



**RECORD OF PROCEEDINGS**  
 Minutes of the Silverton City Council Workshop  
 Held Thursday, July 3, 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, July 3, 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		

**PUBLIC COMMENTS:**

*Mary Wright – 6700 Stoll Lane*

Mrs. Wright asked if the City knows in advance if a business is leaving, such as the JCC. Mr. Wendling said sometimes the City is aware of a business leaving, but often times we are not aware. As for the JCC, Mr. Wendling reported he has been in discussion with Hills Development, the owner of the property.

Additionally, Mr. Wendling reported that he will be working with the housing council to identify vacant properties and he will be meeting with a developer, Miller-Valentine in August.

*Ken Jones – 6326 Elwynne Drive*

Mr. Jones addressed Council to voice his concerns about the parking situation on Elwynne near his home. Mr. Jones complained that if a car is parked across from his home he cannot back his truck and trailer into his driveway. Mr. Wendling reported that the engineer evaluated the situation and space is not the issue where the “no parking” signs have been placed. The problem is a line of sight issue. Mr. Sylvester reported he evaluated the situation and recommended to

have the sign moved four to five feet to give Mr. Jones the clearance he needs to back into his driveway. Mr. Wendling stated he would have the engineer look to see if the sign can be moved. Council was in agreement to have the engineer re-evaluate the situation.

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

1. Belkenton/Grace Bid Tab

Mr. Wendling reported the bid opening for Belkenton/Grace took place on June 26, 2008. Adleta Construction was the low bidder with a total bid of \$242,000. The resolution to award the contract to Adleta will be on the July 17 agenda. The project will include total curb replacement, subgrade repair in sections and re-paving. Mr. Quarry asked if the utilities were up to date. Mr. Wendling reported that we always notify the utility companies prior to the project in an effort to update, if necessary, at the time of construction.

2. Right of Way Acquisition for 7301 Montgomery Road (Lite-House)

Mr. Wendling reported all the signatures needed for the ROW acquisition have been obtained and we are ready to move forward with the project. The demolition contract has been awarded to Logan Creek Excavating. The demolition is expected to be completed by the end of July. The demolition will likely take place on a weekend, when traffic flow is reduced. Additionally, the rodent problem has resurfaced. Mr. Knight is working with the Health Department to get the problem resolved.

Mr. Sylvester asked if the wall of the Women Writing for (a) Change building will be faced and fronted once the building is down. Mr. Wendling said we don't own the property so we cannot do anything to the building, but we will work with WWFAC to rectify the situation. Mr. Quarry asked what will be done with the wall of the remaining Lite-House building. Mr. Wendling said it will be covered with reinforced plywood and painted and the open area will be seeded and grassed. Mrs. Williams suggested a mural for the wall.

Mr. Wendling reported that Duke Energy is behind in the line transfers, which is holding up the other utility companies. Mrs. Hackett stated she did not realize how many utilities there were and asked about putting them underground. Mr. Wendling explained that the cost of burying the utilities is extremely expensive.

3. Community Survey

Mr. Wendling reported that Miami University offers a program where they will conduct a community survey and the cost to the City is minimal. A copy of a survey from Springboro was included in the council packets. Mr. Wendling stated Miami University handles the whole process from wording

the questions properly to compiling and reporting the results. Mrs. Glover stated she thought the survey was an excellent idea. Council was in agreement. Mr. Wendling will invite the representatives to a future council meeting for further discussion.

4. Land Use Planning Update

Mr. Wendling reported the City has been utilizing McKenna and Associates for planning consultation. The service has been excellent, but also quite expensive. Joanna Brown forwarded a resume on to Mr. Wendling for his review. Theresa Bamberger is a planner who is currently attending law school. Mr. Wendling is considering offering Ms. Bamberger a position as an employee, on an as needed basis, for \$29.50/hour. Mrs. Glover asked if the references have been checked and if there are additional references available. Mr. Quarry pointed out Ms. Bamberger's current GPA at UC College of Law. Mr. Wendling reported he will reconsider the position and check references before he make a formal recommendation to Council.

5. Hamilton County Development Company

Mr. Wendling reported that he included an agreement with HCDC in the council packets for their review. The City has been leaning on HCDC heavily lately for help with development. Mr. Wendling would like Council to consider the agreement for help with a downtown CRA and a three-month contract for services. Mrs. Glover was impressed with the agreement and Council would like Mr. Wendling to invite HCDC to a workshop meeting for further discussion.

6. Comprehensive Plan Adoption

Mr. Wendling reported the Planning Commission approved the Comprehensive Plan and is forwarding it on for adoption by Council. The ordinance adopting the comp plan is on tonight's agenda for its first reading. The plan will establish continuity for the City's future.

7. Ohio Bicentennial Markers

Mr. Wendling reported he investigated a request made by George Quigley, Sr., through Mr. Sylvester, to add his son's name (George Quigley, Jr.) to the sign honoring Roger Staubach and Barry Larkin. George Quigley, Jr. is a gold medal Olympic marksman. Mr. Wendling reported that Rick Lehmkuhl researched replacing the signs or adding a name to the sign and the cost was \$2000 per sign. Council was in agreement that they would like to recognize Mr. Quigley but the signs are too expensive. A discussion followed and Mr. Wendling reported he would ask Mr. Lehmkuhl about mounting a sign to the posts of the current signs. Council was in agreement.

## **BUSINESS MEETING**

### **READING OF NEW LEGISLATION:**

Mrs. George gave the reading of Ordinance 08-3267 An Ordinance authorizing the City Manager to enter into an agreement of sale for the purchase of approximately .0279 acre at the corner of Plainfield Road and Montgomery Road with Robert Carter, Martin Carter, Suzanne Carter, and David Carter and declaring an emergency. Mr. Quarry motioned for passage and was seconded by Mrs. Glover. A roll call vote was taken. All members voted aye. Motion carried. Mrs. Hackett 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 first reading of Ordinance 08-3268, An Ordinance adopting the City of Silverton Comprehensive Development Plan by Reference as Attached.

Mrs. George gave the reading of Resolution 08-544, a Resolution awarding a contract for demolition services to Logan Creek Excavating.

### **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 consider the purchase or sale of public property per ORC 121.22(G). Mrs. Glover seconded the motion. A roll call vote was taken. All members present voted aye. Motion carried.

### **RECONVENE REGULAR MEETING:**

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

### **ADJOURNMENT:**

Mrs. Glover 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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Meredith L. George  
Clerk of Council

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John A. Smith  
Mayor

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Mark T. Wendling  
City Manager