

A regular meeting of the City Commission of The City of Springfield, Ohio, held on Tuesday, August 13, 2019, 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 President 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 16, 2019, Work Session and Legislative Meeting as presented.

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

#### **MOTION**

On motion of Dr. Estrop, seconded by Mr. Rue, members amended the agenda moving the resolution related to the Comprehensive Housing Market Analysis prior to first readings.

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

#### **RESOLUTION**

The following legislation was presented for the first time:

**201-19** A Resolution No. 6061 titled, "Accepting the Comprehensive Housing Market Analysis of the Greater Ohio Policy Center."

On motion of Dr. Estrop, 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.

#### **FIRST READINGS—ORDINANCES**

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

**184-19** An Ordinance titled, "Amending the Zoning Map of Springfield, Ohio by rezoning 0.23 acres at 601 North Fountain Avenue, Springfield, Ohio from EC-1, Educational Campus District to CO-1, Commercial Office District."

**221-14** An Ordinance titled, "Authorizing an expenditure in an amount not to exceed \$44,000.00 in relation to the Clark County / City of Springfield 2015-2020 Consortium Agreement with The Board of County Commissioners of Clark County, Ohio and the Clark County Auditor for the provision of GIS services, for a total Agreement expenditure of \$244,000.00."

**109-19** An Ordinance titled, "Authorizing the acceptance of a donation in support of CultureFest 2019."

**199-19** An Ordinance titled, "Authorizing the City Manager to enter into a Purchase Agreement for Meter Reading Equipment with Everett J. Prescott, Inc. for the purchase of meter reading equipment for an amount not to exceed \$73,850.70."

**204-16** An Ordinance titled, "Authorizing the exercise of the City's option to renew the contract with Rumpke of Ohio, Inc. for Trash Pick-Up at Various City Facilities, for an amount not to exceed \$8,404.20."

**203-16** An Ordinance titled, "Authorizing the exercise of the City's option to renew the contract with Waste Management of Ohio, Inc. for Trash Pick-Up at Various City Facilities, for an amount not to exceed \$12,271.90."

**200-19** An Ordinance titled, "Authorizing the acceptance of a 2019-2020 Ohio Law Enforcement Body Armor Program Award in an amount up to \$3,097.50 from the Ohio Attorney General's Office; authorizing the Chief of Police to execute a 2019-2020 Ohio Law Enforcement Body Armor Program Award Acceptance; authorizing the City Manager, Finance Director, Law 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."

Next regular City Commission meeting: August 27, 2019.

#### **SECOND READINGS—ORDINANCES**

The following legislation was presented for a second time:

**166-19** An Ordinance No. 19-215 titled, "Amending the Zoning Map of Springfield, Ohio by rezoning 4.7 acres at 1311 Lagonda Avenue, Springfield, Ohio from RS-8, Medium-Density, Single-Family Residence District to M-1, General Manufacturing 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.

**002-19** An Ordinance No. 19-216 titled, "Confirming and approving Change Order No. 1 to the Owner's Representative Agreement between the City and Rodgers Incorporated relating to the Downtown Parking Garage, to increase the contract in an amount not to exceed \$2,062.50, for a total amount not to exceed \$89,212.50; and authorizing the City Manager to execute said Change Order No. 1."

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.

**108-19** An Ordinance No. 19-217 titled, "Authorizing the City Manager to enter into Amendment No. 1 to the contract for demolition services with Tony Smith dba Tony Smith Wrecking & Trucking to increase the contract amount by \$200,000.00, for a total amount not to exceed \$400,000.00."

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.

**188-19** An Ordinance No. 19-218 titled, "Authorizing the City Manager to enter into a Cooperation Agreement with The Springfield City School District Board of Education to assist the City and the Board of Education in creating and maintaining safe and orderly schools; and confirming and approving services provided up to the passage of this ordinance."

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.

**189-19** An Ordinance No. 19-219 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 \$138,600.00."

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.

**190-19** An Ordinance No. 19-220 titled, "Authorizing the issuance of a purchase order for the purchase of three Progressive Cavity Sludge Pumps from Sullivan Environmental Technologies, Inc. for an amount not to exceed \$68,898.00."

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

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:

**1-19** An Emergency Ordinance No. 19-221 titled, "Providing for the transfer of monies among various funds; and declaring an emergency."

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.

**14-19** An Emergency Ordinance No. 19-222 titled, "Providing for Supplemental Appropriations within various funds; and declaring an emergency."

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.

**41-19** An Emergency Ordinance No. 19-223 titled, "Confirming and approving Change Order No. 2 to the contract between the City and Steve R. Rauch, Inc. for the Demolition and Site Preparation for the Downtown Townhome Redevelopment Project, to decrease the contract amount by \$7,909.30, for a total contract amount not to exceed \$415,334.70; and authorizing the City Manager to execute said Change Order No. 2; and declaring an emergency."

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.

**202-19** An Emergency Ordinance No. 19-224 titled, "Authorizing the City Manager to execute an Interlocal Agreement by and between the City and The Board of County Commissioners of Clark County, Ohio, in connection with the 2019 Byrne Justice Assistance Grant (JAG) Program Award; and declaring an emergency."

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.

## LIQUOR PERMIT

**195-19** On motion of Mr. O'Neill, seconded by Mr. Rue, the administration's report relative to notification from the Ohio Department of Liquor Control of a request to transfer a liquor permit from Springfield Food Market, Inc., dba Clark Oil Station, 936 W. North & Western, Springfield, Ohio 45506 to Nagla Food Market LLC, dba Nagla Food Market, 936 W. North Street, Springfield, Ohio 45504, was ordered received and filed with the City Clerk.

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

Yeas 5, Nays 0.

## COMMENTS ON AGENDA ITEMS

**201-19** Mr. Sunny Dinghra, Always Sunny Realty, spoke on the importance of accepting the Housing Market Analysis.

Mrs. Chilton commented the City Commission would be voting on the acceptance of the study only. Mayor Copeland agreed.

Mr. Rue stated the study is a vision for moving Springfield forward and stated his appreciation for the efforts made by many people involved.

Dr. Estrop stated housing has been a consistent problem. Acceptance of the recommendations and moving forward would help housing for everyone regardless of income and location.

Mrs. Chilton stated her hope for the housing analysis would bridge the gap between theory and practice and be all-inclusive. Mrs. Chilton also commented that citizens should become involved with the policies the City Commission will vote on at a later date. Mr. Copeland stated his agreement.

Mr. O'Neill commented the housing study has been presented as a complete document and the recommendations will be voted and acted upon individually. Dr. Estrop agreed.

Mr. Copeland stated he chaired a similar study 15 years ago at Wittenberg University, but he could not vote on it as a commissioner due to conflict of interest. Many of the current study's recommendations were also in the previous study, so the review of housing conditions needs to be done on a regular basis.

Mr. Rue stated if nothing is done with the information contained in the current report similar to the previous study, the housing conditions will continue to decline. Mr. Copeland agreed and stated the changes proposed in his former study were not adopted.

Mr. John Brown, Security National Bank, stated his recommendation of accepting the housing report and adopting all of recommendations in the future. He commented the citizen engagement and attendance at this meeting indicates serious concern for housing.

Mr. Rue stated his agreement with Mrs. Chilton's previous comments to include all parts of the city in the housing efforts in a positive manner. Mr. Rue suggested citizen meetings be held geographically central to the neighborhoods where citizens can walk and participate.

Mr. Copeland commented the housing discussions did not involve as many citizens from neighborhoods identified as most needing housing improvements as he hoped. He stated the need to involve more citizens as the process progresses.

Mr. David Sanford, 528 Yellow Springs Street, stated changes made to housing needs to start from the bottom up. Mr. Sanford commented that the poor population has been overlooked, so his hope is that everyone is included.

**203-16 and 204-16** Mr. O'Neill asked for an explanation of two different trash haulers for city facilities. Service Director Moore explained that rear-loading trucks are required for dumpsters inside the City Hall and Public Safety parking garages. Regular trucks are used for the other facilities.

**2-19** Upon question from Dr. Estrop, City Manager Heck explained the subject change order with Rodgers Incorporated adds professional liability insurance to the approved agreement for the downtown parking garage construction.

**108-19** Dr. Estrop asked Finance Director Beckdahl if the adopted budget included funding for additional demolitions, and Mr. Beckdahl replied yes. Dr. Estrop then asked how many additional demolitions could be completed with the requested \$200,000. Planning, Zoning and Code Administrator Thompson replied 33 additional demolitions could be funded.

Dr. Estrop asked how many demolitions are left to be completed in the city. Community Development Director Meadows stated there were approximately 500 vacant properties in the city prior to the housing crisis. Since that time, the list has grown to approximately 1,700 to 2,000 idle homes in disrepair which affects other homes in the neighborhoods. Dr. Estrop commented that many of the homes have been sitting since 2008-2009 with no improvements. Mrs. Meadows stated that some have been vacant and damaged for 20 years but are not causing harm requiring demolition.

Mr. Sanford stated most of the vacant homes are on the south side of Springfield with trees grown up around them; however, some houses could be repaired and not demolished.

Mr. Rue commented that the Community Development has a review process for determining which properties are dangerous in need of demolition or safe for possible repair. Mr. Rue referenced the dangerous commercial building that was demolished after Mr. Sanford reported the conditions.

Dr. Estrop added the comprehensive housing study contains plans for restoring houses that can be rehabbed and demolishing houses that are dangerous and beyond repair.

**188-19** Dr. Estrop commented on the importance of the agreement between the Springfield City Schools and the Police Division providing officers in the school buildings on behalf of the 8,000 student citizens.

**190-19** Upon comment from Mr. O'Neill, Mr. Moore explained the purpose of the sludge pumps requested for the Wastewater Treatment Plant.

**41-19** Dr. Estrop commented on the change order reducing the contract amount needed for the downtown townhome site. Project & Emergency Services Manager Hicks explained the amount of materials needed for the site was less than anticipated.

**202-19** Dr. Estrop asked for additional information on the shared 2019 Byrne Justice Assistance Grant with Clark County. Police Chief Graf stated the annual shared grant with the Sheriff's Office is used for training and equipment expenses.

### COMMENTS FROM COMMISSIONERS

**4-19** Mr. Copeland spoke on the recent shootings in Dayton where two victims were from Springfield. He thanked Dayton Mayor Whaley and Ohio Governor Dewine who attended their funerals. Mr. Copeland stated the number of people killed or injured could have been worse if not for the quick response of Dayton police officers, and offered his condolences to the families of the victims.

Mrs. Chilton also thanked the community and Governor Dewine for the support and attendance at the recent funerals.

### COMMENTS FROM THE AUDIENCE

**4-19** Mr. Otis Williams, 1627 Yorkshire Court, stated his granddaughter was in the crowd where the Dayton shootings took place. He commented his hope that a similar event does not happen locally. Mr. Williams also spoke on diversity, input from citizens on the housing study, learning from other programs, and representing all of Springfield well.

**4-19** Mr. David Sanford spoke on cleaning up and repairing houses in need.

### COMMUNICATIONS

The following communications were received and filed:

**51-19** Minutes of the July 8, 2019, National Trail Parks and Recreation District Board.

**102-19** Communication from the Ohio Department of Public Safety acknowledging receipt of Ordinance Nos. 19-180 and 19-134 imposing municipal vehicle license tax beginning with 2020 registration year.

**159-19** File-stamped copy of Ordinance No. 19-179 as filed with the Clark County Auditor.

**198-19** Minutes of the April 18, 2019 Board of Health meeting.

**203-19** Notification from Ohio Division of Liquor Control of a request for a new liquor permit from Champion City Enterprises LLC, Carleton Davidson Stadium, 1101 Mitchell Blvd., Springfield, Ohio 45503.



There being no further business, on motion of Dr. Estrop, seconded by Mrs. Chilton, the meeting adjourned at 8:00 p.m.

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

Yeas 5, Nays 0.

*Karan R. Copeland*

PRESIDENT OF THE CITY COMMISSION

*Jill R. Pierce*

CLERK OF THE CITY COMMISSION