

A regular meeting of the City Commission of The City of Springfield, Ohio, held on Tuesday, June 5, 2018, in the Forum of City Hall, was called to order.

Roll call was answered by Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland; Mr. Rue was absent.

The invocation was offered by Mr. Copeland, who then led the assembly in the Pledge of Allegiance.

On motion of Mr. O'Neill, seconded by Dr. Estrop, members approved the minutes of the May 22, 2018, regular meeting as presented.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

FIRST READINGS—ORDINANCES

The following legislation was presented for the first time and requires presentation at a second regular meeting before vote on passage:

134-18 An Ordinance titled, "Authorizing the acceptance of donations in support of CultureFest 2018."

~~~~~ Next regular City Commission meeting: June 19, 2018. ~~~~~

### **SECOND READING—ORDINANCE DEFEATED**

The following legislation was presented for a second time:

**105-18** An Ordinance No. 18-140 titled, "Vacating the first alley northeast of Egmont Avenue from the north right-of-way line of Lagonda Avenue northwest to the first intersecting alley."

On motion of Mr. O'Neill, seconded by Mrs. Chilton, the ordinance was defeated.

Nays, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 0, Nays 4.

### **SECOND READINGS—ORDINANCES PASSED**

The following legislation was presented for a second time:

**104-18** An Ordinance No. 18-141 titled, "Amending the Zoning Map of Springfield, Ohio by rezoning 175.78 acres located at 1801, 1820, 1830 and 1860 Prime Parkway, Springfield, Ohio from Springfield Township I-1, General Industrial District to City M-1, General Manufacturing District."

On motion of Dr. Estrop, seconded by Mr. O'Neill, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

**27-18** An Ordinance No. 18-142 titled, "Confirming purchases and the obtaining of services for the City and providing for payments therefor."

On motion of Mrs. Chilton, seconded by Mr. O'Neill, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

**246-04** An Ordinance No. 18-143 titled, "Amending and restating provisions regarding the Center City Community Reinvestment Area in The City of Springfield, Ohio, Implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code."

On motion of Dr. Estrop, seconded by Mrs. Chilton, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

**29-05** An Ordinance No. 18-144 titled, "Amending and restating provisions regarding the South Limestone Community Reinvestment Area in The City of Springfield, Ohio, Implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code."

On motion of Dr. Estrop, seconded by Mrs. Chilton, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

**95-15** An Ordinance No. 18-145 titled, "Amending and restating provisions regarding the Burnett and High Community Reinvestment Area in The City of Springfield, Ohio, Implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code."

On motion of Mrs. Chilton, seconded by Dr. Estrop, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland. Yeas 4, Nays 0.

**128-18** An Ordinance No. 18-146 titled, "Confirming and approving a Development Incentive Agreement (Single Family Residential Development) with Cody J. Leece and Ashley M. Bisel to provide for sewer services to real property outside the City limits."

On motion of Mrs. Chilton, seconded by Mr. O'Neill, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland. Yeas 4, Nays 0.

**264-14** An Ordinance No. 18-147 titled, "Amending the City's Mow to Own Program to make it available to additional participants; authorizing the disposition of various parcels of real estate owned by the City of Springfield that are not needed for municipal purposes in accordance with the terms of the Program; and directing the City Manager, Law Director and Finance Director to do all things they consider necessary to carry out the Mow to Own Program."

On motion of Dr. Estrop, seconded by Mr. O'Neill, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland. Yeas 4, Nays 0.

**84-12** An Ordinance No. 18-148 titled, "Amending Ordinance No. 16-106 by increasing the authorized expenditure for the City's Home Loan Program to Two Hundred Thirty-Seven Thousand Two Hundred Seventy-Nine Dollars (\$237,279.00)."

On motion of Mrs. Chilton, seconded by Mr. O'Neill, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland. Yeas 4, Nays 0.

**129-18** An Ordinance No. 18-149 titled, "Authorizing the City Manager to enter into a Rental Housing New Construction Loan Agreement (North Shaffer Street - 2018) with Mental Health Services for Clark and Madison Counties, Inc. ("Mental Health") for redevelopment at 231-235 North Shaffer Street."

On motion of Mr. O'Neill, seconded by Dr. Estrop, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland. Yeas 4, Nays 0.

### **EMERGENCY ORDINANCES**

The following emergency legislation was presented for the first time:

**135-18** An Ordinance No. 18-150 titled, "Authorizing the purchase of 500 G Suite Business Licenses and support from Onix Networking Corp., for an amount not to exceed \$58,035.00, through the Ohio Department of Administrative Services, pursuant to Ohio's Cooperative Purchasing Act in accordance with the provisions of Section 125.04 of the Ohio Revised Code, and declaring an emergency."

On motion of Mrs. Chilton, seconded by Dr. Estrop, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland. Yeas 4, Nays 0.

**71-15** An Ordinance No. 18-151 titled, "Adopting a First Amendment to the 2015-2019 Consolidated Plan/Action Plan of The City of Springfield, Ohio as submitted to the United States Department of Housing and Urban Development, for the addition of the Downtown Access Infrastructure Program, Neighborhood Improvement Program and additional funds for the Demolition Program; authorizing the City Manager, Finance Director and Law Director to perform all acts and execute all documents necessary to implement such First Amendment to the 2015-2019 Consolidated Plan/Action Plan of The City of Springfield, Ohio, and declaring an emergency."

On motion of Mr. O'Neill, seconded by Dr. Estrop, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland. Yeas 4, Nays 0.

**130-16** An Ordinance No. 18-152 titled, "Authorizing the exercise of the City's option to renew the contract with Carmeuse Lime & Stone, Inc. fka Mississippi Lime Company for the purchase of Quicklime for use by the City's Water Treatment Plant, for an amount not to exceed \$608,000.00, and declaring an emergency."

On motion of Dr. Estrop, seconded by Mr. O'Neill, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland. Yeas 4, Nays 0.

**267-14** An Ordinance No. 18-153 titled, "Authorizing the City Manager to execute a Contract Modification with LJB, Inc. to provide additional engineering design services for the CLA Bechtel Signals, PID No. 98859, for an amount not to exceed \$6,750.00, and declaring an emergency."

On motion of Mrs. Chilton, seconded by Dr. Estrop, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland. Yeas 4, Nays 0.

**186-11** An Ordinance No. 18-154 titled, "Authorizing the City Manager to enter into Amendment F - Modification #1 to the Project Engineering Agreement with Black & Veatch Corporation for the Erie Interceptor Express Sewer Design contract to reallocate funds among project phases, and declaring an emergency."

On motion of Mr. O'Neill, seconded by Dr. Estrop, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

**30-17** An Ordinance No. 18-155 titled, "Confirming and approving Change Order No. 3 to the contract between the City and J & J Schlaegel, Inc. for the 2017 Miscellaneous Water Replacement Project, to increase the contract in an amount not to exceed \$23,735.28, for a total amount not to exceed \$720,689.97, and to extend the contract completion date to May 25, 2018; authorizing the City Manager to execute said Change Order No. 3, and declaring an emergency."

On motion of Dr. Estrop, seconded by Mrs. Chilton, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

**139-18** An Ordinance No. 18-155 titled, "Authorizing the City to become a Member of The Ohio Benefits Cooperative, Inc. ("OBC") regional council of governments, to participate in its OBC Medical Purchasing Cooperative and authorizing the City Manager, Law Director, Director of Finance and Personnel Director to do all things necessary for compliance with OBC By-Laws and the Jefferson Health Plan Agreement ("JPH"), all to provide medical and prescription drug coverage benefits for the City's employees; authorizing expenditures necessary to fulfill the City's obligations under the said By-Laws and JPH agreement, and declaring an emergency."

On motion of Mrs. Chilton, seconded by Mr. O'Neill, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

### **RESOLUTIONS**

The following legislation was presented for the first time:

**136-18** A Resolution No. 6010 titled, "Reappointing Bernadette M. deGuzman, MD, MPH, to the Board of Health of the Clark County Combined Health District."

On motion of Mr. O'Neill, seconded by Dr. Estrop, the resolution was adopted.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

**137-18** A Resolution No. 6011 titled, "Consenting to the appointment of Jeanette Anderson to serve as the City Planning Board's Representative to the Board of Zoning Appeals."

On motion of Mrs. Chilton, seconded by Dr. Estrop, the resolution was adopted.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

### **LIQUOR PERMIT**

**126-18** On motion of Mr. O'Neill, seconded by Mrs. Chilton, the administration's report relative to notification from the Ohio Department of Liquor Control of a request to transfer a liquor permit from Drive Thru 1 LLC, 1201 North Wilson Road, Columbus, Ohio 432104 to Ambalica LLC, 18 Buxton Avenue, Springfield, Ohio 45505, was ordered received and filed with the City Clerk.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

**127-18** On motion of Mr. O'Neill, seconded by Dr. Estrop, the administration's report relative to notification from the Ohio Department of Liquor Control of a request for a new liquor permit from Stella Blue, LTD, 20 North Fountain Avenue, Springfield, Ohio 45502, was ordered received and filed with the City Clerk.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

### **COMMUNICATIONS**

The following communications were ordered received and filed:

**133-18** Notification from Ohio Division of Liquor Control of a new liquor permit for Khans Mini Mart LLC, 961 Selma Road.

**140-18** Correspondence from HUD regarding Fiscal Year 2018 allocation for housing programs.

**141-18** Correspondence from Ohio Housing Finance Agency regarding 2018 Housing Credits for Opportunities Gardens, 1275 South Plum Street.

**142-18** Correspondence from HUD regarding Neighborhood Stabilization Program (NSP) Preparation for Closeout.

### **COMMENTS ON AGENDA ITEMS**

**105-18** Mrs. Chilton asked the City Clerk to read the proposed ordinance in its entirety. After the reading, Mrs. Chilton commented that there is a private sewer located within the alley proposed for vacation; and the adjoining property owners not would not have easement rights to their laterals if the alley was vacated. Mrs. Chilton stated that she would vote against the vacation and not take away the adjoining owners' access.

Dr. Estrop and Mr. Copeland stated their agreement.

Mr. O'Neill asked an adjoining property owner if he planned to repair the garage which can only be accessed through the alley, and he stated yes.

**246-04, 29-05, 95-15** Dr. Estrop spoke on the proposed ordinances that would amend the provisions of three existing Community Reinvestment Areas. He indicated that the changes would make applying for the programs easier for citizens and increase the tax abatement benefits in those areas. Dr. Estrop also stated that he hoped these changes would be the first of many phases to stimulate housing improvements.

Deputy City Manager Heck explained the changes to the Community Reinvestment Areas proposed in the ordinances.

Mr. Copeland commented the proposed changes would impact the local school district taxes, but the school districts are in agreement with the proposed changes.

Assistant City Manager Franzen spoke on revised marketing materials to promote the programs.

Mr. Darren Cotter, 4619 McCord Street, representing the Turner Foundation, thanked the City Commission and city staff for their work on the proposed changes.

**128-18** Dr. Estrop stated that property owners who enter into a Development Incentive Agreement pay a higher rate for services until the property is annexed.

**264-14** Community Development Director Meadows explained the proposed changes to the Mow to Own program. Changes include property owners who are within 1000' of an eligible property compared to the current requirement of contiguous property. Eligible applicants must be property owners current with income tax and property tax, no uncorrected code enforcement orders within 36 months, and the property must have been foreclosed and obtained by the City through Sheriff Sale. Applicants maintain the subject property for an average of seven months before formal acquisition. The application fee is \$100.

Mrs. Chilton asked if staff works with the Land Bank on properties. Mrs. Meadows explained the Land Bank actively acquires properties with structures. The Mow to Own program is for unimproved lots.

**84-12** Dr. Estrop asked about the proposed changes to the Home Loan Program. Mrs. Meadows explained that the proposed change would add \$50,000 to the existing program. Eligible applicants are at 80 percent of the median income and may receive a loan of up to \$20,000 for ten years at zero percent interest.

**135-18** Dr. Estrop asked for an explanation of G Suite Business Licenses. Finance Director Beckdahl stated that the purchase is for additional staff email licenses from Google.

**130-16** Dr. Estrop asked how long the Quicklime purchase lasts for the water treatment plant. Service Director Moore stated that the purchase of 5,000 tons of lime is for one year. Approximately 3,800 tons of lime is used per year with extra available if needed.

**267-14** Mr. O'Neill asked which portion of Bechtle Avenue is addressed with the proposed contract modification with LJB, Inc. City Engineer Shanayda stated the area of Bechtle Avenue is between state routes 41 and 40.

**30-17** Dr. Estrop asked about the amendment with Black & Veatch for the Erie Interceptor Express Sewer Design contract. Mr. Shanayda explained changes include actual supplies needed versus proposed which include water meters.

**139-18** Mr. O'Neill spoke on the proposed employee healthcare change. He stated that the proposed change with an 11-12 percent increase is worth the risk considering the potential increase of 24 percent. He commented that future contracts will likely become worse.

Dr. Estrop thanked staff for looking at different options.

City Manager Bodenmiller thanked the brokers who assisted city staff. The City will join a co-op to be eligible for the better pricing. Mr. Bodenmiller added that there will still be an increase, but not as much as it may have been.

**COMMENTS FROM THE AUDIENCE**

**25-18** Ms. Denise Williams, President of the local NAACP Chapter, presented Mayor Copeland an award on behalf of the National NAACP. Ms. Williams thanked Mr. Copeland for his efforts working the organization and community.

**25-18** Mr. Raymond Upshaw, 325 West Liberty, commented on worsening racism and stated that good people need to be heard. He spoke on a potential conspiracy in government related to businesses. He added that he is a recent graduate of Clark State and plans to contact the Small Business Development Center related to starting a new business.

**25-18** Mr. David Sanford, 528 Yellow Springs, stated his appreciation for the demolition of dangerous buildings. He also spoke on expansion joints not being included in the construction of Limestone Street. Mr. Sanford spoke on a conversation with Mr. O'Neill after a recent commission meeting.

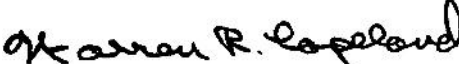
Mrs. Chilton asked if expansion joints were required for the Limestone Street project. Mr. Shanayda stated that due to the nature of the curb, expansion joints were not required on this project. Mr. Shanayda offered to show Mr. Sanford the site.




There being no further business, on motion of Dr. Estrop, seconded by Mr. O'Neill, the meeting adjourned.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

  
A handwritten signature in black ink that reads "Aaron R. Copeland".

\_\_\_\_\_  
PRESIDENT OF THE CITY COMMISSION

  
A handwritten signature in blue ink that reads "Jill R. Pierce".

\_\_\_\_\_  
CLERK OF THE CITY COMMISSION