

METRO Neighbors

April, 2012

Serving Cincinnati's Northside & Uptown Neighborhoods

Mediaassociates@ella.net

Clifton Heights multi-use project under Construction



Artist's rendition of one of the series of buildings to be constructed on the south side of Calhoun Street includes a pedestrian plaza (at left)



Work on site just west of Shell Station

Ten years in the making, ground has been broken on an \$8 million mixed use project on a four acre site between Calhoun and West McMillan Streets in Clifton Heights.

Parking garages will be located at both the east and west ends of the complex. behind the Shell Station on the east and behind buildings on West Clifton Avenue on

the west. There will be 716 van accessible parking spaces.

Buildings inbetween the garages will range in height from three to five stories and will include 80,000 square feet of retail space, 40,000 square feet of office space and space for 161 apartments.

Planned but not a part of the present project is a hotel with about 100

beds. The space, on the southeast corner of the site, will be a surface parking lot for the time being.

The complex will be known as University Square.

Also not a part of the project will be renovation of Old St. George Church as a boutique hotel with 60+ rooms and its own underground parking garage.

To Advertise—513-241-7539

Northside



Sewer district may over bill you if you live in a single family home that was a multi-family

By James Heller-Jackson
Back in November, while having a casual conversation with our Northside neighbor, the subject of water and sewer bills somehow came up.



Heller-Jackson

During the chat, I realized my neighbor's bill was consistently lower than our bill, even though her single-family house has four people and our single-family house has just two people. We'd also very consciously set about to update our plumbing fixtures to low-flow technologies, so we were actually using quite a bit less water than ever before. But our combined water and sewer bill was \$40-\$50 higher each quarter

than our neighbor's bill. How is this possible?

A call to the Greater Cincinnati Water Works billing department, who provides combined billing services for both the water and the sewer organizations, was my next step. I explained my chat with the neighbor. She listened. I asked her to look at our bill to see if all was in order. "You seem to be billing correctly, I'm not sure why your bill would be higher, you must be using more water", she said. I said that I highly doubted that.

Then I remembered that our house was at one time a three-family house, and several

years before we'd bought it, the house had been converted back to a big single-family house. The Hamilton County Auditor's website has showed our house as a single-family house for almost ten years.

I asked the question: "Is there a difference in rates if the house is single or multi-family?" She said yes, the sewer portion of the bill is higher for multi-family homes.

"Is our house set for a single or multi-family rate?"

"Let's see, the water portion of your bill looks right, you're coded as a single-family." Again, she tried to tell me we probably just used more water than our neighbor. I pushed

on. I asked if the sewer part of the bill was also coded as a single-family house. She looked. "No, it looks like MSDGC have you set as multi-family house. I'll correct that and you'll be billed correctly going forward. That will bring your bill down between \$40-\$50 per quarter."

My aha moment. That explains it. My next question was if they would credit the overpayments, or since over three years, we'd overpaid by roughly \$500, would they send a check. "Oh, you'll have to contact the Metropolitan Sewer District and ask them for an account review. We just do their billing for them". She gave me a number to call.

The phone number was wrong. I made several more calls before I finally reached an MSD Accounts Receivable clerk. She directed me to an online "account review" form, a badly formatted PDF with misspellings and submit the completed form with supporting documentation saying the

house was being insured a single-family home at the time of purchase.

I asked why the sewer billing hadn't been set up correctly to begin with, since we'd bought the house as a single-family, in fact the prior owners had bought the house as a single-family home as well. She said that an owner has to specifically request that the house would be coded as a single-family house when billing is set up. I told her that other than having a two ton giant fire escape still on the side of the house, we'd have no way of knowing the house had ever been an multi-family house. How would I know to ask that? Shouldn't billing reflect what information is listed on the Hamilton County Auditor's website? After all, that's public information.

I submitted the necessary paperwork in early December. In late December, our quarterly bill came, and it was correct! But no credit. We paid the reduced bill. A week or so later,

we got a robo-call asking us to pay our bill immediately. That check had already cleared, so, knowing that we were still waiting for a credit, I fumed. I called the AR clerk. "Oh, it could take a while before I can get to it".

It's now April. We're still waiting for what should be roughly a \$500 credit. Calls and emails are ignored.

The fact is, throughout Cincinnati, we have more housing stock than people. In the mid-20th Century, Cincinnati's population peaked at more than 500,000 people and it's now down to around 300,000. That means a lot of those big houses built as single family homes might have been converted at one time to multi-family dwellings, but now many have been converted back. The MSD has never updated this information and they know it. And they're in no hurry to correct the situation. If you don't ask, you won't know your house is coded. Since I

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METRO Neighbors, including THE NORTHSIDER & UPTOWN News

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Vol. 24, No. 4; April, 2012



PEACE *(hopefully)*

By Steve Sunderland

Race, Peace and Black Youth

Robert Harris, president of the board of the Cincinnati Human Relations Commission, a long time Cincinnati veteran and expert in conflict resolution, and I were discussing the recent tragic realities emerging in the killing of the Florida 17 year old, Treyvon Martin.

Harris and I recalled the past Cincinnati experience that ended with the killing of a teen, Timothy Thomas, in 2001. We remember what many Cincinnati-

ians recalled about the succession of many killings of African American males at the hands of the Cincinnati police. Up to the riots, the deaths were not taken seriously by the community.

After the riots, a citywide effort began in full to develop a “peace treaty” between the police and the African American community. The landmark document was signed and, thanks to a courageous federal judge, Susan

Delott, the “Agreement” was implemented both within the police department and, with the assistance of many volunteers, across the city. Peace, namely, the absence of the police killing African Americans, has occurred. A new police chief has been hired and he is implementing bold and needed changes in policy. Communities are again meeting to discuss what can be done in preventive ways to keep “the peace.”

Harris and I thought that the city of Cincinnati seems too ready for racial conflict due to the habits of segregation that exist in our city. The recent rally to honor Treyvon Martin,

led by Occupy the Hood, was a wonderful example of community leadership for peace. I stood in the large crowd of concerned parents, citizens who were confused by the details coming from the media, and many ministers who were there to add their support to the efforts at peaceful discussion of both the Florida case and the larger question for Cincinnati.

The speakers repeatedly called for peace as the Florida case unfolds, just as the parents of Treyvon have called for non-violence as the method for discussion.

The death of Treyvon has stirred many fears among black youth, their families, and those concerned for the freedom and safety of all of our community. The lessons learned in 2001-3 need to be recalled at this time and

here is some of the insights we want to share: 1. We must be aware that distortion of information can lead to rising anger and irrational responses. Media and other community leaders need to be aware of

See *Peace*, Page 6, Col. 2

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Dr. Bob and Mite

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Time to clean up, spruce up our neighborhoods

Since spring has arrived, now is a good time to get out and enjoy the beautiful weather.

Neighborhood volunteers will soon organize clean-ups to pick up trash and make our communities look better. This is also a good time to take a look at our own homes and see what repairs (*major and minor*) need to be done as well as those maintenance tasks.

Here are some suggestions for tasks to consider regarding your

home over the next few months (*April – June*):

- * Inspect roof flashings for leaks and check roof for winter damage.
- * Clean and seal wooden decks.
- * Turn on outside spigot after last hard freeze.
- * Wash windows and wash and change storm windows to screens.
- * Inspect, tune up and sharpen lawn and gar-

den tools

* Clean and service central/window air conditioners, attic fan and install window units.

* Clean and check awnings and outdoor furniture.

* Prune trees and shrubs before buds appear.

* Loosen turf and reseed for termite damage and

water problems.

* Look around house for pests and problems i.e. wasp and hornet nests; termite tunnels.

* Check the grading for settling or erosion, standing water, drainage problems to see that soil around the house drains away from it.

* Tune up bicycles, barbecue grill and other outdoor gear.

* Reset programmable thermostat from the summer.

Home buyer classes:
 Saturday, April 28th, 8 a.m. to 5 p.m. at Working In Neighborhoods, 1814 Dreman Ave.

Saturday May 19, 8 a.m. to 5 p.m. at Elmwood City Hall, 6118 Vine St.

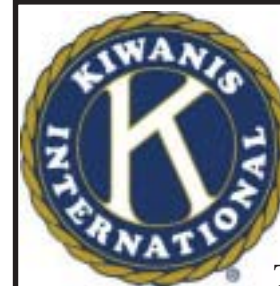
Call 513-541-4109, to RSVP or for more information.

Don't forget the Be A Winner at Heart 5K/10K Run & 5 K walk on April 7th at Kestral Point in Winton Woods. This is a fundraiser to support Working In Neighborhoods' work to empower residents and to promote homeownership. Call 513-541-4109 for more information.

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We hold our weekly meetings at noon on Tuesdays at Twin Towers in College Hill. Learn more about Kiwanis, join us for lunch. RSVP: Don Beimesche, 513-542-7800 or 271-2814 or Jan Holland, 513-681-5213

Third annual Reduce, Recycle Run on April 22

Celebrate Earth Day at Northside's third annual Reduce, Recycle, RUN at Spring Grove Cemetery, 4389 Spring Grove Avenue, Spring Grove Village, Behind Gwen Mooney Funeral Center

Proceeds go to Cincinnati Northside Community Urban Redevelopment Corporation (CNCURC) a 501(c)(3) non-profit, to help

stabilize and revitalize the community by increasing homeownership and eliminating blight in Northside.

Awards: Overall men and women run and walk winners; Top two in each age category.

Runners: 14/under, 15-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70/over

Walkers: 29 & under,

30-39, 40-49, 50-59, 60/over

- Get \$20 in coupons for discounts at local Northside area restaurants

- Recycle your old cell phones and receive \$2 off admission to the Cincinnati Zoo & Botanical Garden

- Recycle your old running/athletic shoes – gently worn shoes will

See *Run*—Page 6, Col. 5

District—from Page 1

found out about our overbilling, I've repeated the story to others who have called and realized their house is also being billed incorrectly. Though billings going forward are being billed correctly, no one I know has yet received any money back from the prior overbillings.

We are considering moving forward with a class action suit against the Metropolitan Sewer District to ask them to compare the county data with their billing data and to make payments to all affected parties. We need more households to participate. If you've been affected by this situation

and have not yet received a credit from the MSD, please contact me at *northside 45223@gmail.com* if you'd like to become a part of the class action suit.

It seems as if MSD knows this is a problem, but since it will cost them money to fix it, they're in no hurry to do the right thing.

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Peace—from Page 3
how misinformation can add to the sense of fear and panic for many members of the community. Treyvon Martin has many faces that can be seen in our youth population and we must find ways of “seeing” black youth as different people. Too often the attitudes about black

males are openly negative, one dimensional and reflect the fears of the observer rather than any real or imagined intimidation.

3. There is a beauty in all youth that needs to be respected and celebrated. The media and other leaders in our community may frame the understanding of our youth as “dangerous” or worse, “fear making.”

Community leaders, school teachers and students and the media should be prudent with their generalizations and with the use or implication of potential danger.

4. At the rally, there were many faces in pain, in worry, and in confusion. The emotional pot is boiling. There is a need to recognize that the Florida case will stir even stronger emotions either because more ambiguous facts are pre-

sented and/or there is political gain to be made from racial conflict. There needs to be an openness to hear from the African American community as they suffer from these empathetic responses to the Florida case and an appreciation, especially by the police and educators, that feelings that are strong are not necessarily dangerous.

5. It is not too soon to plan for activities for our youth for this Summer. Many youth will be seeing the Florida case unfolding over the next few months. What kind of concern does the City of Cincinnati, the school systems, the universities, and the employment sector have for gainfully engaging our youth? Not to step up to this challenge at this time is to miss a great opportunity for strengthening relationships

with all youth.

Our hearts go out to the family of Treyvon Martin and to the families of other youth killed so sadly in the cities of this country.

We can learn from their deaths the hard lessons about the fruitless nature of violence. We have this moment in our time to restart the discussion. Harris and I agree that now is the time to draw out a different present and future for our youth.

Run—from Page 5

be distributed to families in need and worn out shoes will be shredded for their base materials to be used anew.

• Using FDA approved compostable paper cups, or feel free to bring your own water bottle

Online registration is available at www.sprunning.com. Fee is \$20 (\$25 with T-shirt) until Wednesday, April 19. Registration day of race is \$25.

Restration on day of race begins at 7:30 a.m., the race begins at 9 a.m.

The race course is 5K USATF certified.

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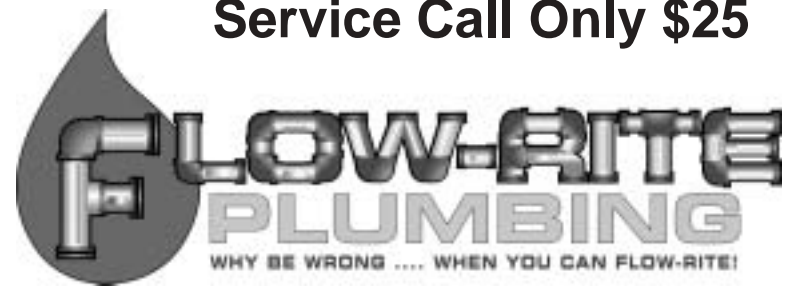
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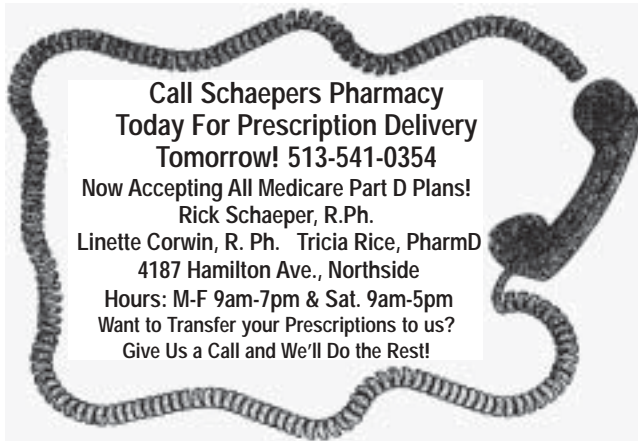
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Cincinnati Northside



Dr. Bob

By Dr. Robert Biederman

Going Green

Hello folks. Do you remember when we were all growing up, there were all these legends we came to believe in. We've run across all the classics.

First there was Santa, the Easter Bunny and the Tooth Fairy. Wouldn't you know, but we got older and moved on to Batman, Superman and the various other superheroes. Getting older still, perhaps one of the few legends left is the legend of the lottery winner. (*Well, it sure wasn't me—but it should've been!*)

In the veterinary world, I have seen a few of these legends come and go. There is the legend of using pennies to treat intestinal worms. There is also the one about used motor oil to treat the various types of mange. By the way, in case you were wondering, I do not recommend or advise such behavior. Copper or petroleum toxicity will needlessly increase a veterinarian's work load. It would appear to be fairly straightforward that such things are archaic, and therefore, detrimental to our little loved ones. Has anyone seen a parent smear used motor oil on their child's cranium for that lice infestation? (*You get the picture!*)

Let's fast forward to our pets these days. The legend of grass eating dogs is a powerful tale. But if we take a quick look at Oscar's feet, we'll find toes down there instead of a cloven arrangement! Holy mackerel, what's that all about?

Well, it's kind of like this—our dog and cat family are carnivorous. That means that, unless Spot or Tigger had a goat for a grandmother (*Check that pedigree!*), then perhaps there

are better ways to get a little extra fiber in their diets. Steak vs. weeds. We know who's going to win!

Now comes the legend of needing grass to purge their dear little bodies. Eat some grass, give them a few minutes and, shazaam, we now have our vomiting patient. What a genius! Boy, who would've thought my dog to be so smart? After eating that rotting hot dog on the sidewalk, after picking through that bird carcass, (*or deer poop*), he now knows that eating grass will make him feel incredibly younger and vibrant! Make sense? (*Give yourself a pat on the back if you said "NO!"*)

There are just two big things wrong with this legend. First is that this is the number one way for pets to get intestinal worms. You know that scoundrel of a neighbor two doors down who never takes his pet to the vet? Well, his dog's got worms. You know it. I know it—but Mr. Carmichael doesn't seem to care if his dog has worms. His dog "Lucky" passes the eggs of these worms in his stool. The eggs can then stay in a state of "suspended animation" in the soil for several years! The rain and snow will spread these worm eggs around until they are just about anywhere and everywhere. And during his morning walk, my dog decides

to make that decaying frog leg his second breakfast! He then hits the backyard lawn like the grass eating champion that he is, says 'goodbye' to the frog leg, and picks up a few worm eggs in the process. (*Thankfully, most monthly heartworm pills have regular wormer mixed in to deal with this dilemma.*)

The other thing wrong with eating grass is this—my dog has toes and so do I! (*Not that cloven stuff*). Sounds a little strange, but what does that mean? Well I'm not a gambler, but I'll bet that if I eat a couple of handfuls of grass, I'm going to run into the same case of gastric upset as my ever faithful dog. Blades of grass will cut up my insides just like a piece of paper will to my finger. Next thing you know, I'm at my doctor's office with this god-awful case of bloody mucoid diarrhea. Is he going think I'm a genius for making myself sick? I doubt it! And since we're both warm-blooded animals, why is this okay for Lucky but not for me? Answer—It's not! I see this situation a lot though, particularly in the springtime when we get that juicy growth of new grass.

So the moral to the story is don't let pets (*as much as humanly possible*) eat grass. I don't see the intelligence factor at work here. Sure, it's alright for sheep, cattle and pet giraffes; but otherwise this is not a good thing! And guess what? We are going to look so much smarter when it's the neighbor's dog that has a major case of the 'squirts' instead of ours. Now that's something to smile about! So let's all get out there and enjoy the warm weather together. We deserve it! Until next time.

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