



RECORD OF PROCEEDINGS

Minutes of the Silverton City Council Workshop
Held Thursday, December 4, 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, December 4, 2008. 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:

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| • 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
- JoAnna Brown, Senior Planner

CITY MANAGER'S WORKSHOP DISCUSSION ITEMS:

1. Joint Venture with CPS

Mr. Wendling reported that CPS had an executive committee meeting last night regarding the Joint Venture. Mr. Mike Burson called Mr. Wendling and informed him the meeting went well. The issue will be voted on at the December 8, 2008 School Board meeting, which will be held at South Avondale School. The school is located at 636 Prospect Place, Cincinnati, Ohio 45249. Mrs. Hackett made note of a letter written by Eric House to the CPS School Board. Mr. Wendling stated Mr. House owns property next to the Montgomery Road entrance to the park and is in favor of the project.

2. Municipal Building

Mr. Wendling reported that he and Mrs. Brown will be meeting with Miller-Valentine next week to further discuss the Municipal Building project. Mr. Wendling stated he hopes to have an outlined for a "Request for Qualifications" for developers for presentation at the next council workshop.

3. Infrastructure Improvement Projects

• **Plainfield/Montgomery Project**

Mr. Wendling reported that the project is moving along and nearing completion. The decorative lighting has been installed and the new traffic light mast arms are in. The new traffic signals need to be hung and then the old poles can be removed. Once this is complete the contractor will be able to mill and grind the road and install the stamped concrete crosswalks. Mr. Wending remains hopeful that the project will be complete by year end, but we did receive an extension from the State if it is not complete. We are hoping for some warm days so the project can be finished.

• **Belkenton/Grace Project**

Mr. Wendling reported that the Belkenton Grace project is now complete. Everyone is urged to go look at the huge improvement the project has made to the neighborhood. On a side note, Mr. Wendling reported that the contract to demolish the old gas station at Montgomery and Belkenton has been awarded to B&B Wrecking. We are unsure when the demolition will be scheduled, but it should not take long to take the building down.

• **Hampton/Aldon Project**

Mr. Wendling reported that we have received a grant for the Hampton/Aldon project for 2009. Mr. Wendling stated he has already been in contact with the utility companies to have the pole removed in the cul-de-sac before the project commences. The grassy area will also be removed as part of the project and will be a big improvement as it has been on other streets such as Sampson Lane.

4. Engineering Services

Mr. Wendling reported that he does not believe the City has ever asked for a request for qualifications for engineering services. Additionally, there have been some frustrations with CDS and Mr. Wendling would like to do a RFQ in early 2009. CDS has been the City's engineer for many years, but there are some concerns with service and accountability. Mr. Wendling also reported it is a good practice to issue an RFQ periodically, as it helps current vendors not take our business for granted. Mr. Wendling reported that we have worked closely with Kleingers & Associates on other projects and have been well satisfied with their work, but wants to issue an RFQ to see what other engineering services are available. Council was in agreement with the RFQ.

5. Operating Levy – Replacement or Renewal

Mr. Wendling stated we will need to pass an ordinance in January to place our operating levy on the May primary ballot. We need to decide whether to do a renewal or replacement. A renewal will keep the millage the same and will not increase taxes. A replacement would increase taxes for our residents. Mr. Quarry

stated he feels strongly that our levy be a renewal and not a replacement, particulary in light of the economy and the significant tax increase our residents will experience in January with the recent passage of a CPS levy. Mrs. Glover stated she did not feel the timing was right for a replacement. Council and Mr. Wendling were all in agreement. Mr. Wendling informed Council to look for the operating levy renewal ordinance in January. The City Staff will prepare a "fact sheet" for the residents explaining the details of the levy.

6. New Zoning Fee Schedule

Mrs. Brown was present at the meeting to discuss the proposed zoning fee schedule. Mrs. Brown explained that currently the City has a \$50 flat rate zoning fee, no matter what type of zoning application is being filed. Mrs. Brown stated she feels the schedule should be restructured and the fees should be based on the type of application, as some applications are more in-depth than others. The proposed zoning fee schedule mirrors other jurisdictions in our area. Mr. Wendling stated by restructuring our fee schedule we will only get serious applicants. Mrs. Brown added that she feels the proposed schedule fits our community and it's zoning needs. Mr. Wendling added that we are also looking at restructuring other fees, such as the cost for Mr. Knight to re-inspect properties that are in violation of the property maintenance code. Other fees that need to be evaluated are the fees for leaf and brush collection. The fees for leaf and brush have not been raised since approximately 2000. A brief discussion on leaf pick up procedure followed.

7. January 1, 2009 Workshop

Mr. Wendling reported that our next workshop is scheduled for January 1, 2009. Mr. Wendling stated our options are: holding the meeting as scheduled, canceling the meeting or rescheduling the meeting. Mrs. Glover motioned to cancel the meeting on 1/1/09 and reschedule the meeting for 1/8/09 if necessary. Mr. Quarry seconded the motion. All members voted aye. Motion carried.

MISCELLANEOUS

Mrs. Glover and Mrs. Williams made mention of residents and commercial property owners setting trash out too early. Mr. Wendling advised that the police department should be informed so they may address the situation. Setting trash out before 5 p.m. the day prior to the regularly scheduled trash pickup day is in violation of the Silverton Code of Ordinances.

Mr. Quarry asked about the status of the City owned properties located at 6949 and 6955 Silverton Avenue. Mr. Wendling stated the property could be scheduled for closing next week, but Mr. Wendling reported that there could be NSP monies available for the City to renovate the property. A discussion followed. Mr. Quarry stated he would like to see the City move forward with the sale of the property to Mr. Kees, as the property has been vacant for a long time, the market is unstable and the property is an eyesore in the community. Mr. Wendling stated he will get the closing scheduled.

Mr. Quarry asked about Officer Repleglo being on patrol in the City. Mr. Wendling stated he is performing basic patrol duties while the department has two employees on light duty status. The hours will be segregated from those he

dedicates to Block Watch. Mrs. Garner asked how many employees are in the police department in total. There are 10 full time sworn officers, 3 full time dispatchers, 1 part time officer and 5 part time (intermittent) dispatchers. Mrs. Williams mentioned she would like to see Officer Replegole continue patrol through the Christmas season.

Mr. Quarry mentioned he would e-mail or provide hard copies of Mr. Wendling's evaluation form to all the council members soon.

Mr. Quarry announced he was recently selected as the new Executive Director of the Hamilton County Municipal League. Council congratulated him on his appointment.

Mr. Wendling reported that the Krimmer family is hosting a dinner on Christmas Eve for needy families in and around the Silverton area. Anyone who knows of a family in need should contact Mr. Wendling.

BUSINESS MEETING

PUBLIC COMMENT:

None.

READING OF PENDING LEGISLATION:

Mrs. George gave the second reading Ordinance 08-3276 An Ordinance Making Appropriations for the Expenses of the City of Silverton, Ohio for the Fiscal Year 2009. Mr. Quarry motioned for passage and was seconded by Mr. Sylvester. A roll call vote was taken. All present voted aye. Motion carried.

INTRODUCTION OF NEW LEGISLATION:

Mrs. George gave the first reading of Ordinance 08-3277 An Ordinance Implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code, Establishing and Describing the Boundaries of Community Reinvestment Area in the City of Silverton, Designating a Housing Officer to Administer the Program, and Creating a Community Reinvestment Housing Council and a Tax Incentive Review Council (Residential).

Mrs. George gave the first reading of Ordinance 08-3278 An Ordinance Implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code, Establishing and Describing the Boundaries of Community Reinvestment Area in the City of Silverton, Designating a Housing Officer to Administer the Program, and Creating a Community Reinvestment Housing Council and a Tax Incentive Review Council (Commercial).

Mrs. George gave the reading of 08-3279 An Ordinance Creating a Separate City of Silverton Agency Fund Entitled "Silverton Community Improvement Corporation (CIC) Agency Fund" to Hold and to Account for Monies of the CIC.

Mrs. George gave the reading of 08-3280 An Ordinance Creating a Separate City of Silverton Agency Fund Entitled "Silverton Development Incorporated (SDI) Agency Fund" to Hold and to Account for Monies of SDI.

INTRODUCTION AND READING OF RESOLUTIONS:

Mrs. George gave the reading of 08-552 A Resolution Authorizing the City Manager to Enter into a Contract with the Morton International Inc/Morton Salt Division for the Purpose of Purchasing Road Salt. Mrs. Glover motioned for passage and was seconded by Mrs. Williams. A roll call vote was taken. All 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 consider the purchase or sale of public property per ORC 121.22(G). Mrs. Garner seconded the motion. A roll call vote was taken. All present voted aye. Motion carried.

MOTION TO RECONVENE MEETING:

Mr. Quarry motioned to reconvene the regular meeting and was seconded by Mr. Sylvester. All present voted aye. Motion carried.

ADJOURNMENT:

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