her efforts.

COMMUNITY COMMENTS

Hamilton County Common Pleas Judge Fred Nelson, a Clifton resident, thanked those Clifton residents who had supported his re-election campaign by displaying yard signs. Judge Nelson encouraged all members of the Clifton Community to exercise their right to vote at the General Election on November 4th.

Trustee Druffel thanked Judge Nelson for his comments.

ANNOUNCEMENTS

- The next meeting will be held on Monday December 1, 2008, at the Clifton Recreation Center at 7:00 pm.
- The annual retreat for CTM Trustees, including the newly elected Trustees, is being planned for Saturday, December 14th at the Trailside Museum in Burnet Woods.

There being no further business before the Board, upon motion made by Trustee Druffel, seconded by Trustee Eby, the meeting was adjourned upon unanimous consent at 9:29 pm.

Respectfully submitted: Gary Eby, Secretary