



**CTM Meeting  
Monday, November 3, 2014  
Clifton Cultural Arts Center**

Present: Ashley Fritz, Adam Balz, Buddy Goose, Tom Dwyer, Joyce Rich, Morgan Rich, Linda Ash, Kevin Marsh, Adam Hyland, Michael Moran, Tony Sizemore, Pat Knapp, Ben Pantoja, Eric Urbas

Absent: Joyce Rich

**Police Report**

Neighborhood Officer Nick Hageman reported October crime stats. Last year at this time there were 12 thefts from auto reported; this year there have been 43. Property crimes are on the rise, but burglaries are down 23%. Violent crimes are down substantially.

Officer Hageman reported that as the holidays draw nearer, residents will see an increase in officers near the Ludlow business district. Some businesses want to finance additional police detail to have more patrols during the holiday season. Police officers and Citizens on Patrol volunteers are handing out fliers that outline prevention measures for theft from auto. He warned that people should not leave valuables in their cars.

Trustee Adam Balz asked about a report on NextDoor Clifton about a woman being attacked in the middle of the day. Hageman said it is being investigated aggressively.

Audience member Kevin Reevey asked what police attribute the increased car thefts to. Hageman said police attribute it to drug use, specifically an epidemic of heroin abuse. Drug users are trying to get their hands on anything they can sell off to feed their habit.

Officer Hageman can be reached at 513.569.8527; email is [Nicholas.Hageman@cincinnati-oh.gov](mailto:Nicholas.Hageman@cincinnati-oh.gov).

**Fire Report**

Lt. Ramstetter from Engine 34 reported that as the weather gets colder, the fire department is focusing in encouraging people to install smoke detectors and make sure that batteries in the detectors are still working. If the smoke detector is more

than 10 years old, he recommends buying a new one with 10-year lithium batteries. Otherwise, change batteries once per year. Install smoke detectors on every floor, preferably in each bedroom but at least outside each sleeping area. With the holidays coming up, he urged safe cooking practices including not having items close to the oven cooktop that can catch fire. Space heaters are a huge issue this time of year. Don't have combustibles around space heaters.

For more information, call 357.7501 or visit the fire station on Ludlow Avenue.

### **Library Report**

Jill Beitz, new manager at the Clifton branch library, reported that the renovation of the new library at Parkview Manor (Brookline and Jefferson) is moving right along. Construction should be finished in May and the library will reopen in June.

### **CCAC**

CCAC Board President Kevin Reevey gave an update on the CCAC's latest capital projects, a new catering service area. Construction should be complete in 2 weeks and will allow CCAC to enhance its revenues with parties and events. Other projects include new gutters and repair of the clock tower. Funds are from a \$250,000 grant from the city. The carriage house roof is also being repaired. Upcoming events include the Tiger Lily Press print sale on November 8, the Autumn Art Fair featuring 50 local artists, and production of Rapunzel, which is free for kids and \$5 for adults.

### **CBPA**

Scott Crawford, president of Clifton Business & Professional Association, reported that CBPA has hired off-duty police officers for 3 nights a week, 4 hours a night to help combat a problem with panhandlers. Many panhandlers are drug addicts, and some have been very aggressive. He urged residents not to give the panhandlers money, because it motivates them to stay and to keep coming back.

As part of the Ludlow 21 business district study, CBPA will participate in an ongoing effort to solicit public input on the business district's future. The first public meeting is November 10 at the Public Services Building on Central Parkway across from Frisch's. He also reported that the Merchant Parking Lot booth is being painted with artwork. New way finding signs should be installed in the next month or two.

### **Minutes of the October 2014 CTM meeting were approved.**

### **Deer Culling Update**

CTM President Ben Pantoja reported that opponents of the deer culling attended the October 16 Park Board meeting and convinced the Park Board to cancel the culling of deer in Clifton Parks. An audience member confirmed he received an email from Jim Goby at the Park Board confirming this.

### **Lantern Walk**

Trustee Tony Sizemore said the Clifton Lantern Walk happens Sunday Nov. 9, starting at the Annunciation Church parking lot. We could use volunteers the day of the event. The walk starts at 6 p.m. Soups and snacks and drinks will be sold after 5 p.m. at Annunciation. Contact [anthonysizemore@gmail.com](mailto:anthonysizemore@gmail.com) if you can volunteer. If it rains, the event is cancelled.

### **Gaslight Properties Development on Whitfield Avenue**

Trustee Adam Hyland reported that Gaslight Properties approached him and Trustee Pat Knapp in June and showed them plans for a project on Whitfield Avenue near Lowell Avenue. They presented a revised version of the project at the October 2014 CTM meeting. He said he and Trustee Mike Moran looked over the plans this month and are excited about the development. It replaces the old Whitfield Gardens development, which includes about 90 units in several buildings, with two new buildings containing about 110 units. There was initially a townhome component fronting Whitfield, but that was tabled. It will be a great addition to the neighborhood. They're asking for a small variance in the parking space requirements. That is actually an improvement on the current 1.1 per unit in that development. 1.5 spaces per unit are required by code, but they have 1.4 spaces per unit. Pretty much the entire neighborhood is nonconforming to the 1.5 space requirement, as is the existing development.

Trustee Michael Moran said he sees the development a big improvement over what is there currently. We'd like to solicit the board of trustees on any feedback they may have.

Trustee Kevin Marsh moved that CTM send a letter of support to the appropriate city agencies. Adam Hyland noted that he had drafted a letter of support.

Audience member Steve Slack said he asked about the lighting that is going to be on the development and was told that the project will be LEED-Silver certified, so it's not a concern. He said he is concerned about additional light pollution in the neighborhood.

Audience member and former CTM Trustee Malcolm Montgomery said he was formerly on the CTM zoning committee and said CTM would be setting a new precedent if it says it is supporting the development as opposed to saying we have no objection to the development.

Trustee Moran noted that the Zoning Committee will propose a process for review of proposed development in the neighborhood. It would be beneficial for the community to have such a process. Moran said he has seen three possible positions for CTM to take on development: oppose, support, or neutral. It's up to city of Cincinnati zoning officials to make the final decision, based on input from the community as well as the neighborhood zoning committee.

Trustee Eric Urbas noted that CTM probably has to say it supports the variance for parking. He said he lives near the area and would go on record as supporting it. That existing development is old and has a history about it that will be nice to change.

Moran said he appreciates the feedback about supporting the project versus the variance. He said it's a credit to any developer today to be proposing a project of this size and asking for only one variance. 4 or 5 is more typical.

Audience member Slack noted that if CTM supports a variance for this development, it sets a precedent for relaxing the code and it's a slippery slope if you're not careful.

CTM President Ben Pantoja suggested changing Hyland's proposed wording to say CTM supports the development and has no objection to the variance.

### **CTM Process for Preparation of Letters of Recommendation for Development Projects**

Trustee Michael Moran noted that this is the first time he has been involved with a request from a developer asking CTM to provide a letter of support for proposed development. In other communities, there are actual documented processes that spell out timelines and request specific information from developers so they can make an informed decision. He noted that if developers are within all city guidelines, they don't have to go through CTM. If variances are involved, they are required to get community approval.

Moran presented a draft process for reviewing proposed development and asked CTM trustees to review it and come to the next meeting prepared to vote on it. It would provide CTM with a process that would give developers an answer within 40 days.

Trustee Eric Urbas asked if the developers had made any effort to reach out to the immediate neighbors for input on the development. Moran noted that we should include that in our process, to require developers to get public input/feedback between the initial request and second meeting.

### **CTM Trustee Elections in December 2015**

Trustee Kevin Marsh, chair of the Nomination Committee, said the committee pursued 20 potential candidates for CTM trustee positions and ended up with just five candidates running for 5 open positions. A lot of people were interested but many said they don't have the time this year. Elections will be held at 6 p.m. the first Monday of December. You have to be a CTM member to vote.

### **Business Committee/Ludlow 21 Working Group**

CTM Business Committee Chair Morgan Rich reported that Kathleen Norris/Urban Fast Forward delivered her formal presentation of the Ludlow 21 business district

study on Oct. 16. There was a good turnout for the meeting and a lot of positive feedback. 20 to 30 people were present. By and large the biggest feedback has been to make sure the momentum is continued so that the study will result in tangible outcomes. To this end, another public input session is scheduled for November 10. This group will now be called the Ludlow 21 Working Group. We want to get feedback on what people want to happen on Ludlow. We have concrete guidelines from the report on what we should do. Urban overlay, social media are a couple.

Malcolm Montgomery noted that President Ben Pantoja had remarked in a recent CTM meeting that the interim report did not satisfy all the deliverables outlined in the contract, and wondered if those requirements had been met. Pantoja replied that there was some uncertainty about whether Norris delivered everything stipulated in the contract. The information is in fact in the report, but perhaps not in the form we expected.

Audience member Steve Slack said Norris is a real estate broker and he understood that part of the contract was that if Norris brought new business owners to the district, she would receive commission. Was she successful in bringing any new business to the district? Rich said she was not solely responsible for recruiting any one new business. Trustee Kevin Marsh said that kind of arrangement was not in fact part of the contract; the contract was to complete a study of the business district. Norris offered her real estate brokerage services as a side service to those who wanted it, but it was not part of the contract paid for by Uptown Consortium, CBPA, CTM, and Clifton 20/20.

Pantoja noted that the Ludlow 21 Working Group is a collaboration with several other groups. My feedback is to stay focused on positive recommendations from the Ludlow 21 report. Keep focusing on the report.

Rich said the ultimate vision is to conduct the Ludlow 21 Working Group efforts in a similar fashion to the Probasco Fountain Committee. Community feedback was sought, and the community was given the chance to attend multiple meetings before any action was taken. Trustee Adam Hyland asked what is the process for someone joining the working group. Rich replied that any member of the public can attend and provide input. The Working Group is the same group that was in place to monitor the business district study.

### **Treasurers Report**

Trustee Michael Moran reported a light month of financial activity. CTM received \$900 in revenue including money from a membership mailing. Expenses included payment of rental fees for CCAC (CTM meetings) and \$800 in insurance costs. CTM's cash position is \$75,368 in assets and an open liability of \$2,000.

Trustee Tony Sizemore asked if we had paid the final payment for the Ludlow 21 study. Moran said no because we still have an open question about a deliverables. Morgan Rich will follow up on that.

The November 2014 Treasurers Report was approved.

### **Holidays on Ludlow December 5**

Trustee Tony Sizemore, chair of the Events Committee, reported that Holidays on Ludlow will be held Friday, December 5. It will include carriage rides, music on the plaza, and Santa arriving in a fire truck and posing for photos inside the barbershop. It will also include the second annual Pop-up Ludlow, displays in 10 business windows created by UC DAAP students.

### **Holiday decorations on Ludlow**

Trustee Adam Balz, chair of the Beautification Committee, reported that volunteers would decorate Ludlow Avenue for the holidays on either Saturday Nov. 22<sup>nd</sup> or Sunday, Nov. 23.

### **House Tour May 10, 2015**

Sizemore reported that CTM's House Tour will be held on Mother's Day, May 10, 2015. 7 houses are confirmed at this point, and the tour will probably include 8 total. The list is a closely guarded secret and we have some great homes on the list. We are visiting with homeowners now. It should be a nice year with the fountain being newly renovated. The House Tour Committee meets this Sunday, Nov. 9.

### **TriHealth Funding**

President Ben Pantoja reported he met with TriHealth representatives and they have agreed to pay \$6,000 to CTM to help support neighborhood events in 2015. They are also interested in advertising in the House Tour booklet.

### **Garden at Woolper & Vine**

Balz reported that the garden at the bottom of Woolper Avenue, in the parking lot of the defunct car wash, will have to be removed at the request of the property owner. The owner has requested that we end our easement and it ends December 11. We have to have all the plants out by Dec. 11. It's about \$2,500 worth of plants. It's unclear where the plants will be moved. It's a difficult time of year to replant them. Audience member Mary Rita Dominic suggested some of the plants could be wintered at the City Barn garden. They may not survive. She suggested we sell or give the plants away in hopes they can be saved. Balz noted that volunteers will move the plants on Nov. 15 or 16.

### **Woolper Avenue Construction**

The street should open any day. The striping is done and final concrete work is being done. Water line replacement damaged sewer lines. Last thing we're waiting on is turning on the new LED traffic lights. We're counting the days until it opens to full use.

### **Probasco Fountain**

Current schedule is to be up and running before the end of November barring any unforeseen construction delays. Workers are now doing the stonework and getting the benches and lights in. An opening ceremony will happen in the spring when the water is turned on.

### **Email Listserve and Membership Mailing Lists**

Trustee Kevin Marsh reported that the Clifton Chronicle mailing list is 5 times larger than the email mailing list. We sent a mailer to every single household in Clifton. Went out to 4,700. My hope is that we can break 1,000 members of CTM. There has been a lot of activity on the cliftoncommunity.org website with membership renewals and people joining.

Marsh said he is not sure if people know how to join the CTM listserv. He move that when you renew or join CTM and you provide an email contact, we will automatically add people's names to the listserv when they join and send them an email about how to opt out if they desire. He also moved to provide an "unsubscribe" option in each email. After discussion, both motions were approved.

### **Website**

Marsh reported that we've done a tremendous amount of work this year to promote and build the website. Improvements include more frequent stories about local events, an up-to-date community calendar, and an updated business directory.

### **Trash Cans on Ludlow**

Ben Pantoja followed up from a discussion during the October 2014 CTM meeting around the number of trash cans on Ludlow. At that time, trustees agreed to form a committee to monitor littering in the area to see if the current number of trash cans is sufficient.

### **2015 Budget**

Pantoja noted that Treasurer Michael Moran will prepare a draft 2015 budget for discussion at the December CTM meeting.

### **Inviting Public to Committee Meetings**

Trustee Marsh noted that if we want the public to be a part of CTM committee meetings, we need to invite them and give them plenty of notice. One of my visions is for this organization to be more transparent. Trustee Balz said the Beautification Committee for years has used volunteers and there is no CTM policy against members of the public being on committees. Pantoja noted some committees inherently need to be smaller, such as the Ludlow 21 Working Group and he House Tour committee, which needs to keep the host homes secret for many months. The need for members of the public to be involved varies by committee, he said.

## **Public Q&A**

Steve Slack noted that he had worked with Malcolm Montgomery on former CTM zoning committees, and they had a template/process for dealing with developers. He will look through old files and pass it along to the current Zoning Committee.

Slack said if Balz's committee needs containers for moving the plants on Woolper Avenue, he can supply them.

He also asked if there is a park liaison on CTM currently. With Mayor Cranley interested in redeveloping Burnet Woods, and TriHealth and UC involved, we need to have an active CTM member at the table for those conversations. Slack noted he was on the group that developed the master plan for the park. CTM is a major stakeholder. The plan involves moving some roads and realigning the park entrance with Dixmyth Avenue. He said he has a problem with a proposal he's heard about to put a private restaurant in a public park because a private entity would have a say in how the park is developed. It would also pose potential light pollution and more asphalt. CTM needs to get a seat at the table and be actively involved in this discussion. A restaurant is a conditional use and might require a public hearing. We ought to have a place in that planning process.

Adam Balz suggested CTM should form a subgroup to be involved in the Burnet Woods planning process. This group should involve former CTM members, for continuity.

Slack said the Burnet Woods Business Plan was bought and paid for by Uptown Consortium. I think neighborhood people need to see it. Pantoja said CTM should invite members of the planning group to our next meeting..

Audience member Dan Ames said some businesses pick up litter in the business district and some don't. Sitwell's and CVS clean up the sidewalks daily. Some businesses with bus stops and no trash cans almost never pick up the litter. He said he used to pick up trash and put in the cans but now he can't because the cans are gone.

Malcolm Montgomery reported that the new Recreation Center will have some new A/V equipment but it won't be the same as what CTM uses now for its meetings. He said CTM shouldn't count on re-using the current equipment. It will need to add new equipment to the budget.

Montgomery also urged CTM to commit to a balanced budget. CTM can dip into savings but it's difficult when the major fundraiser (House Tour) only happens every three years.

## **Adjournment/next meeting**

The meeting was adjourned at about 8:45 p.m. The next meeting is at 7 p.m., Monday, December 1, at CCAC.