

Village Views

Volume 16, Issue 1

Terrace Park, Ohio

January, 1984

New Mayor Is Sworn In



Councilman Bill Konold administers the oath to Les Overway as Barb Overway looks on.

New-Elected Councilman Seated



His family beams as Jack Schmidt takes the oath of office.

Council Organizes, Picks New Solicitor

Village council organized for a new term in a special meeting at the Community House on New Year's Day, seating Les Overway as mayor to succeed Chuck Rockel and naming Dick Wachterman, 713 Franklin Ave., as new village solicitor.

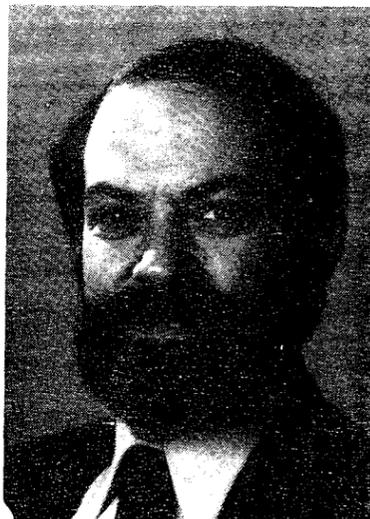
He succeeds John Getgey, who asked to be relieved.

Jack Schmidt, 107 Marian Ln., was sworn in as a new member of council, and Bob Payne formally seated for a full term, as was Judith Elliott, elected village clerk.

Bob Corey was re-appointed as building inspector and Charlotte Molitor as village secretary and Community House custodian.

Resolutions adopted praised the work of Rockel as a councilman and mayor, and of Rodger Miller, retiring councilman.

General counsel for Gradison & Co., Cincinnati investment firm, Wachterman served with the Securities & Exchange Commission in Washington before coming to



Dick Wachterman

this area. He is a graduate of the Georgetown University law school. He and his wife, Candy, have lived in Terrace Park for three years. They have two children.

Overway called Getgey's retirement "a real loss to the community" and said the village "owes a debt of gratitude" to a nationally-known attorney for his services.

Village Gets Tax Windfall, BBS Property Debt Reduced

Terrace Park reaped a windfall of \$50,637 in intangibles taxes in late December, enabling the village to enter 1984

in what council finance chairman Bob Payne called "an extremely strong financial position."

New Mayor's Message

Taking his seat as Terrace Park's new Mayor at the January 1 council organization meeting, Les Overway gave this "state of the village" report:

I want to take a few minutes to review where I believe we are as a village, and outline some responsibilities I believe we have as elected officials.

To begin, I believe our village, with the exception of the trees, is in excellent shape. There are several reasons to believe this:

— First, our police, fire, life squad, and maintenance departments are in the position to take good care of Terrace Park residents' safety and health needs. Each group has sound leadership, and has the equipment necessary to fulfill its responsibilities.

— Second, most of the village assets are in good condition, much better condition than they were four years ago. The community building has been fixed. Our two major bridges have been replaced. Our sidewalks have been repaired. A sound road resurfacing program has been started, as have several small projects to further beautify the village.

— Third, with the help of the voters, Terrace Park's single-family residential character has been maintained.

— Fourth, the village is in good shape financially. Part of the reason for this is that council has done a good job managing the resources provided by the residents.

For example, we're doing a much better job budgeting simply because the budgeting process has become so much more rigorous.

Council has become more cost conscious. The best example of this is the lowering of employee health benefit costs while, at the same time, actually improving coverage.

Also very important to our sound financial condition, the voters have responded with increased taxes when they were required.

— Finally, and as I indicated earlier, the only major area of concern is the trees, which are in bad shape.

When viewed within this framework, I believe we — council, the mayor, and other elected officials — have several responsibilities.

— First, we must even more aggressively attack the tree problem. Now that the residents have voted the resources, we need to quickly finalize the tree plan and begin implementing it.

— Second, we must continue with our efforts to keep Terrace Park a single family residential village. The voters have twice reaffirmed this goal at the ballot box, both times by a

(Continued on P. 2)

Council Vacancy Filled

Russell D. (Rusty) Wilson, 309 Stanton Ave., is Terrace Park's new councilman, appointed to fill the vacancy caused by election of Les Overway as mayor. He was sworn in following an executive session during the January council meeting.

A CPA in private practice and chairman of the conduct and ethics committee of his state professional association, Rusty is a native of Mariemont who earned his bachelor's degree at the University of Virginia and his master's at Emory. He is coach of two Recreation Committee baseball teams and, as an avid bridge player, has been president of the area's bridge association and is now on its ethics committee.



Russell D. (Rusty) Wilson,

His wife, Connie, is a member of the volunteer life squad, secretary of the volunteer fire association, and is slated to be next year's PTA president. The Wilsons and their two sons have lived in Terrace Park since 1972.

Those taxes and mayor's court revenue increases were major items in a cash flow situation which put the village \$42,000 in the black as against a \$17,000 anticipated deficit, even after paying off an additional \$20,000 on the BBS Co property debt.

Getting the report at its January meeting, council promptly earmarked \$40,000 for additional reduction of that debt, and Payne said he believed it would be possible to complete renovation of the Community House by floor replacement, a project delayed for two years.

Payne said later that "we would have paid off more" of the BBS debt had there been any intimation that the tax windfall was forthcoming.

The village purchased the BBS Co. property on January 11, 1982, for \$145,000, borrowed at 9 1/2% from the Central Trust Co. It paid off \$5,000 on December 28, 1982, and renegotiated a \$140,000 loan at 9%. A \$20,000 payment in December brought the note down to \$120,000 at 6.6%.

Payment of \$40,000 more next December, Payne said, "would leave \$80,000 outstanding and certainly avert the need to have separate long-term financing and a separate bond issue when our rights to issue councilmanic notes expire in 1989."

Commenting on last month's *Village Views* report that Terrace Park property taxes now are the highest in the county, Payne said the story did not reflect the actual situation. Nearly all other Hamilton County communities have income taxes, he said, and so are able to hold property taxes down.

In his report to council, Payne said that "conformance to the original (1983) budget was the best in several years. We came within 4% of plan on all operating categories.

"This is reflective of better controls, greater sensitivity of all members of village government toward the budget and the subsidence of the inflation which previously had played havoc with the forecasting process."

Among problem items he noted escalating utility and employee health care costs, while "police-related expenses again proved to defy accurate budgeting." Deferral of cruiser replacement to 1984, he said, "had its price in high repair costs."

To the Editor:

I read with interest and pride the article on Page 2 of the December issue of the *Village Views* concerning Police Chief Ron Pottorf. He was commended for keeping the village safe and attractive in 1983 — and doing this with less overtime. I agree with village council. We are indeed fortunate to have this dedicated and professional man among us.

A short time later, I was very surprised at the deplorable condition of nearly every village sidewalk and street during the entire holiday season. Snow and particularly ice covered streets and sidewalks created extremely dangerous conditions for motorists and pedestrians, resulting in unnecessary accidents. I saw no evidence of salting or sanding except on a few major thoroughfares — Elm, Miami, Terrace Place, and the bus route along Amherst.

Terrace Park residents, their holiday guests, and their village streets deserved much better treatment during the recent severe weather conditions. We also deserve a public explanation by village officials as soon as possible, along with an assurance that a similar situation will not occur again.

H. A. Phillips

To the Editor:

During the past 12 years I have found *Village Views* to be an informative and entertaining source of information about Terrace Park and the wonderful people who live here. I was shocked to see that you printed the sale prices of the properties transferred here last year thereby invading the privacy of 76 (buyers & sellers) of your neighbors.

It is indeed true that anyone selling or buying a property needs this information. It is a matter of public record and is easily available to anyone who cares to check at the Hamilton County Courthouse. It may also be obtained from any real estate broker or agent when needed. General information of this type is, of course, of great interest to the entire community but printing it in this format does a great disservice to those families whose personal investment or gains in the sale of property become the subject of gossip.

It is also questionable to average 38 sales in an area where homes are so diverse and extrapolate from that figure that values have increased or decreased. During 1983 several homes were listed above \$175,000 which is high for Terrace Park. If one removes the three high sales figures and the three low figures an average sale price of \$99,668.75 is obtained. Even this does not mean much, however. There is perhaps as much variety in housing in the village as there is in the City of Cincinnati (one of the charms of our area) and using numbers in a general way is like comparing apples and oranges. It should be noted that the average of the sales figures you printed is \$102,747 not \$100,247.

Village Views does not

need to provide fodder for gossip to gain readership. Your usual high standard of community reporting has always made you popular. You just slipped this time.

Phyllis McAllister

To the Editor:

In your December reporting of the council's ordinance regarding Dr. Pschesang's property, you omitted the reasonings behind councilman Overway's seeking to table this ordinance now that it had passed in the November election.

The reasonings that Councilman Overway put forth and that were agreeably reiterated by Mayor Rockel along with a request for council "to consider at this time" were that this village ordinance would set a precedent for future village zoning problems. He also implied it wasn't necessary now to pass this ordinance.

I suggest to the readers that this now official ordinance has set "the" precedent in the vein of "spot zoning" and can be used by parties both for or against Terrace Park zoning ordinances. I suggest that December was not the time "to begin" consideration of the ramifications of this ordinance. I also suggest that this attempt of "after the fact" deliberation intimates the processes by which these "elected" village members conduct village interests. I further suggest that this process alludes to the documented tainted manner in which some of the business of our village is conducted.

I sincerely hope that the new council will handle the village business in a more forthright manner and with greater integrity.

Sally Pschesang

Mayor

(Continued from P. 1)

substantial majority.

— Third, we must continue not only to provide for the safety and the health of residents, but to find ways to improve these areas.

Now, I'm not implying that we've been deficient in the past. But my experience is that there is no standing still — we either move forward or backward. I want us to continue moving forward.

— Fourth, we must continue to improve the appearance of the village. There are several areas which would benefit from beautification projects — along Elm, on Given Road, on Wooster Pike and of course around the new bridge.

An important part of this project is to find a way to better control the litter problem.

— Finally, we have the responsibility to cut costs.

Cutting cost is a major responsibility of every elected and appointed village official and every village employee. Along these lines, I'd like council to consider the objective of finding ways to reduce the 1984 budget by 7% and using the savings to offset inflation and to upgrade services.

I want to close these remarks by noting that this council has the potential to accomplish a great deal. I believe this is true for a couple of reasons:

— First, our village is in good shape. This means council shouldn't have to spend a lot of time playing catch-up.

— Second, the residents trust council. The clear evidence of this is the several votes of confidence you received in the November election.

— Finally, this council is incredibly well qualified. Each one of you is bright and energetic. Each brings a unique set of skills that have been developed and successfully used in the world outside of Terrace Park. Each brings a deep commitment to and a caring for our village. I seriously doubt that a better village council exists anywhere.

Icy Streets Stir Up Complaints

Complaints about icy and untreated streets during the holiday-season ice storm surfaced at the January council meeting, with Police Chief Ron Pottorf pleading limited manpower and old equipment.

He told council that major thoroughfares are a necessary and primary concern, noted that when the storm struck the street crew worked from 1:30 a.m. to 5:30 p.m., and called the salt-spreader "an antique" needing constant repair.

He said later that he will be proposing purchase of another spreader.

The chief noted that an ice storm is difficult to handle because it slows the movement of trucks over the more than 11 miles of village streets.

Fire Loss Is \$41,250; More Join

Terrace Park suffered fire losses of \$41,250 in 1983, most of it accounted for in a Park Avenue blaze that destroyed a garage and three automobiles.

Fire Chief Pierce Matthews in his annual report noted that the volunteers responded to 40 fire alarms during the year, and made 32 rescue runs and 104 life squad runs.

He reported to the January council meeting that the Rev. Burt Froelich, Mark Woolsey and Linda Weston have completed training and joined the life squad, and Bill Drackett is in training to join the fire volunteers.

The additions, he said, put the squads "in reasonably good shape" although there is a need for more daytime help on the fire department.

At the same time, he added, the ice coating usually clears away fairly quickly, calling for judgment as to whether to do extensive spreading of salt at \$26.50 a ton — "and a ton doesn't go very far" — or let nature take its course.

Several residents addressed council. Nonie Ward asked if a stop sign could be placed at Elm and Marietta so that the entire school area would be guarded. A committee will look into the advisability of such a move.

Councilman Konold said the new stop sign at Stanton and Myrtle had been erected at a citizen's request because of the number of children using the crossing. He commented that many drivers don't even come to rolling stops at stop signs in the Park

and urged the police to cite them.

Sally Pschesang asked if council had made a report on small businesses operating in homes. No report has yet been developed, Mayor Overway answered, but he assured her that he is deeply concerned.

Council also:

- hired former solicitor John Getgey to continue to represent the village in litigation involving George Eveland and Jerry Rowe for \$60 an hour, not to exceed \$500 per case.

- Learned from a letter from ODN that dams have lowered the flood plain level, a fact taken into account when the flood plain map was drawn.

Crackdown Boosts Police Citations

A crackdown on speeding and liquor-related traffic offenses in Terrace Park in the past year was indicated in Police Chief Ron Pottorf's annual report to village council.

There were 1,271 traffic citations issued during the year as against 892 in 1982. Of the total, 751 were for speeding, 95 for driving while under the influence of intoxicants, 42 for having an open container, 126 for traffic light violations, 36 for driving while under suspension, 53 for license plate violation, and 33

for reckless operation. In 1982 there were 560 speeding arrests, 115 for DWI, 20 for open container and 15 for reckless operation.

Again there were no auto fatalities in the year and only three injuries as against 12 in 1982.

Fifty other arrests were made for open containers, three for public intoxication, 13 for disorderly conduct, 16 for drug possession and four for burglary.

Mayor's court revenues amounted to \$66,852.39 as against \$47,076.85 in 1982.

New Council Committee Organized

Village council realigned its committee setup at the January meeting, with Mayor Les Overway urging the committees to meet more frequently to develop "more reasoned reports and recommendations," and to develop specific objectives.

A major shift made new councilman Jack Schmidt chairman of the building and grounds committee, which will develop the now-financed tree program. The burden thus far has been carried by Rich Gilchrist, who moves to the planning and zoning committee.

The new alignment:

Rules and Law — Ken Bas-

sett, chairman; Jack Schmidt.

Buildings and Grounds — Jack Schmidt, chairman; Bill Konold and Gilchrist.

Finance — Bob Payne, chairman; Gilchrist and Schmidt.

Public Works — Rusty Wilson, chairman; Payne and Bassett.

Planning & Zoning — Gilchrist, chairman; Payne and Konold.

PTA Sponsoring Exercise Class

Co-ed exercise classes, including exercise to music, are being sponsored by the Terrace Park PTA. Classes will be held each Tuesday and Thursday evening from 6:30 to 7:30 p.m. at the school gym. A Saturday class will also be available from 8:30 to 9:30 a.m.

For more information, call the school at 831-2485, or the instructor, Donna Thompson, at 248-1840.

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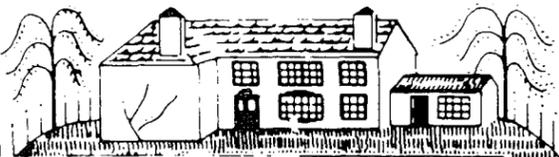
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Variances Eyed In Flood Plain Law

Putting stress on provisions for variances, village council approved a federally-sponsored flood plain ordinance at a special meeting December 18. Council had tabled the vote at its regular December meeting for further study. Ten concerned residents were present.

After a motion by Councilman Miller to adopt the ordinance, Councilman Bassett moved for an amendment which specified Stumps Boat Club, the Terrace Park Swim Club, and Terrace Park Recreation Committee property under the variance provided

for public and private recreational lands.

In urging passage of the law, Councilman Konold stressed a clause which would allow the Zoning Board of Appeals to grant variances for major reconstruction, or rebuilding when over 51% of the structure had been damaged. These standards would apply — good and sufficient cause, undue hardship, and no increase in the flood hazard. He felt these variances would protect owners in the flood plain while the ordinance would provide needed insurance for the whole com-

munity.

Council's rules were suspended to allow for questions and comments on Konold's assertions. Chief concern of the people responding was whether each succeeding Zoning Board of Appeals would know Council's interpretation of the variance. Village Solicitor Getgey recommended that a formal statement from Konold be included in the minutes which would then be "a legitimate history" of Council's intent. Getgey said sending a letter to the board would not have the same validity and even mailing a copy of the minutes to each affected resident could be illegal.

The amendment to the ordinance passed unanimously, while the ordinance passed by a vote of 5 to 1, with Bassett voting no.



In Upcoming Dinner Show

Here's the cast for the Terrace Park Players annual dinner show to be presented at the Community House February 10, 11, 17, 18, 24 and 25. Tickets for the British farce, "See How They Run," are \$11, which includes set-ups, beer, snacks, dinner and show. For reservations and information call 248-0033. Standing, left to right, are Robert Hughes, Ken Ratterre, Bob Lipka and Cathy Woodruff; seated, Pat Lipka, Marie McClelland and Bill Coburn. Others are Wayne McClelland and Frank Kopich. Mike Ross is the producer, with Angela Douglas as director.

New Auto Insurance Law Calls For Reappraisal

By Sgt. Jeff C. Harlan
Terrace Park P.D.

Effective January 1, those who own motor vehicles or who seek Ohio driver's licenses must sign a sworn statement indicating that they have liability insurance or are otherwise able to meet the minimum requirements for financial responsibility.

I do not intend to provide you with all the particulars of this new law. That information is available in an easily-understood pamphlet that can be obtained from the village office.

Ohio has long needed to require the motoring public to have sufficient liability insurance. Unfortunately, I do not believe that this law goes far enough.

This new law requires that each driver have a minimum of \$12,500 per person or \$25,000 per occurrence in bodily injury coverage and \$7,500 per occurrence in property damage coverage. In lieu of insurance, one can post several types of securities that insure that these minimum amounts are available should an accident occur. Ohio has had these limits

for quite a few years now. The new law simply requires having insurance **before** an accident. My concern is that the average person will believe the minimum limits are sufficient to cover him in the event of a serious accident.

A look at today's prices will easily show otherwise. Many cars on the road today could not be replaced for the \$7,500 minimum coverage required. Medical bills can amount to \$12,500 pretty quickly.

It's true that insurance premiums are high. Some people simply cannot afford the price. But there must be a trade-off. Anyone who chooses to drive must be able to pay for any damage he causes. This is a principle that must not be compromised.

In the meantime I urge you to stop by the police department and pick up the pamphlet that explains the law in detail. I also urge you to make sure that you are adequately protected should you cause an accident, and have sufficient protection should you be injured by one who chooses not to obey the law.

Bus Loop Will Stay

Faced with a storm of protest, Queen City Metro has dropped a proposal to eliminate the bus loop through Terrace Park.

Councilman Ken Bassett announced the action at village council's organization meeting on New Year's Day.

Weighing heavily in Metro's decision, he said, were comments at the December council hearing by Police Chief Ron Pottorf, who charged the bus service with paying too little attention to the safety of its passengers. The chief and others at the hearing cited hazards that would be faced by bus riders in crossing Wooster Pike.

Symphony Concerts Set For Children

Laughter . . . lollipops . . . music and children . . . this is what the 1984 Cincinnati Symphony Orchestra Lollipops Concerts are all about. Specially created for 4 to 9 year-olds, two 45-minute programs by members of the Cincinnati Symphony Orchestra will be presented at Mariemont Elementary School on Saturday, February 18, from 10:30 a.m. to 11:15 a.m. and again from 11:45 a.m. to 12:30 p.m. Bernard Rubenstein will conduct the two programs, designed to stimulate the musical imaginations of the youngsters.

Attendance is limited. Tickets, priced at \$2 each, may be obtained at the door, or by sending a self-addressed, stamped envelope to Susan Hilmer, 2905 Ziegler, Cincinnati 45208, or by calling Susan at 871-7463, or Carrie Hayden at 232-8689.

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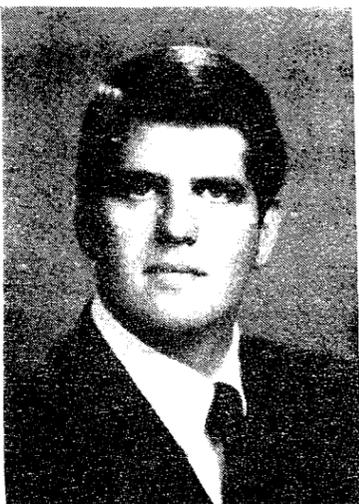
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Tom Longano

Thomas P. Longano, 712 Yale Ave., now in the major case division of the prosecutor's office, is a candidate for Hamilton County common pleas judge in this year's elections. On February 19, Steve Sargeant, owner of Millcroft Inn, will host a fashion show campaign fundraiser in Tom's behalf. Couples are invited to attend. Tickets are available by calling 321-6124 during the day or 248-1950 after 5 p.m.

Pros To Help Out At Baseball Clinic

Greg Richards of the Montreal Expos will join some minor league pros in conducting a free baseball clinic at Terrace Park Elementary School gym on Sunday, February 26. The clinic is sponsored by the village Recreation Committee.

All Terrace Park baseball players and coaches are invited. Instruction for Classes C and D (grades 2 through 5) will be given from 1 to 2:30 p.m., and for Classes B and A (grades 6 through 9) from 3 to 5 p.m. Emphasis will be on pitching, baserunning and hitting.

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