

RECORD OF PROCEEDINGS

Minutes of the Silverton City Council Workshop
Held Thursday, November 3rd, 2005

The Council of the City of Silverton met for a workshop in Council Chambers at 6860 Plainfield Road at 7pm on Thursday, November 3rd, 2005. Mayor James Siegel called the meeting to order.

OPENING REMARKS:

Councilman Sylvester led the prayer and Mayor Siegel led the Pledge of Allegiance.

ROLL CALL:

ELECTED OFFICIALS:

ALSO PRESENT:

James Siegel	Mayor	Present	Mark Wendling	City Manager
John Smith	Council	Present	Leighanne Davis	Tax Clerk
Frank Sylvester	Council	Present		
Mark Quarry	Council	Present		
Mike Morthorst	Council	Present		
Idella Thompson	Council	Present		
Joyce Glover	Council	Present		
Mary Shea	Clerk- Treasurer	Present		

CITY MANAGER'S WORKSHOP DISCUSSION ITEMS:

1. Montgomery Road Parking

Mr. Wendling introduced Mr. Sheff who was present to answer any questions about the on-street parking he was requesting from council on Montgomery Road near his business. Councilman Smith inquired about the hours of operation of the businesses located at 6721 Montgomery Road. Mr. Sheff reported that the DSS Direct TV business was open 8am – 8pm and the proposed coffee shop hours would be 5:30 am – 5:00 pm. Mr. Sheff stressed that his biggest concerns are the morning hours of operation. Mr. Sheff also reported that there have been two accidents recently in that area and he feels on-street parking will help to slow traffic down in that area. Mr. Sheff stated in his opinion the Metro buses are the biggest speeding offenders. Councilwoman Thompson asked if the business is currently open. Mr. Sheff reported that the Direct TV business is open, while he hopes to open the coffee shop in February of 2006. Mr. Sheff stated he would like parking permitted from 5 am – 5 pm. Councilwoman Thompson asked how many spots Mr. Sheff was asking for. Mr. Sheff responded that he thought that there were about 4 or 5 available spots in front of his business. Mr. Wendling added that if we allowed parking it would be from Belkenton west until the corporation line, on both sides of the street. Councilman Quarry asked what the expected capacity of the coffee shop would be. Mr. Sheff responded that the number will be up to the fire marshal, but he anticipates it to be around 40 people. Councilman Smith motioned to allow on street parking on Montgomery Road from Belkenton Avenue west to the corporation line from 5 am – 5 pm, and was seconded by Councilwoman Glover. All voted aye. Motion carried.

2. Downtown Update

- a. Mr. Wendling reported that the DRS/bonded building was sold to Women Helping Women. Mr. Wendling reported that while the organization is a good, upstanding group we will not get much by way of earnings tax from the organization.
- b. Mr. Wendling reported that Meier's Winery is under new ownership. Mr. Wendling spoke to Jack Lucia, General Manager of Meier's, about the sale, and he was very pleased with the situation. Councilwoman Thompson asked when the sale took place, and Mr. Wendling reported that he thought it was in July.
- c. Mr. Wendling informed council that Never On Sunday has also been sold. Mr. Wendling has spoken to the new owner, who plans on opening a sports bar in the building and is completely gutting the interior.
- d. Mr. Wendling said he is working on the right-of way issue at Plainfield Road and has asked Dave Emerick to also start working on the project. Mr. Wendling added he has no idea of how much it will cost to purchase the land from the Carter family, but he is hopeful that it can be worked out between the City and the Carters.
- e. Mr. Wendling informed council that he has been investigating starting a Farmer's Market in Silverton and has a couple of farmers who are very interested. Mr. Wendling asked if council is open to the idea, and they were very supportive. The idea is in the planning phase, but Mr. Wendling hoped to have the market on Friday afternoons. Mr. Wendling said the municipal lot would be the preferred location for the market; however Mr. Lucia from Meier's Winery expressed an interest in hosting the market as well. The market would be seasonal, from late June through the end of October.
- f. Councilwoman Thompson asked about the status of the Aamco Transmission business at Montgomery and Stewart. Mr. Wendling reported that the business owner, Fred Ebbert, is not very cooperative and will probably continue to be a problem although the city would prefer to have a positive working relationship with him.

3. Sheriff's Sale – 6945 Silverton Avenue

Mr. Wendling reported that the final Parsons property on Silverton Avenue was going to Sheriff's sale with a minimum bid of \$34,000 and a taxable value of \$51,000. Mr. Wendling asked council if they were interested in pursuing the purchase of the property. If we were to obtain the property, it would give the city three consecutive lots on Silverton Avenue. Councilwoman Glover asked what the benefit was to the city owning these properties. Mr. Wendling noted that council had hoped to get all four vacant properties and then land bank the properties for development. Mr. Wendling asked council if they wished to pursue the property and if they did what the maximum bid from the city would be. Councilman Quarry motioned that \$55,000 would be the maximum bid for the property located at 6945 Silverton Avenue and was seconded by Councilwoman Thompson. All voted aye. Motion carried. Councilwoman Thompson asked who would go to bid on the property and Mr. Wendling noted that he would probably send a staff member.

4. Status of 2005 Capital Improvement Program

Mr. Wendling reported that the Silverton/Home Avenue project is essentially complete, with a few minor things that need to be addressed. Adleta Construction has moved across to Sampson Lane and the project should be in full swing soon. Mr.

Wendling also noted that the failing sections on Montgomery Road between the eastern corporation line and Plainfield Road will also be repaired soon. Mr. Wendling reported that because of the location of the gas mains, the installation of the new catch basins will be delayed until next spring when Cinergy is finished with the gas main replacement project. Mr. Wendling also noted that the trees that are being removed have been marked and a second letter was sent to the affected residents, with no adverse reaction from any resident.

5. 2006 SCIP Update

Mr. Wendling reported that we received our rating for Plainfield Road, which is 307. Our corresponding rank is 25. Mr. Wendling was unsure what that meant, but the cut-off for grant money was established at number 11. Mr. Wendling is optimistic that we will receive a loan for the project. Mr. Wendling stated that if we did not get the funding, than we would need to make a decision on how to pursue the project. Mr. Wendling said the integrating committee would be meeting soon and he would know more about our standing later this month.

6. Collection of Delinquent Taxes

Mr. Wendling reported that we collected about \$9,800.00 in delinquent taxes for the month of October. Mrs. Davis reported that 98% of the taxes that are on payment plans are being collected each month.

7. Winterfest on Montgomery Road

Mr. Wendling reported that the Kennedy Heights Community Council had contacted him with a request for Silverton's participation in the Kennedy Heights/Pleasant Ridge Winter Fest. Council stated that while they support the project, they do not feel they can get involved at this late date. Council indicated a desire to participate next year.

8. Mosquito Control Issues

Mr. Wendling reported that a resident of Berkley Circle had contacted the city requesting that the city consider spraying for mosquitoes next year. Mr. Wendling informed council that he had submitted a survey request to the Center for Local Government to determine how many other communities in Southwest Ohio spray for mosquitoes. He reported that he survey results were not yet available. Council stated that at this time they are not interested in initiating such a program.

9. Silverton School Community Task Force

Mr. Wendling reminded council that the city is looking for individuals willing to serve on a task force that would determine partnership opportunities between Cincinnati Public Schools (at the Silverton School site) and the community at large. Mrs. Shirley Hackett volunteered to serve.

MOTION TO ADJOURN TO EXECUTIVE SESSION:

Councilman Quarry motioned to adjourn to executive session to discuss personnel issues and was seconded by Councilwoman Thompson. A roll call vote was taken. All voted aye. Motion carried.

MOTION TO ADJOURN EXECUTIVE SESSION:

Councilman Smith motioned to adjourn executive session and was seconded by Councilwoman Glover. All voted aye. Motion carried.

MOTION TO RECONVENE MEETING:

Councilman Smith motioned to reconvene council, and was seconded by Councilwoman Glover. All voted aye. Motion carried.

ADJOURNMENT:

Councilman Smith made a motion for adjournment, which was seconded by Councilwoman Thompson. All voted aye. Motion carried. The meeting was adjourned.

Respectfully submitted,

Mary F. Shea
Clerk Treasurer

James L. Siegel
Mayor

Mark T. Wendling
City Manager