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**RECORD OF PROCEEDINGS**

Minutes of the Silverton City Council Workshop

Held Thursday, September 3, 2009

The Council of the City of Silverton met for a workshop in Council Chambers at 6860 Plainfield Road at 7:00 pm on Thursday, September 3, 2009. Mayor Smith called the meeting to order.

**OPENING REMARKS:**

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

**ROLL CALL:**

**Elected Officials:**

* 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 Absent

**Also present:**

* Mark Wendling, City Manager
* Bryan Pacheco, City Solicitor
* Meredith George, Clerk of Council
* Tom Peterson, Finance Director

Mr. Quarry motioned to excuse Mrs. Williams. Mrs. Glover seconded the motion. All members present voted aye. Motion carried.

**WORKSHOP DISCUSSION ITEMS:**

1. Ron Heller – Munilytics – Financial Projection Presentation

Mr. Wendling introduced Mr. Ron Heller of Munilytics. Mr. Heller analyzed the City’s prior revenues and expenses and made projections for our future financial situation, through 2012. Mr. Heller provided a bleak outlook, but it provides us the information needed to adjust our budget and remain solvent. The next several years the City will have to do some painful belt tightening; including a staffing freeze, losing positions by attrition and freezing capital expenditures beyond what is already committed. Mr. Heller went on to say he believes we are entering a new era for government funding itself and we must stay ahead of the changes.

Council thanked Mr. Heller for his work and his presentation.

1. Letter of Credit – BMW Store

Mr. Wendling briefed Council on the letter of credit that the City has with the BMW Store. Several years ago the City sold 9 acres of land on the Stewart Road hillside to the Ackermann Group. To ready the land for development the City upgraded the water line in exchange for a lien on the property, which would be released once development began. In 2005 the BMW Store purchased the land from the Ackermann Group and the lien was transferred to a letter of credit. To date, no development has begun and the letter of credit has been renewed three times. Mr. Wendling is recommending that we put the BMW Store on notice that the letter will not be renewed again in 2010. Mr. Wendling stated Mr. Pacheco will begin discussions with the BMW Store, as there are 6 months left on the current term. This time will allow for an agreement to be worked out for us to recoup our investment. Mr. Quarry agreed, stating it is time to get what is owed to us, especially while we are under severe financial pressure.

1. 6949 Silverton Avenue

Mr. Wendling reported that Mr. Daniel Kees is unable to move forward with the proposed renovation the city-owned house located at 6949 Silverton Avenue. Mrs. Brown has been able to secure NSP funds to demolish the house. The program is grant funded, so there will be no cost to the City. The house is rapidly deteriorating and will require major renovation. Mr. Wendling asked for Council’s approval to move forward with the demolition. Mr. Sylvester motioned to move forward with razing the property at 6949 Silverton Avenue using NSP funds. Mrs. Garner seconded the motion. Mr. Quarry asked if the Fire District could get anymore training exercises out of the building before it is demolished. Mr. Wendling stated he would check with Chief Newman. All members present voted aye. Motion carried.

1. Civil Service Commission Appointment – Brian Crutchfield

Mr. Wendling reported that he spoke with Mr. Brian Crutchfield, a Stoll Lane resident, who is interested in filling Mrs. Hackett’s vacancy on the Civil Service Commission. Mr. Wendling reported being impressed with Mr. Crutchfield when he spoke with him, and also being impressed with his resume. Mr. Crutchfield has a great deal of experience which will serve him well on the commission. All Council members were in agreement with Mr. Crutchfield’s appointment. Mr. Sylvester spoke very highly of Mr. Crutchfield, who he has known for several years. The appointment will be made official at the next business meeting. Mrs. Hackett motioned to approve Mr. Crutchfield’s appointment to the Civil Service Commission and was seconded by Mr. Sylvester. All members present voted aye. Additionally, Mr. Wendling reported that Mr. Brian Mueller is interested in a position on one of our land use boards and he recommends offering the vacant seat on the Charter Revision Committee to Mrs. Marcella Trice.

1. Montgomery/Plainfield Intersection Traffic Study

Mr. Wendling clarified with Council that we have received Kleinger’s traffic study, accepted the results, and no further action is required. Council was in agreement. Mrs. Hackett stated she would like to see the traffic signals syncronzied, as previously discussed. Mr. Wendling stated he will contact Wagner-Smith directly to get prices on the re-phasing of the lights.

1. 2010 SCIP Applications

Tim Casto is in the process of preparing our 2010 grant application, including MRF funding for the Montgomery Road re-surfacing project. The majority of the project is funded by the state, but there is a sizeable local match. We have already received $100,000 in CDBG funding to cover our local match. If we receive the SCIP funds we will be able to divert the CDBG funds to another project. Mr. Wendling will keep Council informed on the status of our SCIP application. The Ohio Department of Transportation has agreed to delay the commencement date from March to July provided we receive SCIP funding. Mr. Wendling pointed out that the SCIP monies must come in the form of a grant.

1. OML Annual Conference

Mrs. George reported she had registration forms for the OML Annual Conference if anyone was interested. The conference is September 30, 2009 through October 2, 2009 at the Renaissance Hotel in Columbus.

1. Public Hearing for Zoning Re-draft

Mrs. George reported that the Council public hearing for the zoning re-draft will take place on Thursday, September 17, 2009 at 7:00 p.m. before the regular business meeting. Mr. Jay Stewart from Kleinger’s and Associates will make the presentation to Council.

1. Miscellaneous
* Mayor Smith reminded everyone of the Mayor’s Prayer Brunch, which will take place on Saturday, September 26, 2009 from 11:30 am to 1:00 pm at Silverton Paideia Academy.
* Mrs. Glover added that the Kennedy Heights Arts Center is offering a variety of art classes for children and adults alike. More information is available at [www.kennedyarts.org](http://www.kennedyarts.org). There will be an open house at the KH Arts Center on Wednesday, September 9th from 5:30 pm to 7:30 pm.
* Mr. Wendling reported that the lawsuit against the City regarding the relocation of Silverton Paideia Academy in Ficke Park was dismissed on September 1, 2009. The plaintiffs will have the opportunity to appeal the judge’s decision.
* Mr. Quarry asked about the gas leak on Silverton Avenue, in front of Davita Dialysis. Mr. Wendling stated Mr. Casto is looking into it and Duke Energy will be informed of the City’s standards for restoration.

**BUSINESS MEETING**

**PUBLIC COMMENT:**

*Darlene Colter – 3835 N Broadlawn*

Mrs. Colter asked if the house on Silverton Avenue would be appropriate for Habitat for Humanity. Mr. Wendling reported the cost of the repairs would be more expensive than the house itself and it is just not feasible. However, the City will land bank the lot, which may provide an opportunity for infill development or housing in the future.

**READING OF LEGISLATION:**

Mrs. George gave the reading of Ordinance 09-3304 An Ordinance to Levy Special Assessments on Property for the Total Cost of Mitigating Noxious Weeds and High Grass Pursuant to Sections 91.70-.73 of the Municipal Code of Ordinances and R.C. 715.261 and Declaring an Emergency. Mrs. Glover motioned for passage and was seconded by Mrs. Garner. A roll call vote was taken. All members present voted aye. Motion carried. Mrs. Glover motioned to suspend the rules and was seconded by Mr. Quarry. All members present voted aye. Motion carried.

Mrs. George gave the reading of Resolution 09-570 A Resolution Authorizing the City Manager to Enter into a Contract with the Hamilton County Health District for the Purpose of Providing Public Health Services. Mrs. Garner motioned for passage and was seconded by Mr. Sylvester. A roll call vote was taken. All members present voted aye. Motion carried.

**MOTION TO RETIRE TO EXECUTIVE SESSION:**

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

**MOTION TO RECONVENE THE REGULAR MEETING:**

Mrs. Hackett motioned to reconvene the regular meeting and was seconded by Mrs. Garner. All members present voted aye. Motion carried.

**ADJOURNMENT:**

Mrs. Garner motioned for adjournment and was seconded by Mr. Sylvester. All members present voted aye. Motion carried.

The meeting was adjourned at 9:48 p.m.

Respectfully submitted,

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Meredith L. George

Clerk of Council

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John A. Smith

Mayor

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Mark T. Wendling

City Manager