

A regular meeting of the City Commission of The City of Springfield, Ohio, held on Tuesday, July 31, 2018, in the Forum of City Hall, was called to order.

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

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

On motion of Dr. Estrop, seconded by Mr. Rue, members approved the minutes of the July 3, 2018, regular meeting as presented.

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

Yeas 5, 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:

144-18 An Ordinance titled, "Amending the Zoning Map of Springfield, Ohio by rezoning 27.4 acres on McCreight Avenue, Springfield, Ohio from RM-12, Low-Density, Multi-Family Residence District, to A, Agricultural District."

145-18 An Ordinance titled, "To amend Ordinance No. 91-90, passed March 12, 1991, and commonly known as the Codified Ordinances of The City of Springfield, Ohio, by amending Section 1120.02 of Chapter 1120 titled *Central Business District*; and repealing existing Section 1120.02."

27-18 An Ordinance titled, "Confirming purchases and the obtaining of services for the City and providing for payments therefor."

115-18 An Ordinance titled, "To appropriate the interests in real property hereinafter described for the purpose of providing necessary rights in real estate needed for the public purpose of making and repairing roads which shall be open to the public, without charge, to wit, the pavement reconstruction and resurfacing, curb and walk replacement and drainage improvements on Belmont Avenue between Mitchell Boulevard and Home Road."

187-18 An Ordinance titled, "Authorizing the Finance Director to purchase 4,300 tons of rock salt for the 2018-2019 winter season from Compass Minerals America for an amount not to exceed \$326,499.00, through the Ohio Department of Transportation Cooperative Purchasing Program in accordance with the provisions of Section 5513.01(B) of the Ohio Revised Code."

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

188-18 An Ordinance titled, "Authorizing the purchase and installation of an IBM Power 9 Hardware and Software Computer System, to include three years of maintenance and warranty, from Mapsys Systems and Solutions, Inc., for an amount not to exceed \$279,675.00, 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."

Next regular City Commission meeting: August 14, 2018.

SECOND READINGS—ORDINANCES

The following legislation was presented for a second time:

151-18 An Ordinance No. 18-196 titled, "Amending the Zoning Map of Springfield, Ohio by rezoning 37.8 acres on Bird Road, Springfield, Ohio from RM-12, Low-Density, Multi-Family Residence District, to RS-8, Medium-Density, Single-Family Residence District, and by rezoning 15.43 acres on East National Road, Springfield, Ohio, from Springfield Township R-1, Single-Family Residential District and Springfield Township B-3, General Business District, to City RS-8, Medium-Density Single-Family Residence District."

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance passed.

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

Yeas 5, Nays 0.

143-18a An Ordinance No. 18-197 titled, "Authorizing the City to become a member of the Northeast Ohio Public Energy Council by becoming a party to the Agreement Establishing the Northeast Ohio Public Energy Council and approving the bylaws of the Northeast Ohio Public Energy Council for the City's electric aggregation program."

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance passed.

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

Yeas 5, Nays 0.

143-18b An Ordinance No. 18-198 titled, "Approving and adopting the Northeast Ohio Public Energy Council Plan of Operation and Governance For Member Communities for the purpose of jointly establishing and implementing an electricity aggregation program for the City."

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland. Yeas 5, Nays 0.

087-18 An Ordinance No. 18-199 titled, "Accepting the application for annexation of certain territory containing 23.330 acres, more or less, in German Township and commonly known as the Baker Road Annexation Area to The City of Springfield, Ohio."

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

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland. Yeas 5, Nays 0.

123-18 An Ordinance No. 18-200 titled, "Authorizing the acceptance of a 2018-2019 Drug Use Prevention Grant in an amount up to \$44,612.00 from the Ohio Attorney General's Office to be used for funding four officers to teach drug use prevention education in public schools; and authorizing the City Manager, Finance Director and Chief of Police to perform all acts and execute all documents they consider necessary to fulfill the City's obligations under said grant and to comply with all relevant local, state and federal legal requirements."

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

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland. Yeas 5, Nays 0.

134-18 An Ordinance No. 18-201 titled, "Authorizing the acceptance of donations in support of CultureFest 2018."

On motion of Mrs. Chilton, seconded by Mr. Rue, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland. Yeas 5, Nays 0.

180-18 An Ordinance No. 18-202 titled, "Authorizing the City Manager to enter into a contract with Chemical Services, Inc. for the purchase of Liquid Ferric Sulfate 60%, for an amount not to exceed \$140,400.00."

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

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland. Yeas 5, Nays 0.

142-17 An Ordinance No. 18-203 titled, "Authorizing the City Manager to enter into a Grant Agreement with the State of Ohio, Ohio Public Works Commission, to obtain funding in the amount of \$76,754.00 for CLA Bechtle - 0.57, PID No. 99563, and further identified as Bechtle Avenue bridge over the lagoon project; and authorizing the City Manager, Law Director, Finance Director and City Engineer to do all things they consider necessary for the execution and performance of the Grant Agreement."

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

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland. Yeas 5, Nays 0.

159-17 An Ordinance No. 18-204 titled, "Authorizing the City Manager to enter into a Grant Agreement with the State of Ohio, Ohio Public Works Commission, to obtain funding in the amount of \$398,772.00 for the Harding Road Project, and authorizing the City Manager, Law Director, Finance Director and City Engineer to do all things they consider necessary for the execution and performance of the Grant Agreement."

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

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland. Yeas 5, Nays 0.

183-18 An Ordinance No. 18-205 titled, "Authorizing the City Manager to enter into a Contract for Purchase and Sale of Real Estate to sell certain real property to 4 The Dogs, LLC."

On motion of Mrs. Chilton, seconded by Mr. Rue, the ordinance passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland. Yeas 5, Nays 0.

SECOND READING—RESOLUTION

The following legislation was presented for the second time:

79-18 A Resolution No. 6019 titled, "Ordering the construction or reconstruction of curbs, gutters and sidewalks at Section No. 2 of Streets and Section No. 2 of Selected Locations of the 2018 Sidewalk, Curb, and Gutter Program, as enumerated in Resolution No. 6008."

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

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland. Yeas 5, Nays 0.

EMERGENCY ORDINANCES

The following emergency legislation was presented for the first time:

189-18 An Ordinance No. 18-206 titled, "Authorizing the City Manager to enter into a Lease Agreement with John R. Jurgensen Company for the lease of certain real property for the purpose of the I-70 Widening Project; and declaring an emergency."

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

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

Yeas 5, Nays 0.

122-18 An Ordinance No. 18-207 titled, "Confirming and approving Change Order No. 1 to the contract between the City and The Shelly Company for the 2018 PI Paving Project, to increase the contract in an amount not to exceed \$17,322.50, for a total amount not to exceed \$1,493,803.97; authorizing the City Manager to execute said Change Order No. 1; and declaring an emergency."

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

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

Yeas 5, Nays 0.

EMERGENCY RESOLUTION

The following legislation was presented for the first time:

186-18 A Resolution No. 6020 titled, "Approving the establishment of services to be furnished to the property owners in the Flowers Annexation Area when it has been annexed to The City of Springfield, Ohio; and declaring an emergency."

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

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

Yeas 5, Nays 0.

COMMUNICATION

The following communication was ordered received and filed:

106-18 Quarterly Investment Report, Second Quarter 2018.

COMMENTS ON AGENDA ITEMS

151-18 Mrs. Chilton asked for confirmation that this Ordinance was only for the rezoning and not tax incentives at this time. City Manager Bodenmiller confirmed that to be the case. Mr. Rue stated that this is the first step of a forward movement for the City. Dr. Estrop stated his support for this rezoning and dismay for the arguments against this move forward for our community. Mr. O'Neill stated his agreement 100 percent.

Mr. Raymond Upshaw, 325 West Liberty, asked if these homes would be government homes and if so would they be non-smoking homes. Mr. Copeland stated that these are not government homes; they would be private homes.

Mr. David Sanford, 528 Yellow Springs, stated that most people in this town do not make \$50,000 per year. Most manufacturing jobs make \$45,000 per year, and he stated his belief that people will not be able to afford the housing planned for this area. Mr. Rue stated that homes in the \$175,000 price range do not stay on the market for long in this area. These homes are in high need. There will be higher paying jobs coming to this area. Mayor Copeland stated that there are higher paying jobs coming to this area that will be the primary target market for these homes.

Dr. Susan Page, 275 Ramar Drive, stated she is a resident from Springfield Township and says that the Springfield Township residents are concerned about the high density of this development, not that the development is coming. Mayor Copeland appreciates what she said but did say that there were other residents who did state other negative concerns about the development.

Mr. Bodenmiller stated that he believes that the developers are looking at what the City has done over the last 8-10 years. We have \$400M+ in development in our downtown and new job announcements recently. He commented that developers are recognizing this and we should be proud of ourselves. Mr. Rue stated that this decision will speak to other developers as they are looking into Springfield, and this is an important decision for our community.

Mr. John Bills, 3601 Rigby Road, Miamisburg, on behalf of the developer thanked the Commission for the positive message. They are encouraged by the future and excited to move forward.

Mr. Rue asked why they chose that particular location. Mr. Bills noted that corridor had easy access, public utilities already available, and existing zoning. It is a prime location.

Mr. Copeland noted that the majority of the property is being down-zoned and not up-zoned.

Mr. Sanford, 528 Yellow Springs, stated concerns about jobs and salaries in the area at this time.

143-18a Dr. Estrop asked what the saving is for the people through the aggregation program. Mr. Bodenmiller stated it is approximately a 6% saving. Everyone would be automatically in the program unless they opt out or are part of another program. Mrs. Chilton added if a person has not signed up with another provider they would be in the program.

Mr. David Sanford, 528 Yellow Springs, asked if we would have someone appointed to the NOPEC Board. Mrs. Chilton answered that Springfield would be represented on their Board.

087-18 Mr. Sanford asked what was meant by "territory" in the annexation request. Mr. Bodenmiller stated that the territory is the amount of acreage.

123-18 Dr. Estrop stated that the Drug Use Prevention Grant is a very important function that needs to continue. It deals with drug prevention and use and allows police personnel to establish a rapport with the students and families.

180-18 Dr. Estrop asked the purpose of Liquid Ferric Sulfate. Service Director Moore stated this is a secondary coagulant in the water treatment process. The water flows through the lime solvents which removes pollutants and the Ferric Sulfate takes the lime out of the water.

142-17 Mrs. Chilton asked if the grant funding for the Bechtle Avenue bridge had been previously approved. Mr. Bodenmiller stated that it was approved under the previous Commission and needed approval by the new commission.

159-17 Dr. Estrop inquired what part of Harding Road the grant agreement covers. Mr. Bodenmiller responded that it pertains to the section Harding between Limestone and Fountain.

183-18 Ms. Sandy Baugh stated her dog goes to the doggy daycare and gave high praises to the business which plans to purchase the former municipal pool property at 715 Bechtle Avenue.

189-18 Dr. Estrop asked for an explanation of the lease agreement with John R. Jurgensen Company. Mr. Bodenmiller explained that this parcel of land would be leased to the contractor during the I-70 widening project by ODOT.

186-18 Dr. Estrop inquired about the Flowers Annexation Area. Mr. Bodenmiller explained that the owners are selling their property on Derr Road, and the sewer system is failing. They have requested a connection to public utilities that requires annexation.

COMMENTS FROM COMMISSIONERS

025-18 Mrs. Chilton thanked Code Enforcement for cutting the grass at the corner of Clifton and Grant Avenue. Mrs. Chilton asked that Captain Zawada talk about *National Night Out* which will be held on Tuesday, August 7, in Snyder Park.

025-18 Mr. O'Neill stated that he had spoken to many people regarding the Derr Road project and asked when there might be some public meetings for input. Mr. Bodenmiller stated that there is much confusion about this project. He hopes to have communication with the commissioners this week.

025-18 Mr. Bodenmiller stated that National Night Out would be held at Snyder Park by the Splash Pad on Tuesday, August 7 from 5:00 pm - 8:00 pm. There would be food, fun, and games.

025-18 Mr. Copeland stated that the Snyder Park improvements are very nice and make the facilities more attractive to use.

COMMENTS FROM THE AUDIENCE

025-18 Mr. Raymond Upshaw, 325 West Liberty, spoke about violence in the community and corruption.

025-18 Mr. Bob Hulsizer, 1909 West Washington, thanked the code enforcement department for their hard work and made recommendations for alleviating trash and yard signs on our streets. Mr. Bodenmiller stated he has picked up many signs and encourages those who put them out to please take them down as soon as the event is over.

025-18 Ms. Sandy Baugh, requested that the recycling dumpsters out by Springfield High School be labeled for proper disposal of recyclables. Mr. Copeland and Mr. Bodenmiller stated that the Solid Waste District oversees this program and believes these dumpsters are labeled. Dr. Estrop requested this issue be brought to the attention of the Solid Waste District for proper recycling.



There being no further business, on motion of Mrs. Chilton, seconded by Mr. Rue, the meeting adjourned.

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

Yeas 5, Nays 0.


PRESIDENT OF THE CITY COMMISSION


ACTING CLERK OF THE CITY COMMISSION