

RECORD OF PROCEEDINGS
Minutes of the Silverton City Council Workshop
Held Thursday, July 5, 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, July 5, 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	Tom Peterson	Finance Director
Mike Morthorst	Council	Present		
Mark Quarry	Council	Present		
Frank Sylvester	Council	Present		
Idella Thompson	Council	Present		

PUBLIC COMMENT:

None.

CITY MANAGER'S WORKSHOP DISCUSSION ITEMS:

1. Presentation by Nick Shipley of the VonLehman Company, the City's Auditor of Record
Mr. Wendling introduced Mr. Nick Shipley from VonLehman Company. Mr. Shipley presented an overview of the 2003-2004 Audit, which was followed by a brief question and answer session. The Audit went well, with only two items to be addressed: internal control issues in the tax department and uncollateralized deposits. Council thanked Mr. Shipley for his presentation.
2. Regional Income Tax Authority
Mr. Wendling noted that representatives from the Regional Income Tax Agency (RITA) had attended last month's workshop to give Council a presentation on their services. Mr. Wendling had circulated a memo to Council listing the pros and cons of contracting with RITA for income tax collection. One positive of the transfer to RITA is the internal control issue would be resolved. In the event the City was unhappy with the service from RITA the contract could be cancelled. A brief discussion followed and Mr. Wendling stated he would continue to gather information.
3. Building Department Services
Mr. Wendling stated he has been researching different ways to solve our building department issues. Currently National Inspection Corporation is providing all our services, however they would rather not do zoning review and property maintenance. Mr. Wendling is recommending that we do a RFP for building inspection services, hire a planning agency on an hourly basis for zoning review

and hire a part-time employee for code enforcement. Mr. Wendling stated he would prepare a memo for Council detailing the issue and his recommendation.

4. National Main Street Program

Mr. Wendling reported he and Manny Citron attended the call for applications for the National Main Street Program last month. He believes it to be a great program, but is not sure it will be a great fit for Silverton due to its strong emphasis on historic preservation. Many of the City's historic structures have already been lost, and others are in locations that would make them difficult to reuse. Mr. Wendling stated he would like to do more research, as he is not sure how far to go with the program. Additionally Mr. Wendling reported there is no rush to apply and it is a two to three year process to participate.

5. Tax Budget & Supplemental Budget Ordinances

Mr. Peterson noted that he was not present at the public hearing held on June 21, 2007. Mr. Peterson was present tonight to clarify the form the budget was on. There was no grand total on the form because this is the way the county wants the budget reported. The form is designed for the auditor's purposes; therefore the information is separated throughout the form. The approximate grand total for the budget is around 3 million dollars.

6. Housing Study – Next Steps?

Mr. Wendling noted that he included the contract from Property Advisors for Phase II of the housing study in the Council packet. Mr. Wendling is recommending that if Council decides to proceed with Phase II of the housing study that they wait until next budget year. Mr. Quarry indicated that he was disappointed in Phase I of the study, as he felt all that was done was number crunching with Census Bureau information.

7. Census Challenge Meeting

Mr. Wendling reported that he and Mayor Smith have been invited to a meeting later this month with Cincinnati Mayor Mark Mallory and Hamilton County Commissioner Todd Portune. Mr. Wendling stated the purpose of the meeting is to discuss a countywide census challenge. The Census Bureau is projecting a 10% population loss since 2000 for Silverton. Mr. Wendling does not believe that to be the case and if Silverton has any loss it is be minor. Mayor Smith and Mr. Wendling are excited about the meeting and the idea of a countywide census challenge.

8. Silverton School Update

Mr. Wendling reported that GBBN Architects is the firm that CPS has hired for the new Silverton School. The rendering will hopefully be done for presentation at the August Workshop and then the City can move forward with public hearings.

9. Any Additional Items

Mr. Morthorst mentioned the signs at Peachy's that are in violation of the zoning code. Mr. Wendling is aware of the signs, but is hesitant to proceed until the status of the bank building is resolved.

Mr. Quarry reported suspicions of a potential business being run out of the home located at 4118 Sibley Avenue. Mr. Wendling stated he would report it to the police department and have them investigate.

Mrs. Glover mentioned the upcoming Montgomery Corridor Arts Collaborative event, which will be held on July 11, 2007. The event is titled "Business Fest" and will be held at the Kennedy Heights Art Center. Senator Eric Kearney will be the guest speaker. All are encouraged to attend.

Mr. Sylvester inquired if the Lighthouse Building suffered any flooding with the recent rain we have had. Mr. Wendling reported that we have not had any reports of flooding.

READING OF PENDING LEGISLATION:

Mrs. George gave the reading of Ordinance 07-3237 An Ordinance Authorizing an Agreement between the City of Silverton and the Board of Hamilton County Commissioners Relative to the Improvement of Montgomery Road and Plainfield Road from South of Montgomery to North of Montgomery Road and Declaring an Emergency. Mr. Sylvester motioned for passage and was seconded by Mr. Quarry. A roll call vote was taken. All voted aye. Motion carried. Mrs. Glover motioned to suspend the rules and was seconded by Mr. Quarry. A roll call vote was taken. All voted aye. Motion carried.

Mrs. George gave the reading of Ordinance 07-3241 An Ordinance Adopting the Preliminary Budget for the City of Silverton for the calendar year 2008. Mrs. Glover motioned for passage and was seconded by Mrs. Thompson. A roll vote was taken. All voted aye. Motion carried.

ADJOURNMENT:

Mrs. Thompson 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
Mayor

Mark T. Wendling
City Manager

Meredith L. George
Clerk of Council