



RECORD OF PROCEEDINGS
Minutes of the Silverton City Council Workshop
Held Thursday, August 7, 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, August 7, 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:

- | | |
|----------------------------|---------|
| • 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
- Meredith George, Clerk of Council
- Tom Peterson, Finance Director

PUBLIC COMMENTS:

None.

CITY MANAGER'S WORKSHOP DISCUSSION ITEMS:

1. Hamilton County Development Company
Mr. Wendling introduced Mr. Harry Blanton and Mr. Barry Strum from the Hamilton County Development Company (HCDC). Mr. Blanton explained that HCDC is a private non-profit economic development corporation that staffs and administers the programs of the Economic Development Office

for Hamilton County, Ohio. Mr. Blanton explained that HCDC has years of experience helping communities with economic development. Mr. Strum explained that because Silverton is a first ring suburb, it creates great interest from HCDC. Mr. Strum gave a presentation, explaining that HCDC would help Silverton establish a commercial CRA and also offer additional economic services. The cost of the contract would be \$12,500; \$10,000 for the CRA and \$2500 for the various economic development services. Other communities that HCDC has served include Fairfax, Lockland and Wyoming. HCDC is an expert in retail development. Council thanked Mr. Strum and Mr. Blanton for their presentation and will take their proposal into consideration.

2. Belkenton/Grace Improvement Project

Mr. Wendling reported the preconstruction meeting for the project was held on August 6. Adleta Construction is the contractor and the project is scheduled to begin early September. The curbs will be torn out and replaced first, followed by the road work. Mr. Quarry asked if the utilities are up to date. Mr. Wendling reported that they are up to date. The project is expected to be complete by the end of October.

3. Plainfield/Montgomery Road Intersection Project

Mr. Wendling reported that the Litehouse building demolition is complete. The service department will be installing top soil and grass seed soon. The utility relocation is complete with the exception of Time Warner Cable. Mrs. Glover reported that a citizen suggested using the land to create a pocket park. Mr. Wendling stated the area is better suited for a commercial development since it is such a highly visible, prominent corner. Mr. Wendling also reported that the metal utility poles have been straightened, but the one near the Miter Box needs to be looked at again. Mr. Wendling will put a call into Duke to have the last one addressed. The preconstruction meeting took place on July 22 and the project is expected to start in approximately two weeks, and will be complete by the end of November. Mr. Wendling also reported that the sidewalk installation on Oak between Stoll and Elwynne will commence on August 12.

4. 2009 State Capital Improvement Program Grant Application

Mr. Wendling reported upon completion of the street inventory the engineer is preparing SCIP applications for Hampton/Aldon and East Avenue. The applications will be for grants. Mr. Sylvester added that Diehl is in bad shape and is in need of repair. Mr. Wendling reported that Diehl was ranked just behind Hampton/Aldon and East. Mr. Wendling asked Council for their blessing to move forward with the applications. All members were in agreement.

5. Silverton/CPS Joint Venture

Mr. Wendling reported that there were no developments in the joint venture situation. The attorneys have been communicating, but there has been no resolution yet. Mrs. Glover stated that the new superintendent, Mary Ronin, is concerned about the project. Mr. Wendling asked Mrs. Glover to have Ms. Ronin call him to discuss the project. Mrs. Glover agreed. Mr. Wendling and Council would like to see a swift resolution to the situation, one way or another, so the City can move forward.

6. Public Hearing to Address Condemned Properties

Mr. Wendling reported that a public hearing will take place on Tuesday, August 12 at 9:00 a.m. to address the condemned properties located at 6805 Montgomery Road (the old gas station) and 7206 Montgomery Road (Roger Bein's building). Alan Triggs will preside over the hearing and Mark Arnzen will serve as the prosecutor.

7. Huntington Bank Building Purchase

Mr. Wendling reported the pressing issue for Council is the purchase of the Huntington Bank building to renovate to serve as the city's municipal facility. Mr. Galieti of MSA provided updated figures for the renovation of the current site, which has increased from \$1,260,000 to a range of \$1,496,485 to \$1,764,000. The updated cost does not include asbestos remediation or relocation costs during construction. Mr. Wendling stated that the risks in proceeding with the project are less than not proceeding with the project. Re-development of the downtown hinges on the corner of Montgomery and Plainfield Roads. Moving the municipal building allows for the redevelopment of our current site, along with securing the large parking area in the center of town that is part of the bank property. A brief discussion followed about the city's financial situation. Mr. Wendling reported that while we will have to tighten up the budget in future years, we still have a 30% reserve, which is a good cushion. Additionally, the city is looking at other ways to reduce on-going expenses. Mr. Wendling summarized by saying the bank purchase and renovation accomplishes many goals, including filling a vacant store front, allowing our current site to be redeveloped, and securing a large parcel of land in the center of town. The legislation to go forward with the purchase is already in place, but Mr. Wendling stated he wanted full assurance from Council that they want to move forward with the project. Mr. Quarry asked if there could be a public meeting to share details of the Huntington Bank with Silverton residents. Mr. Wendling stated there was not enough time to hold such a meeting prior to the expiration of the city's option to purchase the property. Mr. Quarry stated he would like City Council to hold such meetings, even though this would be after the fact, so that residents would have the opportunity to ask questions and be fully informed about the project. Mrs. Glover motioned to give Mr. Wendling the authority to move forward with the purchase and renovation of the Huntington Bank Building to serve as

the city's municipal facility. Mr. Quarry seconded the motion. A roll call vote was taken. Sylvester – aye, Williams – aye, Quarry – aye, Glover – aye, Hackett – aye, Garner – aye. Motion carried.

MISCELLANEOUS

Mayor Smith reminded everyone of the Concert in the Park on Friday, August 8 at 7:00 p.m. featuring “The Mystics”. Mayor Smith also announced an open house at the new Pleasant Ridge Montessori School on Sunday, August 10 from Noon to 4:00 p.m.

ADJOURNMENT:

Mrs. Hackett made a motion for adjournment, which was seconded by Mrs. Williams. 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