

**RECORD OF PROCEEDINGS**  
Minutes of the Silverton City Council Workshop  
Held Thursday, January 5, 2006

The Council of the City of Silverton met for a workshop in Council Chambers at 6860 Plainfield Road at 7pm on Thursday, January 5, 2006. Mayor John Smith called the meeting to order.

**OPENING REMARKS:**

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

**ROLL CALL:**

**ELECTED OFFICIALS:**

**ALSO PRESENT:**

John Smith	Mayor	Present	Mark Wendling	City Manager
Joyce Glover	Council	Present	Bryan Pacheco	City Solicitor
Shirley Hackett	Council	Present	Meredith George	Clerk of Council
Mike Morthorst	Council	Present		
Mark Quarry	Council	Present		
Frank Sylvester	Council	Present		
Idella Thompson	Council	Present		

**CITY MANAGER'S WORKSHOP DISCUSSION ITEMS:**

1. City Commission and Board Vacancies

Mr. Wendling noted that there were several city commission and board vacancies to be addressed. Mr. Wendling said the most important was the three vacancies on the Deer Park – Silverton Joint Fire District. Mayor Smith stated he was recommending Harvey Howard for the citizen representative. Councilman Quarry reminded council that Jim Siegel was interested in the appointment, and was the first citizen to express an interest. Councilwoman Hackett asked if anyone had contacted Willa Garner to see if she wished to continue her service. Councilman Sylvester stated Mrs. Garner did contact him and expressed her interest in continuing to serve on the Fire Board. Councilman Quarry presented documentation to all council members from past fire board meetings that showed Mrs. Garner's attendance at the meetings was low. Councilwoman Hackett stated that while she felt Jim Siegel was qualified to serve on the Fire Board, she also felt Mr. Siegel was already serving on numerous boards and the appointment should be given to someone who has fewer or no appointments. Councilwoman Thompson motioned to nominate Harvey Howard to become the citizen representative to the Fire Board and was seconded by Frank Sylvester. A roll call vote was taken – Thompson – aye, Morthorst – aye, Quarry – nay, Glover – aye, Sylvester – aye, Hackett – aye. Motion carried.

Councilman Quarry motioned to appoint Mark Wendling as the Public Safety Representative to the Fire Board and was seconded by Councilwoman Glover. A roll call vote was taken. All voted aye. Motion carried.

A discussion ensued regarding the council appointment to the Fire Board. Councilman Quarry reaffirmed his interest in the appointment and noted that he had passed out a memo to council expressing his interest. Councilwoman Thompson noted that she also had expressed an interest in the appointment. Councilwoman Thompson asked if a councilmember could nominate themselves for the appointment. Mr. Pacheco answered yes. Councilman Quarry stated he would not nominate himself. Councilwoman Thompson nominated herself to fill the legislative

vacancy on the Fire Board and was seconded by Councilwoman Glover. A roll call vote was taken. All voted aye. Motion carried.

Mayor Smith stated he spoke with Ted Wanstrath and he was interested in being re-appointed to the Board of Zoning Appeals. Councilwoman Thompson motioned to re-appoint Mr. Wanstrath to the BZA and was seconded by Councilwoman Glover. All voted aye. Motion carried.

Mayor Smith stated he spoke with Mary Shea and she was interested in being re-appointed to the Civil Service Commission. Councilman Sylvester motioned to re-appoint Mrs. Shea to the Civil Service Commission and was seconded by Councilwoman Hackett. A roll call vote was taken. All voted aye.

Mayor Smith noted he had spoken with Dave Paris and he no longer wished to serve on the Design Review Board. Mr. Wendling noted that Paul Smiley was an alternate voting member and would gladly accept the nomination to become a voting member. Councilman Quarry motioned to appoint Paul Smiley to become a voting member of the Design Review Board and was seconded by Councilwoman Thompson. A roll call vote was taken. All voted aye. Motion carried.

Mayor Smith recommended Shirley Hackett to replace Frank Sylvester on the Design Review Board. Mr. Sylvester's term expired 12-31-05. Councilwoman Thompson motioned to appoint Councilwoman Hackett to the Design Review Board and was seconded by Councilwoman Glover. A roll call vote was taken. Motion carried.

Mayor Smith noted that Marty Huber did not wish to continue to serve on the Park Board. Mr. Wendling stated he spoke with Sondra Britton and she was interested in serving on the Park Board. Councilwoman Thompson motioned to appoint Sondra Britton to the Park Board and was seconded by Councilman Quarry. A roll call vote was taken. All voted aye. Motion carried.

2. Joint Venture with Cincinnati Public Schools

Mr. Wendling reported that he approached CPS about a possible "property swap" between the current school property and Ficke Memorial Park. Mr. Wendling also reported that the school is our number one earnings tax generator, and we could possibly allow one of the other schools to use the current building while the new building is under construction. The benefit of the school building in the park is that there would be a new school and it would still leave plenty of green space. The city in turn could later redevelop the land where the school is currently located. Mr. Wendling said he had been contacted by high-end developers who would like to possibly build some upscale condominiums. Mr. Wendling needed to know if council had any interest in the idea so he could let CPS know if any further discussions were needed. Council stated they were interested in exploring the idea.

3. Proposed Bus Shelter on Montgomery Road

Mr. Wendling reported that he has looked into purchasing a bus shelter for the Montgomery Road / Belkenton Area. The cost would be a minimum of \$2000.00 and we may also need to install a concrete pad. The shelters are graffiti and vandal resistant and made of very durable material. Councilman Quarry said he would prefer to see the streets repaired or have the MDT's installed in the police cruisers rather than spend money on the shelters. Councilman Quarry added these things that fall in a "need to have" category versus a "nice to have" category. Councilwoman Thompson said we have made great progress on the street repairs and all other

projects can not be put on hold because of the road repairs. Councilwoman Glover pointed out that if we install one there may be a snowball effect and other residents will request more shelters in other areas. Councilwoman Hackett asked council to seriously consider installing a shelter, as it will serve a number of elderly residents from the St. Theresa Home at the end of Belkenton. Mr. Wendling added that the shelters do provide a legitimate public purpose. Councilman Sylvester asked Mr. Wendling to continue to collect information about the shelters.

4. Downtown Update

Mr. Wendling reported that the owners of Play by Play, the new sports café replacing Never On Sunday are interested in working with the city on the streetscape in the area of their business. Mr. Wendling also reported the proposed facade changes to the building had been approved by the Design Review Board earlier in the day. Mr. Wendling showed council a model of the new facade along with a set of the plans. Council was excited about the changes and Councilman Sylvester said it would be a great idea to collaborate with the owners on a streetscape project.

Mr. Wendling reported that he had a meeting with the potential buyer and he really does not know where the project is going. The Carter family reported that there is a contract on the property, but they do not believe the buyer has the financial backing for the deal to be finalized. The Carter family expressed an interest in redeveloping the property and asked for help from the city. Mr. Wendling stated while we could possibly offer tax abatement, we could not offer any financial backing to the project.

Mr. Wendling also reported that he had a meeting with a small group today that are looking for a building in Silverton that could be used as a graphic arts studio as well as a residence. Mr. Wendling showed them all the available property in the business district, including the house we own on Silverton Avenue. The gentlemen were very interested in the Silverton Avenue property. Mr. Wendling asked council to consider taking less for the property and including a condition in the deed that the property be fixed up and maintained to a certain standard. Councilwoman Thompson asked if the zoning code allowed someone to live in a building also being used as a business. Mr. Wendling stated he was almost positive that was allowed, but would need to refer to the code to confirm it.

5. Status of 2005 Capital Improvement Program

Mr. Wendling stated that Sampson Lane was on hold until the spring. Mr. Wendling also reported that a few residents have called because some drain lines have been cut causing a back up. Mr. Wendling said that Adleta has been very good about repairing the pipes timely and properly. Mr. Wendling also reported he met with Cinergy before Christmas and they plan to begin the gas line work early this year, followed by the completion of Sampson Lane.

6. Re-Configuration of Meeting Room

Mr. Wendling suggested to council that we consider rearranging the council room to promote better interaction. Mr. Wendling suggested we have a "round table" set up for the workshops and create a "V" formation for the business meetings. Council was in agreement and Mr. Wendling will further research the issue to develop seating arrangements. Councilwoman Hackett also asked Mr. Wendling to have the wall behind him cleaned of all the black marks, as it looks horrible.

**OPEN DISCUSSION BY ELECTED OFFICIALS**

Councilwoman Thompson asked what the status of the Post Office traffic flow was. Mr. Wendling reported that he had been trading messages with the Postmaster, Mr. Tom Ahr. However, Mr. Wendling is working on setting up a meeting including representatives from the post office, the police department, the city and the city engineer's office.

Councilwoman Thompson also added that she has been curious about the Community Press newspaper and their lack of coverage of Silverton. Mr. Wendling added that the subscription rates in Silverton are low, which may add to the low coverage. Councilwoman Thompson stated that she would like to work on getting Silverton back in the Community Press and getting the Community Press back in Silverton. Council was in agreement.

Councilwoman Hackett asked if monthly reports from the various department heads could be shared with council. She stated often she feels like she is in the dark about what is going on and gets caught off guard if a resident asks her about specific events. Mr. Wendling stated he would ask all the department heads to begin preparing a monthly report.

Mayor Smith reminded everyone that the joint meeting at Amberley Village is Friday, January 20, 2006. Please call Mrs. George with your menu selections by January 17, 2006.

**MOTION TO ADJOURN TO EXECUTIVE SESSION:**

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

**MOTION TO ADJOURN EXECUTIVE SESSION:**

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

**MOTION TO RECONVENE MEETING:**

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

**ADJOURNMENT:**

Councilwoman Glover made a motion for adjournment, which was seconded by Councilwoman Hackett. All voted aye. Motion carried. The meeting was adjourned. Respectfully submitted,

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John A. Smith  
Mayor

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Mark T. Wendling  
City Manager

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Meredith L. George  
Clerk of Council