

## **RECORD OF PROCEEDINGS**

Minutes of the Silverton City Council Workshop  
Held Thursday, March 1, 2007

The Council of the City of Silverton met for a workshop in Council Chambers at 6860 Plainfield Road at 7:00 pm on Thursday, March 1, 2007. Mayor John Smith called the meeting to order.

### **OPENING REMARKS:**

Mr. Sylvester led in prayer, and Mayor Smith let the Pledge of Allegiance.

### **ROLL CALL:**

#### **ELECTED OFFICIALS:**

#### **ALSO PRESENT:**

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

### **PUBLIC COMMENT:**

*Mary Wright – 6700 Stoll Lane*

Mrs. Wright was curious as to why most addressed items refer to us as Cincinnati, rather than Silverton. Mr. Wendling explained that the reference to Cincinnati is related to old Post Office procedures. Mail can be addressed to Silverton, rather than Cincinnati and it will be delivered, however people are so used to using Cincinnati it is hard to change. It is rare for most cities in our region for the mail to be address to their specific city, rather than Cincinnati. Mrs. Wright would like to see all residents use Silverton for their mail, license plates and any other means that identifies our city.

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

#### **1. Effects of House Bills 3 and 4**

Mr. Wendling turned the meeting over to Mr. Pacheco to explain the changes with the estate tax if HB 3 Or 4 pass. Mr. Pacheco began with HB 4, which will allow the electors to repeal the estate tax in each individual city. The issue would have to be placed on the ballot for this to be accomplished. HB 3 eliminates the estate tax immediately. The issue would then have to be placed on the ballot for the voters to re-instate it. Mr. Pacheco's opinion is that HB 4 is the better of the two bills from the

City's perspective. Additionally, Mr. Wendling informed Council that the local government funds are under attack because the State has a deficit.

Mr. Pacheco also explained Senate Joint Resolution #1, Article 1, Section 19 B addresses eminent domain. In summary, the resolution establishes that private property can not be taken solely for economic development. Mr. Pacheco stated the recent decision of the Ohio Supreme Court in an eminent domain case has already established that so the resolution would not change much. House Bill 5 and Senate Bill 5 would redefine the definition of blight and infringe on a municipalities home rule power.

2. Real Estate Investment Association

Mr. Wendling stated Charlie Wallner has contacted him to see if the City has any interest in their proposal. Mr. Quarry stated he has not been able to collect much information on REIA. Mr. Wendling stated he does not know enough about their work and needs more information before the City can make a decision. Mrs. Glover and Mr. Morthorst have asked to see a list of addresses that REIA has worked on, along with before and after pictures, so that Council can see their work. Mr. Quarry stated he will still try to gather more information on the business.

3. Municipal Road Aid Funds for Plainfield/Montgomery Intersection Project

Mr. Wendling reported that we received our MRAF funding for the project and we are still waiting for the SCIP funds. The appraisal at the Litehouse has been completed and it is estimated that the cost of the right of way the City will need to purchase is \$92,000.00. NIC has toured the building after the recent flooding and has condemned the building. Mr. David Carter is aware of it and has stated it will come down soon. Mr. Wendling has asked Lisa Colwell from NIC to stay on top of the situation, as his idea of "soon" and our idea may be different.

4. Scratching Post Renovation and Relocation

Mr. Wendling informed Council that he met with GBBN Architects regarding a project the Scratching Post is beginning. The Scratching Post is relocating to the old Howard Office Supply building and will be putting a new façade on the building. Mr. Wendling stated the architect firm is a very good firm. Mr. Wendling presented the architect with the Design Review District guidelines and told him if they met these requirements they should be fine. Mr. Wendling also recommended they clean up the old building before going in front of the DRB.

5. Arbor Day Celebration

Mr. Wendling asked Mrs. Hackett to update Council on the Arbor Day celebration plans. Mrs. Hackett reported the celebration is scheduled for Friday, April 27, 2007 at 1:00 pm. The celebration will take place at Silverton School. Mrs. Hackett has met with the teachers to establish

activities for the celebration, which will consist of a poetry contest and seedling plantings. The students will also be working on tree projects in science class. Another requirement of the celebration is to plant one tree somewhere in the City. A discussion followed as to where to plant the tree. One possible location is the park at the train station, and have the students practice their emergency evacuation route on the way to the train station. Mrs. Glover stated she will work with Mrs. Dendy on putting that aspect of the celebration together.

Mr. Wendling told everyone to look for the Urban Forestry Board article that is scheduled to be in this Sunday's Cincinnati Enquirer.

6. Stewart Road Lot Split

Mr. Sylvester reported that the Planning Commission met earlier today and approved a lot split of the property located on Stewart Road where the Small World Day Care Center is. The lot will be split so that the owner of the daycare can purchase the land from Steve Brenner. Mr. Morthorst asked if Mr. Brenner had any plans to put anything on the property he will retain. Mr. Wendling stated he did not know what Mr. Brenner's plans were.

7. Silverton Paideia Museum School Update

Mr. Wendling reported that the Board of Education has approved the land swap and now it is time to sit down with CPS and get the details worked out. The swap will include giving the school approximately 6-7 acres of the park in exchange for the 6 acres they have on Stewart Road at the current site. Mr. Quarry asked if we would get a conceptual design. Mr. Wendling stated we would, as we will need it for the public hearings. The design process is set to begin in June and the museum school concept will need to play a role in the design.

8. Regulation of POD Units

Mr. Pacheco has put together language to change the code for the regulation of POD Units. Mr. Wendling will present it to Council for review and they can decide how they wish to proceed.

9. Quality of Life Team Training Program through Keep Cincinnati Beautiful

Mr. Wendling reminded Council of the meeting which will be held at the Madisonville Recreation Center on March 22 from 6:30 – 8:30 pm. Mrs. Hackett, Mrs. Thompson and Mr. Quarry are all planning on attending.

10. Additional Items

- a. Mr. Morthorst inquired about the old gas station on the corner of Montgomery and Belkenton. Mr. Wendling reported that the City could consider applying for an ODNR grant to remove the old gas

station and replace it with a pocket park. The police department has been trying to locate the owner so that they can be cited for the building code violations.

- b. Mrs. Glover stated that the delivery trucks at the BMW store have been more compliant with setting out small cones when they are parked on Stewart Road unloading vehicles. Mrs. Glover thanked the Police Department for their swift response in this situation. Mrs. Glover also noted that the new coffee shop, H.D. Beans has received rave reviews from our residents.
- c. Mr. Sylvester noted that there was a water main break on Elwynne which was not addressed timely by Water Works causing some damage to the street. Mr. Wendling stated he would have Dave Emerick contact Water Works and look into the problem.
- d. Mrs. Thompson stated she contacted ICRC about the color problem when our meetings are aired on Channel 17. The problem was traced back to the cameras in the Council room, which will be fixed before our next meeting.
- e. Mr. Quarry asked to have a new street inventory done. Mr. Wendling stated he was already planning to invite Mr. Emerick to the April workshop to explain and review the inventory.

#### **ADJOURNMENT:**

Mrs. Glover made a motion for adjournment, which was seconded by Mr. Quarry. All voted aye. Motion carried. The meeting was adjourned.

Respectfully submitted,

---

John A. Smith  
George  
Mayor

---

Mark T. Wendling  
City Manager

---

Meredith L.  
Clerk of Council