

RECORD OF PROCEEDINGS

Minutes of the Silverton City Council Workshop
Held Thursday, October 5, 2006

The Council of the City of Silverton met for a workshop in Council Chambers at 6860 Plainfield Road at 7:00 pm on Thursday, October 5, 2006. Mayor John Smith called the meeting to order.

OPENING REMARKS:

Mayor Smith led the silent prayer, which was followed by 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		

Mayor Smith noted he would ask for any public comments after roll call.

PUBLIC COMMENTS:

Brenda Dixon – 6405 Plainfield Road

Ms. Dixon addressed Council to inform them of her dissatisfaction with the right of entry at her apartment building at the corner of Plainfield Road and Zinsle Avenue. Ms. Dixon stated she was not informed of the work that was going to be done in her front yard. Mr. Wendling noted that the contractors attempted to notify her in person, but were unsuccessful. Mr. Wendling agreed with Ms. Dixon that proper notification was not given before the digging began. Ms. Dixon asked Council to delay to project for 30 days to allow her time to have an engineer assess the situation and give her a recommendation as to the best solution. Mr. Wendling stated he would find out how much time the City could give Ms. Dixon, but 30 days was too much time. If the City granted Ms. Dixon 30 days, the completion of the project would be delayed until Spring 2007 which was unacceptable. After a discussion, Mr. Wendling stated he would ask for 20 days, but was in no position to guarantee the length of any time frame to Ms. Dixon. Mr. Quarry reiterated that the project must be complete this year.

Terry Ott – Deer Park Silverton Joint Fire District

Mr. Ott appeared before Council to ask permission for the Fire District to hang a levy banner across Montgomery Road at Parkview. Council was in agreement to allow the banner to be hung, so long as Mr. Pacheco saw no problem with it. Mr. Quarry motioned to approve the hanging of the banner on across Montgomery Road at Parkview (as long as Mr. Pacheco approves it) and was seconded by Mrs. Thompson. All voted aye. Motion carried.

Lettie Davis – 6643 Plainfield Road

Ms. Davis thanked Mayor Smith for helping her resolve a recent problem at her apartment building.

CITY MANAGER'S WORKSHOP DISCUSSION ITEMS:

1. Plainfield Road Improvement Project

- 6405 Plainfield Road - Mr. Wendling reported that these issues were addressed with Ms. Dixon earlier in the meeting.
- N. Fordham Place Overlay – Mr. Wendling reported that he and Mr. Emerick met with John Cooper regarding the condition of N. Fordham Place. The area in front of Mr. Cooper's house is deteriorating. Mr. Wendling reported that while Trend Construction is in the area, they can overlay the area in front of Mr. Cooper's house for \$1000.00 or they can overlay the whole area that is unraveling for \$3000.00. Mr. Wendling stated these repairs can extend the life of N. Fordham Place for 5 to 10 years. Council also discussed doing some overlay work on Elm while Trend is mobilized on Plainfield Road. A discussion ensued regarding the road conditions and location of the potential repairs. Mr. Quarry motioned to do no repairs in front of John Cooper's house and was seconded by Mrs. Glover. A roll call vote was taken. Thompson – nay, Morthorst – nay, Quarry – aye, Glover – aye, Sylvester – aye, Hackett – nay. Mayor Smith cast a nay vote to break the tie. Motion failed. Mr. Wendling stated he would get more information from CDS about the areas in question and report back to Council before a decision was made.
- Parking at Tamworth and Plainfield – Mr. Wendling reported that the parking areas at Plainfield and Tamworth will need to be removed as part of the street improvement project. Mr. Wendling stated that the parking areas that are there now were not installed by the City, as they are only one inch thick. Mr. Wendling recommended that all of the property owners be notified that the parking will be removed and give them the option of collaborating and paying for the new parking areas, as the City's budget cannot absorb the cost of private parking. Council was in agreement with Mr. Wendling. A meeting will be scheduled and the property owners will be notified.

2. Zoning Administration and Building Inspection Services

Mr. Wendling reported he has been checking into alternatives to our current building and zoning services provided by NIC. Mr. Wendling reported that there continue to be problems with the service received by the City from NIC. Mr. Wendling is suggesting that we use Hamilton County for our building permits. Most contractors are familiar with Hamilton County for the permit process and there would be no cost increase to the City. Mr. Wendling also reported that he has been talking to Jay Stewart, of Kleinger's and Associates, about contracting with him for our Zoning Administration. Mr. Stewart has years of experience in the field and also brings a great knowledge of economic development to the table. Mr. Stewart has the ability to bring a high level of professionalism to Silverton in this area. Mr. Stewart's proposed fee is \$1250.00/month, which is a little more than double what we are currently paying NIC. Mr. Sylvester stated he is concerned about the cost. Mr. Wendling stated he would talk more with Mr. Stewart about the proposal and report to Council. Mr. Wendling added that he and Chief Daudistel have talked about implementing a part-time police program,

and the part-time officers could help enforce the nuisance violations throughout the City. Mr. Quarry stated he felt the current police staff was capable of the nuisance enforcement and a part-time program was not necessary.

3. Comprehensive Plan

Mr. Wendling reported that Kleinger's and Associates have given us a highly reduced price to complete a Comprehensive Plan for Silverton. Mr. Wendling stated the reduced price is available to us because Kleinger's is just beginning to branch off into this area and would like to build their portfolio. Mr. Wendling reported that they have done a Comprehensive Plan for the City of Monroe. Council stated that they would like to see Monroe's before a decision was made.

4. 2007 Capital and Operating Budget Preparation

Mr. Wendling reported that Council would have the 2007 Operating Budget to them by December. Mr. Wendling stated he hopes to have it done by November, but they will definitely have it by December. Mr. Wendling stated we may need to call a special meeting just to go over the budget.

5. Phone Service Issues and Call-out Software

Mr. Wendling reported that there have been numerous problems with our phone service since the switch was made from Cincinnati Bell to Nuvox Communications. Mr. Wendling said we have notified Nuvox we are canceling our contract with them. Mr. Wendling also reported that he received a call from Nuvox this afternoon asking if there was anything they could do to salvage the contract. Mr. Wendling informed the Nuvox representative that there have just been too many problems and no support from them to fix the problems. Mr. Wendling reported that we have negotiated a new contract with Cincinnati Bell, which is less expensive than the Nuvox contract and it should be implemented in two to three weeks.

6. 6949 & 6955 Silverton Avenue

Mr. Wendling reported that the bid specs are ready for these properties and they will be advertised soon. The ad must run in the paper for five successive weeks. Mr. Wendling added that if our charter amendment passes on November 7, 2006 then we will not need to advertise the properties. Mr. Wendling stated he will decide which way to proceed.

7. 7047 Montgomery Road – The Woltz Building

Mr. Wendling reported that the City has been approached by a holding company that is in possession of The Woltz Building, located at 7047 Montgomery Road. Mr. Wendling stated that the holding company has offered to sell the building to the City for well below market value, as they just want to get rid of it. Mr. Wendling stated it is the oldest building in the City; however the City is not in the development business. Mr. Quarry asked if there was any special funding available because it is a historic site. Mr. Wendling stated he would look into it and report back to Council. Mr. Wendling's recommendation is not to pursue the property, as the City is not in a position to buy right now and City's do not make good developers. Council was in agreement. Mr. Wendling stated he would consider working with the holding company in finding ways to market the property.

8. NIMS Training

Mr. Wendling reported that Chief Daudistel informed him that Council may complete the NIMS training on-line at home. There is a section in the books that were handed out at the last workshop with instructions for the on-line completion.

9. Community Investment Award

Mr. Wendling reported that Jim Osterwisch has been invited to the Business Meeting on October 19, 2006 when he will be given the Community Investment Award. Mr. Wendling noted that a plaque has been ordered.

10. Open Discussion

Mr. Quarry asked Mr. Wendling to look at the sidewalk at 4230 Sibley Avenue. Mr. Quarry reported that there is now a gravel pile in the street near the storm drain. Mr. Wendling stated he will ask the Service Department to look into it.

Mrs. Glover reported that there is still water collection on Sampson Lane. Mr. Wendling stated he is aware and has met with the contractor, who took elevations. Mr. Wendling has not heard back from the contractor. Mr. Wendling stated the City has not paid the retainage and has instructed Mr. Peterson not to release it to the contractor until the problem is corrected.

Mrs. Thompson asked about the situation with ICRC and the proposed services from WKRC. Mr. Wendling stated he has been following the developments and is unsure of what Silverton will do for these services in the future. Mr. Wendling stated he will need to investigate the WKRC services more, but it is worth looking at.

MOTION TO ADJOURN TO EXECUTIVE SESSION:

Mr. Quarry motioned to adjourn to executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or official per ORC 121.22(G)1. Mr. Morthorst seconded the motion. A roll call vote was taken. All voted aye. Motion carried.

MOTION TO RECONVENE MEETING:

Mrs. Glover motioned to reconvene the regular meeting and was seconded by Mrs. Thompson. All voted aye. Motion carried.

I**ADJOURNMENT:**

Mrs. Thompson made a motion for adjournment, which was seconded by Mr. Morthorst. 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