

# NORTH COLLEGE HILL CITY COUNCIL

Minutes for NCH Council Meeting, Tuesday January 20, 2026, 7:00pm

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## PRAYER

President Wietlisbach led the prayer.

## CALL TO ORDER

The meeting was called to order by President Wietlisbach.

## PLEDGE OF ALLEGIANCE

President Wietlisbach led the pledge of allegiance.

## ROLL CALL

- Council Member Zorb: Present
- Council Member Gaston: Present
- Council Member Alexander: Present
- Council Member Cureton: Present
- Council Member Clear: Present
- Council Member Davis: Late at 7:02pm
- Council Member Chichester: Present

## AGENDA

Council reviewed the agenda.

Council Member Alexander made a motion to amend the agenda by adding the officer swearing in to the agenda as guest speakers. Council Member Zorb seconded the motion.

No discussion was had.

Clerk of Council Gillian Clear called the roll.

*Motion by Council Member Alexander, seconded by Council Member Zorb to amend the agenda to add the officer swearing in to the agenda as guest speakers. Motion passed 7-0.*

Council Member Gaston made a motion to amend the agenda by adding resolution 01-2026 to the agenda. Council Member Cureton seconded the motion.

Discussion was had, Council Member Chichester asked what the title was. Council Member Gaston stated the title, Resolution number 01-2026, a resolution expressing formal censure regarding certain statements and conduct by a member of city council during an official meeting.

No other discussion was had.

Clerk of Council Gillian Clear called the roll.

*Motion by Council Member Gaston, seconded by Council Member Cureton to amend the agenda by adding resolution 01-2026 to the agenda. Motion pass 6-1. (Council Members Zorb, Gaston, Alexander, Cureton, Clear, and Davis voting yes. Council Member Chichester voting no.)*

Council Member Zorb made a motion to accept the agenda as amended. Council Member Clear seconded the motion.

No discussion was had.

Clerk of Council Gillian Clear called the roll.

*Motion by Council Member Zorb, seconded by Council Member Clear, to accept*

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*the agenda as amended. Motion pass 7-0.*

## MINUTES

Council Member Clear made a motion to amend the minutes from the January 3, 2026 meeting by adding 'vice' before 'chair of budget and finance' on page 6. Council Member Gaston seconded the motion.

There was no discussion.

Clerk of Council Gillian Clear called the roll.

*Motion by Council Member Clear, seconded by Council Member Gaston, to amend the minutes from the January 3, 2026 meeting by adding 'vice' before 'chair of budget and finance' on page 6. Motion passed 7-0.*

Council Member Zorb made a motion to adopt the minutes from the January 3, 2026 meeting as amended. Council Member Gaston seconded the motion.

No discussion was had.

Clerk of Council Gillian Clear called the roll.

*Motion by Council Member Zorb, seconded by Council Member Clear, to adopt the minutes from the January 3, 2026 meeting as amended. Motion passed 7-0.*

Council Member Zorb made a motion to adopt the minutes from the January 5, 2026 meeting. Council Member Gaston seconded the motion.

No discussion was had.

Clerk of Council Gillian Clear called the roll.

*Motion by Council Member Zorb, seconded by Council Member Gaston, to accept the minutes from the January 5, 2026 meeting. Motion passed 7-0.*

## COMMUNICATION

Clerk of Council Gillian Clear addressed 6 things:

- Providing hard copies of the Council Directory and Council & Ad Hoc committee members
- She is working on getting council mail boxes and files set up for the year.
- Relayed a message about moving the chairs from the blue square after council meetings. She offered to do it at meetings she attended, but asked for other members to help at meetings she could not attend.

Council Member Cureton asked where the request came from. Clerk of Council Gillian Clear responded that she believed it came from Ben Torrey, but could check her email to make sure. She confirmed that the request was made because they needed help because they were relying on other staff to move the chairs for the seniors to play volleyball and they would need to move the chairs after every meeting.

- She updated the council document center folders, and filed everything by year and plans to add folders for minutes and agendas
- Provided council with a hard copy of the new council rules for final review before distribution and posting

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- Proposed the idea of a council SharePoint to improve internal efficiency and access to documents. All documents will still be posted on the other platforms and filed.

Council Member Zorb noted that in the past when council members would email or share files and they left, that the files were not able to be accessed anymore. She suggested talking about this further. Council Member Clear asked President Wietlisbach for it to be assigned to Rules and Public Policy. President Wietlisbach said that would be fine.

## **PUBLIC COMMENTS**

No one signed in to speak during public comments.

## **GUEST SPEAKERS**

### Officer Swearing in Ceremony

- Interim Chief of Police Cheney introduced 2 officers that would be joining the Police Department. One recently turned 21 and began full road duties after previously assisting with administrative tasks and ride-alongs. The Chief noted that based on available records, this officer is the city's first African-American female officer. The second officer previously worked in law enforcement and currently serves in the National Guard.
- Mayor Nichols administered the Oath of Office and welcomed the officers
- The officers both thanked the city and leadership for the opportunity to serve
- Interim Chief of Police Cheney introduced 2 officers that were being promoted to Sargent. A two-phase promotional process with an oral panel and written test, was used, with the top scoring candidates selected.
- The two officers were promoted, each recognized for strong performance, training contributions, and service to the community.
- Mayor Nichols administered the Oath of Office, congratulated the officers, and expressed confidence in their leadership.
- The officers both thanked the city and leadership for the opportunity to continue to serve

### State Representative Cindy Abrams gave a presentation:

- Thanked the officers for their service
- She serves on the Finance, Public Safety, Labor and Commerce, and Local Government committees.
- Described House Bill 88 (increasing the penalties for drug traffickers), passed through the House and is in the senate
- Described House Bill 247 (Avery's Law)
- There are numerous bills addressing taxes, including House Bill 186 (Prevention of property value spike)
- Her distracted driving bill passed in 2023, there is now reports of 20% less fatal crashes in the state of Ohio
- Her other bill defined the offense of grooming, and has been used in Hamilton County

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Council Member Cureton and President Wietlisbach thanked her for coming out and giving an overview.

State Representative Abrams confirmed that she was elected in 2019, and this was her final term. Council Member Davis asked about the cuts to the local government fund and about timelines for grants. State Representative Abrams stated that she had tried to get the fund increased to 2.5% and that grants were on a rolling basis.

City Administrator Arious DukesDean highlighted concerns about property taxes and asked if high property value was the new norm. State Representative Abrams suggested that lower bills might not impact local government; she suggested emailing or calling with any concerns after running the numbers. She noted that interest rates should be coming down. She also noted that if the property tax gets eliminated then state tax on purchases would significantly increase.

Ms. Stagman asked about the federal money and about money from marijuana. State Representative Abrams stated that the disbursement would be based on income. She also stated that Senate Bill 56 is going to have a mechanism to release the money percent to local governments that have dispensaries.

Council Member Alexander asked about school funding and if there would be any funding for relief. State Representative Abrams stated that the Fair School Funding Formula was used to refund schools, as the previous method was not constitutional. She is also working on a bill for school funding.

## **COUNCIL COMMITTEES**

### City, Community Development and Recreation

Council Member Gaston reported that the committee met on January 12<sup>th</sup> at 7:00pm.

During the meeting the following was discussed:

- Committee purpose and procedures
- Discussed collaborating with the planning commission and community groups
- Pies Park updates, is now unlocked and open
- UC Health outdoor gym
- Veterans Park update
- Ending the current Ad Hoc committee

The next meeting is February 9<sup>th</sup> at 7:00pm.

### Budget and Finance

Council Member Zorb reported that the committee met on January 12<sup>th</sup> at 7:30pm.

During the meeting the following was discussed:

- Goals, suggestions, and ideas from members
- Financial report from winter wonderland
- Bidding for waste and recycling, due to Rumpke contract being expired and extended
- Reviewed monthly finance reports
- Verbal update on the Clean-up ordinance and expectations

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The next meeting is February 9<sup>th</sup> at 7:30pm

### Rules and Public Policy

Council Member Clear reported that the committee met on January 12<sup>th</sup> at 6:00pm.

During the meeting the following was discussed:

- Committee responsibilities
- Agenda templates for committees
- Discussion about more time for meetings
- Discussed staff attendance at committee meetings
- Iron mountain discussion, contract and monthly fee will last through May with no budget for renewal
- Code enforcement calls and how many are being resolved

The next meeting is February 9<sup>th</sup> at 6:00pm

City Administrator Arious DukesDean suggested that council consider a less expensive vendor if they chose to keep the files off-site. She also stated that it could be possible to get rid of some of those records since they are now digitized.

President Wietlisbach asked if there was state legislations or state rules about how long you have to keep documents. City Administrator DukesDean said she could send out the laws.

### Public Safety

Council Member Cureton reported that the committee met on January 12<sup>th</sup> at 6:30pm.

During the meeting the following was discussed:

- The foundation of public safety, it is built on partnership, accountability, and a shared commitment for NCH
- The purpose of the committee
- The collaborations with the police and fire department
- Making more focus on the community safety
- Discussed procedures, structures, and expectations
- Discussed updates
- Asked for the Chiefs to be present for collaboration
- Discussed community engagement

The next meeting is February 9<sup>th</sup> at 6:30pm

### Ad Hoc Reports

Council Member Clear reported:

- The Community Improvement Corporation (CIC) met on January 15<sup>th</sup> for the first time since August, their subcommittees had been meeting
- She noted that she and City Administrator DukesDean were there
- The CIC is considering potential disposition of some properties that they have in holding
- The protocol and policy subcommittee has been working on updating thier by-laws

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- The technology group talked about Kroger rewards for fundraising for CIC and setting up their Microsoft environment to allow for recordkeeping and communication between meetings
- Discussed Business District improvements and building capacity grants, City Administrator Arious DukesDean brought up economic development opportunities through Hamilton County
- End of year fiscal reports are coming soon
- Council Member Clear will be a part of the technology group
- The next monthly meeting will be on February 19, at 6:00pm

City Administrator Arious DukesDean reported

- The school board discussed putting a leavy on the ballot for the school district

### **ADMINISTRATIVE REPORTS**

#### Mayor

Mayor Tracie Nichols reported:

- Thanked State Representative Abrams for coming out this evening
- Thanked the new officers
- Hopes everyone enjoyed MLK day activities, reminding everyone that he stood for faith, love, and justice
- Read two quotes
- Noted that we all here to serve a purpose and that is our community
- Request for Clerk to distribute minutes and agendas to department heads

Clerk of Council Gillian Clear asked if this is something that would be sent to the City Administrator to distribute or if the clerk would do all of the distribution. It was confirmed that it typically came from the Clerk. Clerk of Council Gillian Clear asked if there was a contact list. City Administrator Arious DukesDean said there was a distribution list through email for department heads.

#### City Administrator

City Administrator Arious DukesDean reported:

- Thanked State Representative Abrams for coming out
- Congratulated the new officers
- She is happy and encouraged by the Sargent promotions
- Has been working on the Tax Table Booth, and it should be ready by the end of the month and advertised by the tax filing start
- She did an MLK day march
- Read a quote

President Wietlisbach asked for an update on the council name plates. City Administrator DukesDean responded that they found a vendor and offered to work with the Clerk to find plates that would match. Council Member Clear mentioned that the order history might have the exact order from the past.

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Council Member Cureton asked if the City Administrator could provide written monthly updates, to allow for council to be more prepared. She also noted that it is in the job description for the City Administrator to provide monthly updates. City Administrator DukesDean asked if the report was going to be written. Council Member Cureton confirmed she was asking for it to be written and should include things that were happening administratively. City Administrator DukesDean stated that written reports were not a requirement but if the mayor was ok with it then she was too. Mayor Nichols asked if the report would be given before the meeting. Council Member Cureton stated that it would be helpful to have it prior to the meeting. She also noted that the other departments could provide reports to the City Administrator to give to council. Council Member Clear stated that it did not have to be a lengthy report.

Council Member Zorb asked if the tax table would be advertised on the website and in the newsletter. City Administrator DukesDean said that it would, but the newsletter would be out in march, about a month before tax day.

Council discussed ongoing concerns regarding speed bumps, traffic-calming measures, and related studies throughout the city. There were questions about the status of data gathered using a temporary traffic-monitoring device in high-frequency areas. City Administrator Arious DukesDean reported that all originally planned speed bumps under the initial project have been completed, and the monitoring device has not been placed since the summer, though it can be placed in areas with reported speeding issues. It was noted that the speed bump at Parish and Sundale was removed by snowplows last winter. Concerns were raised about the effectiveness of speed bumps located at stop signs and that they are expensive due to road damage and snowplow interference. They plan to revisit traffic monitoring and the possibility of additional speed-control measures. There were questions about the JMA citywide traffic study, which recommended options such as road diets and restriping, in relation to the We Thrive and America Walks grant-funded temporary traffic-calming equipment, including planters and curb bump-outs intended for short-term demonstrations. Council requested clarification on whether those materials were purchased and whether the project could proceed. Additional areas were suggested for renewed traffic studies due to persistent speeding complaints. City Administrator Arious DukesDean explained that staffing vacancies, grant deadlines, and ongoing backlog reduction have required significant time, impacting detailed reporting. She confirmed that she could return with most of the requested findings by the next Public Safety Committee meeting on February 9, with other information in an email. Council requested that future reports be provided a few days prior to meetings; the Administrator agreed to work toward this goal while working on other responsibilities.

### Law Director

Law Director Bill Deters was absent, no report was given.

### Finance Manager

Finance Manager Sheva Stephens Knott was absent, no report was given.

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### **CALL OF MEMBERS**

#### Council Member Zorb

Council Member Zorb thanked State Representative Abrams for coming to the meeting. Council Member Zorb is sorry to see that she is being termed out and hopes she is looking for another position. She appreciates State Representative Abrams for coming to and supporting the local level, noting that government should work that way. She congratulated the officers.

#### Council Member Gaston

Council Member Gaston wished officer Lewis a happy birthday and congratulated the officers. She also thanked State Representative Abrams for coming and answering questions. She highlighted her growing concerns regarding repeated sense of urgency placed on council to vote and pass legislation committing ARPA funds to the 1500 building without complete, consistent, and verified information. She referenced multiple prior meetings in 2025 where deadlines, parcel restrictions, demolition eligibility, insurance impacts, and other issues were presented inconsistently by various city officials. She noted that information council later received from Hamilton County and the city's ARPA representative contradicted earlier statements. She emphasized the need for verified facts, not pressure or incomplete data, to guide council decisions. She asked for clarity and to have a meeting with the administration and the Chair of Budget and Finance to get information. She also stated that she stopped by College Station and the food was great and she looks forward to going there again.

Mayor Nichols asked for the meeting date that Council Member Gaston referenced. It was confirmed that it was November 3<sup>rd</sup>. Mayor Nichols also asked what Council Member Gaston what the Mayor stated during that meeting. Council Member Gaston stated that in September the Mayor stated that there was an open purchase order. On November 3<sup>rd</sup> the Mayor reconfirmed the ARPA deadlines to start a purchase order for the 1500 building. Council Member Gaston offered to give the Mayor the time stamp for the meeting, the Mayor declined.

City Administrator DukesDean asked what the relevance of the Mayor's statement was. Council Member Gaston stated that what the mayor had said was a fact that was being restated. Mayor Nichols also asked what the relevance was because she felt that the way it was stated made it seem like what she said was untrue. Council Member Gaston stated that it was a true statement that the open PO was for RWB and it was relevant because it shows that they will need to work with RWB on a project.

#### Council Member Alexander

Council Member Alexander welcomed the new officers and congratulated all of the officers. She thanked State Representative Abrams for the information. She congratulated the NCH Basketball team on their win. On MLK Day she had the opportunity to attend that UC Celebration for first generation college students. She noted that they provide a mentorship program for the students that answers questions and provides guidance. They also packed items and talked with students.

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### Council Member Cureton

Council Member Cureton thanked the guests and administration, stating it was an honor to serve. Thanked State Representative Cindy Abrams for her time, attention to NCH, and her report. Noting that it helped set the tone for what needs to get done at the local level. Congratulated the new officers and is happy to see the growth in our police department. She is also excited to hear that College Station is open. She is happy to hear that the basketball team is 14-2 and congratulated them. She thanked Coach Williams and Boston College for the exposure to sports, to recruitment, and what their future could look like after graduation. Pastor Hudson is having a youth outing on January 31. Stated that she was thrilled that NCH has our first African-American female police officer. They had their first neighborhood watch meeting, noting that Miss Linda Stagman had an interview with Fox News. She is excited to collaborate with the community and Police Department.

### Council Member Clear

Council Member Clear congratulated the officers, noting that finding balance in an organization between all levels of management and employees can be tricky. Thanked State Representative Cindy Abrams for speaking and for the information, noting that she took a lot of notes and learned a lot. She asked City Administrator DukesDean if there was a follow-up with the citizen from the last meeting. City Administrator DukesDean confirmed that there was, and some ticketing was done, a notice of violation was done, and a contractor was sent out to remediate a property. She asked about the repair schedule only having one street during the summer. City Administrator DukesDean confirmed that was accurate. She asked for clarification on the process for council purchasing and ordering things. She mentioned that the Finance Manager had sent a policy, but she needed to know what the administration needed from council, noting that getting a policy in place would help with the process. City Administrator Arious DukesDean stated that they needed to review the policy, that the Clerk was the point of contact, and some of the regulations needed to be followed for audit purposes. She also stated the HR usually handled the logo t-shirts and business cards, she could make sure that got done. Council Member Clear asked if the next steps for the Veterans Park grant had been completed. City Administrator DukesDean stated that since it was winter they had not. She also mentioned that there had been no Recreation Director, part of the process was not being worked on, and they were unaware of some of the steps to complete the grant process. Council Member Clear offered to meet with her to do a knowledge transfer. City Administrator DukesDean said that it would be helpful.

### Council Member Davis

Council Member Davis welcomed the new officers, and noted that when he moved to NCH, the only black officer was O'Neal and that NCH has moved far. He mentioned that MLK day was yesterday, he mentioned talking the teachings and apply them to today. He mentioned a speech that Dr. King gave to the American Psychological Association, regarding maladjustment. He discussed the term maladjustment, creative maladjustment, and what the speech was conveying. He noted that we should be progressing in a positive manner and lifting people up. He also noted that there are two basketball games on January 27<sup>th</sup>, at 6:00pm and 7:30pm.

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## Council Member Chichester

Council Member Chichester congratulated the middle and high school basketball teams. She also thanked the community for helping get donations and allowing them to shovel driveways so the team could play in Florida. She noted that the team and coaches sacrificed time with their family over the holidays to play. She also congratulated the officers, noting that she had already met one of them. She wasn't able to attend the neighborhood watch meeting but is excited to see things moving forward. She noted that MLK day was yesterday and today NCH has the first African American woman. She mentioned that Dr. King's legacy reminds us that leadership is rooted in service, humility, and dignity, so she spent the day serving. She is happy about the College Station and the furniture store around the corner. She also noted that there is a meat counter which provides options to NCH.

## **FURTHER REMARKS FROM THE AUDIENCE**

No one spoke during further remarks from the audience.

## **LEGISLATION**

FIRST READING RES. 01-2026 A RESOLUTION EXPRESSING FORMAL CENSURE REGARDING CERTAIN STATEMENTS AND CONDUCT BY A MEMBER OF CITY COUNCIL DURING AN OFFICIAL MEETING.

This was a first reading no action was taken.

## **EXECUTIVE SESSION**

Council Member Gaston made a motion to enter into an executive session pursuant to Ohio Revised Code, section 121.22 to enter into executive session under section G1 to talk about the hire and firing of a public employee. Council Member Zorb seconded the motion.

No discussion was had.

Clerk of Council Gillian Clear called the roll.

*Motion by Council Member Gaston, seconded by Council Member Zorb, enter into an executive session pursuant to Ohio Revised Code, section 121.22 to enter into executive session under section G1 to talk about the hire and firing of a public employee. Motion passed 7-0.*

The executive session included Council Members Zorb, Gaston, Alexander, Clear, Cureton, Davis, and Chichester, President Wietlisbach, and City Administrator Arious DukesDean.

Council entered executive session at 9:20pm and returned at 10:23pm.

President Wietlisbach brought the meeting back to order.

## **OLD BUSINESS**

City Administrator DukesDean noted that parcels could be broken up, but with a structure on the land it was different and would involve the city inspector. She stated that insurance is seeing it all as one structure, resulting in them not charging the higher rate. Public Works could be displaced. A project did need to be started by December 31<sup>st</sup> of 2025, but she encumbered the money to RWB for many projects. She wanted to use the money on the damaged electrical boxes to start a project, which could extend the time to December 31<sup>st</sup> 2026. She pressed urgency due to insurance, code

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enforcement standards, and continued deterioration. She also stated that they did not acknowledge her accomplishments and instead focused on the negative. She opened the PO with the anticipation of spending the funds. She also stated that there was a miscommunication and the appraisal was happening on Friday.

Council Member Cureton stated that it is council's meeting and that sentiments or dissatisfaction about information that is being shared should be done in a respectful manner.

Council Member Gaston stated that she never said that City Administrator Arious DukesDean lied and that there was a sense of urgency.

President Wietlisbach reminded everyone of decorum and that the meeting idea was a good idea.

Council Member Gaston agreed that a meeting was a good idea.

Council Member Zorb asked if there was insurance on the electrical boxes. City Administrator Arious DukesDean stated that there was not.

Council Member Gaston made a motion to dissolve the 1500 Ad Hoc Committee. Council Member Alexander seconded the motion.

There was clarification that this would not dissolve the project, just the committee. The goal is to dissolve this committee and form a committee with citizens and people with professional expertise. It was also clarified that the committee was formed by motion of council, so it needed to be dissolved by motion. There were concerns about dissolving it before it had satisfied its goal, since people spent time and effort on it.

Council Member Gaston made a motion to call the question. Council Member Cureton seconded the motion.

Clerk of Council Gillian Clear called the roll.

*Motion be Council Member Gaston, seconded by Council Member Cureton to call the question. Motion passed 5-2. (Council Members Zorb, Gaston, Alexander, Cureton and Clear voting yes. Council Members Davis and Chichester voting no.)*

President Wietlisbach asked Council Member Gaston to restate the motion and received a second from Council Member Cureton

Clerk of Council Gillian Clear called the roll.

*Motion by Council Member Gatton, seconded by Council Member Cureton, to dissolve the 1500 Ad Hoc Committee. Motion passed 4-3. (Council Members Zorb, Gaston, Alexander and Cureton voting yes. Council Members Clear, Davis and Chichester voting no.)*

### **NEW BUSINESS**

President Wietlisbach asked if someone would step into the sergeant-at-arms position if Interim Chief Cheney wasn't there. City Administrator Arious DukesDean confirmed there would be an officer who stepped in.

President Wietlisbach requested that the sergeant-at-arms be dismissed from the meetings by the Presiding officer, not the City Administrator.

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City Administrator Arious DukesDean Stated that she had not received the new Council Rules yet. Mayor Nichols stated that it was in her packet. Clerk of Council Gillian Clear stated she would upload them to the website tomorrow.

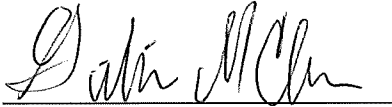
### **ADJOURNMENT**

Council Member Gaston made a motion to adjourn. Council Member Zorb seconded the motion. There was no discussion.


Clerk of Council Gillian Clear called the roll.

*Motion by Council Member Gaston, seconded by Council Member Zorb to adjourn the meeting at 10:55pm. Motion passed 7-0.*

The meeting was adjourned at 10:55pm.



Gillian Clear, Clerk of Council



Suzie Wietlisbach, President of Council