

## **RECORD OF PROCEEDINGS**

### Minutes of the Silverton City Council Workshop Held Thursday, August 2, 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, August 2, 2007. Vice-Mayor Shirley Hackett called the meeting to order.

#### **OPENING REMARKS:**

Mr. Sylvester led in prayer, and Vice-Mayor Shirley Hackett let the Pledge of Allegiance.

#### **ROLL CALL:**

##### **ELECTED OFFICIALS:**

##### **ALSO PRESENT:**

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

Vice-Mayor Hackett noted that Mayor Smith was out of town and would not be present at the meeting. Mrs. Thompson motioned to excuse Mayor Smith and was seconded by Mr. Quarry. All voted aye. Motion carried.

#### **PUBLIC COMMENT:**

Mrs. Thompson reported that a citizen had asked her to address a few things at the meeting. The first issue was the status of the old Mobil station on the corner of Montgomery and Belkenton. Mr. Wendling reported the City has repeatedly tried to contact the owner but has not been successful. There have been discussions with Mr. Pacheco on citing the owner for property maintenance issues. At this point the property is likely environmentally sound as all the tanks have been removed; the problem is the owner is not responding to any correspondence from the City.

Mrs. Thompson also informed Council, on behalf of a resident, of some property maintenance issues. The addresses are: 6803 Plainfield Road, 6700 Alpine Avenue, and 6726 Plainfield Road. Mr. Wendling stated he would look into the issue. Additionally, he advised that anyone with a concern is always welcome to call the City to report the issue.

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

1. Silverton School Site Plan Presentation by Mike Burson – Facilities Director for Cincinnati Public Schools

Mr. Wendling introduced Mr. Mike Burson from CPS who was present to introduce the proposed site plan for the new Silverton School. Also present was Marci Kinney from GBBN Architects, the architecture firm designated to design the new school. The presentation showed the proposed footprint of the new school, which would be near the south end of the park with the two existing entrances and parking lots incorporated into the project. The north end of the

park would remain green space and could include a soccer field and baseball field. The layout allows for the school to be easily accessible from both South Avenue (the proposed bus entrance) and Montgomery Road (the proposed passenger car entrance) while keeping a large portion of the park intact. The tennis courts, basketball court and shelter #1 will remain in their current location. The project includes a new playground that will be accessible to the public. Mr. Quarry noted that the walking path is used frequently and would like to see it incorporated into the new site plan. Mr. Morthorst stated he thought a grant was used to install the walking path. Mr. Wendling reported the City needs to sit down with all the involved parties and work out the final details and it is likely that public meetings will be scheduled for September. Council thanked Mr. Burson and Ms. Kinney for the presentation.

2. Community Reinvestment Area Project Presentation – Manny Citron

Mr. Wendling introduced Mr. Citron and reported that Mr. Citron has done a commendable job organizing the CRA project. Mr. Citron gave a presentation on the proposed CRA districts. City administration is proposing four residential CRA districts. Once the CRA is in place it will offer 100% abatement for ten years to the improved value of any residential home in one of the four CRA districts. There is a requirement for a minimum improvement of \$2500, but there is no maximum. There is also no minimum on new construction. Mr. Wendling requested that Council accept the housing survey as presented by Mr. Citron. Mr. Morthorst motioned to accept the housing survey and proceed with establishing the CRA districts. Mrs. Thompson seconded the motion. All voted aye. Motion carried. Mr. Wendling reported the next step would be an ordinance establishing the CRA districts, which will be presented at the August 16, 2007 workshop. Mrs. Glover, Mrs. Thompson and Mr. Sylvester indicated that they would not be present at the August 16 meeting. Mr. Quarry motioned to cancel the August 16, 2007 meeting and was seconded by Mrs. Glover. After a brief discussion it was decided the meeting should be rescheduled for Tuesday, August 21, 2007 at 7:00 p.m. Mrs. Glover made the motion to reschedule the meeting and was seconded by Mr. Quarry. All present voted aye. Motion carried. Mrs. George stated she would issue reminders of the changed meeting day as it approaches.

3. Building Department Services

Mr. Wendling reported he provided Council with a memo outlining his recommendations to solve the building department issues. Administration has been concerned about the service received under the current contract with National Inspection Corporation and Mr. Wendling reported that NIC has indicated a lack of interest in continued provision of property maintenance code enforcement services. Mr. Wendling presented his three-part recommendation as follows:

1. Contract with McKenna Associates for zoning issues. They recently reviewed a project for the City that is scheduled to take place at the Scratching Post and did a great job. They are professionals who will bring a wealth of knowledge to zoning issues in Silverton. Resolution 07-525 approving the contract with them is on tonight's agenda. Mr. Wendling is recommending passage of the resolution.

2. Secondly, Mr. Wendling is recommending that the City do an RFP for building inspection services. This would continue to be contracted out which will cost about \$30 - \$40/per hour.
3. Lastly, Mr. Wendling is recommending that we hire a part-time employee for our code enforcement. The employee would work 20 hours a week or less, depending on the workload.

Council was in agreement with Mr. Wendling's proposal and gave him permission to begin looking for building inspection services and code enforcement services.

4. SCIP Application

Mr. Wendling reported that it is time for Silverton to submit their SCIP application for next year. The projects he recommends considering are Hampton/Aldon, Belkenton/Grace, and East Avenue. Mr. Wendling believes the Belkenton/Grace project has the best chance of scoring the most points. After a brief discussion, Council was in agreement to submit the application for Belkenton/Grace, but if it did not get funded the City would look at doing East without the funding, since it is a smaller project. Mr. Wendling stated he would direct Mr. Emerick to get the paperwork started for the Belkenton/Grace application.

5. Census Challenge

Mr. Wendling reported that he and Mayor Smith had attended a meeting last week at the Community Action Agency in Bond Hill. The meeting was hosted by Cincinnati Mayor Mark Mallory and Hamilton County Commissioner Todd Portune. The purpose of the meeting was to encourage all the communities in Hamilton County to challenge the results from the Census Bureau. Cincinnati challenged the Census Bureau and won. Mr. Wendling believes the Census Bureau is under funded and under staffed and their methodology is flawed. Mr. Wendling reported that Joanna Brown, who is a Silverton resident, is qualified to prepare the challenge and has indicated an interest in undertaking the project. Mr. Wendling is recommending that the City offer a stipend to Ms. Brown for her services. Council was in agreement. Mrs. Glover motioned to hire Ms. Brown to prepare the City's challenge to the Census Bureau. Mrs. Thompson seconded the motion. All present voted aye. Motion carried.

6. Urban Forestry Board

Mr. Wendling reported that the Urban Forestry Board met recently and discussed adopting an official City tree. Mr. Wendling suggested the silver linden tree. The board was in agreement with the recommendation and there will likely be a resolution to adopt the silver linden tree as the official city tree at the next business meeting. Council reviewed the material on the silver linden tree and was pleased with the recommendation.

7. Any Additional Items

Mr. Wendling reported that he is still working on the POD regulations and the Park Rules, which should both be completed in the near future.

**READING OF PENDING LEGISLATION:**

Mrs. George gave the reading of Resolution 07-525 A Resolution Authorizing the City Manager to Enter into A Contract with McKenna Associates Incorporated for the

Purpose of Providing Professional and Technical Zoning Advisory Services. Mr. Quarry motioned for passage and was seconded by Mrs. Hackett. A roll call vote was taken. All voted aye. Motion carried.

**ADJOURN TO EXECUTIVE SESSION:**

Mr. Morthorst motioned to adjourn to executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee per ORC 121.22(G). Mrs. Glover seconded the motion. A roll call vote was taken. All present voted aye. Motion carried.

**MOTION TO RECONVENE MEETING:**

Mr. Quarry motioned to adjourn executive session and reconvene the regular meeting. Mrs. Hackett seconded the motion. A roll call vote was taken. All present 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,

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Shirley J. Hackett  
Vice-Mayor

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Mark T. Wendling  
City Manager

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Meredith L. George  
Clerk of Council