



RECORD OF PROCEEDINGS
Minutes of the Silverton City Council Workshop
Held Thursday, November 6, 2008

The Council of the City of Silverton met for a workshop in Council Chambers at 6860 Plainfield Road at 7:00 pm on Thursday, November 6, 2008. Mayor Smith called the meeting to order.

OPENING REMARKS:

Mayor Smith led a moment of silence followed by the Pledge of Allegiance.

ROLL CALL:

Elected Officials:

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| • John Smith, Mayor | Present |
| • Willa Garner, Council | Present |
| • Joyce Glover, Council | Present |
| • Shirley Hackett, Council | Present |
| • Mark Quarry, Council | Present |
| • Frank Sylvester, Council | Present |
| • Dottie Williams, Council | Present |

Also present:

- Mark Wendling, City Manager
- Bryan Pacheco, City Solicitor
- Meredith George, Clerk of Council
- Tom Peterson, Finance Director
- JoAnna Brown, Senior Planner

MAYOR'S COMMENTS:

Mayor Smith reported that the students at Silverton Paideia Academy will host a Veteran's Day program on Friday, November 7, 2008 at 1:00 p.m. for anyone interested in attending.

CITY MANAGER'S WORKSHOP DISCUSSION ITEMS:

1. Renovation Options for 7221 Montgomery Road
Mr. Wendling introduced Mr. Michael Greitzer and Mr. Peter Horton of the Miller Valentine Group. Mr. Wendling and Mrs. Brown have been discussing options for the renovation of 7221 Montgomery Road with Miller Valentine. Mr. Greitzer and Mr. Horton thanked Council for the opportunity to make their presentation to Council. Mr. Greitzer gave Council an overview of the Design Build process which could potentially save the City money on the cost of renovating the building into the new municipal building. Examples were provided to Council of a similar projects that Miller Valentine did for the City of Franklin, Ohio. Council thanked Mr. Greitzer and Mr. Horton for their time and presentation.

2. Community Reinvestment Areas – Commercial and City Wide Residential
Mr. Wendling reported that the Silverton Housing Council has been actively meeting and discussing a city wide residential CRA, as well as a commercial CRA. Mr. Wendling turned the discussion over to Mrs. Brown, who is overseeing the Housing Council. Mrs. Brown explained that currently the City has 4 pocket CRA districts and the Housing Council would like the CRA to be expanded to cover the entire City. The Housing Council feels this would be an incentive to all residents to invest in their property to reap the benefits of the tax abatement. The tax abatement would be a 10-year abatement on the improved value of the property. Additionally, by creating a commercial CRA, businesses would be encouraged to improve their properties as well to take advantage of the tax abatement. Mrs. Brown stated there has been a great deal of interest in the CRA as of late and she is recommending that Council enact the proper legislation, as investment in property is an investment in our City. A brief discussion followed. Mr. Wendling informed Council to expect the needed legislation at the next business meeting. Mr. Wendling also explained that there is still a vacancy on the Housing Council. Mr. Wendling has been in contact with Lisa Pannos, a Grace Avenue resident. Mr. Wendling stated he believes Ms. Pannos would be a great addition to the Housing Council. Ms. Pannos is interested, but would like to observe a meeting or two before making a commitment. Mr. Wendling will keep Council informed of Ms. Pannos' decision. Mrs. Brown reported the Housing Council generally meets the third Wednesday of each month at 6 p.m., but there was a scheduling conflict for November. The November meeting will be held on Thursday, November 20 at 6:00 p.m. and is open to the public. The meetings are held in the conference room of the municipal building.

3. Operating Levy Renewal
Mr. Wendling reported he is recommending that a renewal of the operating levy be placed on the May 2009 primary ballot. At one time a replacement levy was being considered, but given the current national economic

climate, Mr. Wendling feels a renewal is the best option, as it will not increase our resident's taxes.

4. Workshop Start Time

Mr. Wendling asked Council to consider moving the start of the workshop time up to 5:30 pm or 6:00 pm, which will be followed by a business meeting at 7:00 pm. The purpose of the workshop is to discuss the City's business and the purpose of the business meeting is to address any legislation on the agenda. Mr. Wendling would like to Council to take the suggestion under consideration and offer any comments or suggestions.

MISCELLANEOUS

Mr. Quarry asked for an update on the city-owned Silverton Avenue property. Mr. Wendling reported we are ready to move forward with the sale to Mr. Kees and a closing date will soon be set.

Mr. Quarry asked if there were any areas where the budget could be reduced. Mr. Wendling reported that he and Mr. Peterson are looking at some ideas, but still have research to complete.

PUBLIC COMMENT:

Shirley Jason – 6612 Stoll Lane

Mrs. Jason addressed Council to voice concerns about the appearance of the Taft Branch Post Office. Mrs. Jason stated she is aware that the property is leased and the landlord lives out of town. Mrs. Jason said that is no excuse for the property maintenance laws not to be enforced. Mr. Wendling and Council wholeheartedly agreed with Mrs. Jason. Mr. Wendling explained that Mr. Knight has been in contact with the property owner and continues to address the issues with him. Mr. Wendling welcomed Mrs. Jason to discuss the situation with Mr. Knight. Mrs. Jason thanked Council for their time and praised their efforts, as evidenced with the various projects taking place in the City.

ADJOURNMENT:

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

Respectfully submitted,

Meredith L. George
Clerk of Council

John A. Smith
Mayor

Mark T. Wendling
City Manager