



**RECORD OF PROCEEDINGS**  
 Minutes of the Silverton City Council Workshop  
 Held Thursday, June 5, 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, June 5, 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:**

**ALSO PRESENT:**

John Smith	Mayor	Present	Mark Wendling	City Manager
Willa Garner	Council	Present	Meredith George	Clerk of Council
Joyce Glover	Council	Present	Bryan Pacheco	City Solicitor
Shirley Hackett	Council	Present	Tom Peterson	Finance Dir.
Mark Quarry	Council	Present		
Frank Sylvester	Council	Present		
Dottie Williams	Council	Present		

**CITY MANAGER’S WORKSHOP DISCUSSION ITEMS:**

1. Presentation of Facility Assessment for 7221 Montgomery Road  
 Mr. Wendling introduced Mr. Greg Galieti, Project Manager for Michael Schuster Associates. Mr. Galieti completed the facility assessment and feasibility study for renovating the old Huntington Bank building into a new municipal building. Mr. Galieti presented a detailed assessment to council, including the facility and its surrounding property. The presentation was followed by a brief question and answer session. Council thanked Mr. Galieti for his presentation. Mr. Galieti thanked Council for the opportunity to work on the project and urged the members to call him with any questions they may have.

Mr. Wendling introduced Mr. Brad Ruwe, Bond Counsel from Peck, Shafer and Williams. Mr. Ruwe explained the bonding process to council and reviewed the ordinance on tonight’s agenda.

Mr. Wendling summarized the presentations and explained to council that there are some funding concerns with the project, as the renovation estimates came in higher than anticipated. However, Mr. Wendling believes that the project is crucial to the redevelopment of our downtown and further research is needed before a final decision is made. It is possible that the city will need to exercise its additional 60 day option. Mr. Wendling stated there are numerous reasons for relocating the city building: securing 1.5 acres of property in the heart of downtown, securing adequate parking necessary for the business district to redevelop, having the current site spur re-development in the downtown. Mr. Wendling stated he and Mr. Peterson will continue to review the numbers before a final decision is made.

2. Service Department Equipment Operator Wages

Mr. Wendling reported he had Mr. Peterson prepare a cost impact for revising the step increases for the service department. The city has come to the realization that its current wage scale is not competitive with surrounding communities. If the city desires to retain employees and avoid the high cost of training new employees it needs to revise the scale. The cumulative impact of the revision as currently proposed is about \$100,000. After reviewing the numbers Mr. Wendling reported he would like to look at other options to find a more affordable solution.

3. Plainfield / Montgomery Road Intersection Project

Mr. Wendling stated the project continues to move forward, as Duke Energy has completed the gas main replacement and new electric lines have been run. Cincinnati Bell, Time Warner and some fiber optics still have work to perform. The demolition bids for the Litehouse building will be in on Monday, June 9. The base bid is for the corner building only, and the alternate bid is for the second buildings from the corner. Mr. Wendling reported that a developer is interested in the second and third buildings from the corner. If the first and second buildings are demolished the third building will be made as aesthetically pleasing as possible. Mr. Wendling reported that Hamilton County Development Corporation is working with us on the project. Mrs. Hackett asked about the time frame for which the Litehouse will be taken down. Mr. Wendling reported it needs to be down by August 1<sup>st</sup>, so that the project can be completed by the end of the year. If the project is not complete by the end of 2008 the City's funding may be jeopardized. Mrs. Glover asked about the negotiations with the Carter family. Mr. Wendling reported they continue to be positive and encouraging.

4. Zoning Code Update

Mr. Wendling reported that the Planning Commission met earlier today to kick off the zoning code update. Mr. Jay Stewart facilitated the meeting. The committee discussed general ideas, as well as specific changes such

as making the code user friendly and readable. Silverton's zoning code has not been majorly updated since 1978, so an update is long overdue.

5. Joint Venture with CPS

Mr. Wendling reported that CPS is finalizing the contract for the land swap. The second reading for the school ordinance is scheduled for the June 19, 2008 Business meeting.

## **BUSINESS MEETING**

1. Public comments

*Idella Thompson – 6528 Elwynne Drive*

Mrs. Thompson asked for more details on the demolition of the Litehouse and the affect it would have on the neighborhood. Mr. Wendling reported that if the building is demolished in sections the newly exposed part of the remaining structure would be secured with plywood and then dressed up so that it is not a detriment to the aesthetics of the neighborhood.

*Kenny Jones – 6326 Elwynne Drive*

Mr. Jones addressed Council to voice concerns over the newly placed “no parking” signs on Elwynne Drive. Mr. Jones stated that his neighbor is now parking across from his driveway and Mr. Jones is unable to get in or out of his drive with the trailer on his truck. Mr. Wendling stated he was made aware of the problem earlier in the day and had already committed to have Rick Lehmkuhl inspect and review the situation. The signs were placed due to safety concerns on the bend at the recommendation of the city engineer. Mr. Sylvester stated he has surveyed the situation and believes it needs to be revisited. Council thanked Mr. Jones for addressing Council.

## **READING OF NEW LEGISLATION:**

Mrs. George gave the reading of Ordinance 08-3264, An Ordinance providing for the issuance of building acquisition general obligation bond anticipation notes in the principal amount not to exceed \$900,000, by the City of Silverton, Ohio, In anticipation of the issuance of bonds, for the purpose of acquiring a building within the City of Silverton for situating municipal offices and accommodating other municipal functions, and declaring an emergency. Mrs. Hackett motioned for passage and was seconded by Mrs. Garner. A roll call vote was taken. All members 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 08-3265, Supplemental Ordinance #1, Amending Ordinance 07-3258, and revising appropriations for the expenses

of the City of Silverton, Ohio for the Fiscal Year 2008. Mrs. Glover motioned for passage and was seconded by Mr. Sylvester. A roll call vote was taken. All members voted aye. Motion carried.

**INTRODUCTION OF NEW LEGISLATION:**

Mrs. George gave the first reading of Ordinance 08-3266, An Ordinance adopting the preliminary budget for the City of Silverton for the Calendar Year 2009.

**ADJOURNMENT:**

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

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