

A regular meeting of the City Commission of The City of Springfield, Ohio, held on Tuesday, October 8, 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 Mrs. Chilton, seconded by Dr. Estrop, members approved the minutes of the September 24, 2019, Executive Session, Work Session, and Legislative 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:

**221-19** An Ordinance titled, "Vacating a portion of the right-of-way in front of 101 South Fountain Avenue."

**204-19** An Ordinance titled, "Vacating the first alley east of Lowry Avenue from Fair Street south to the first intersecting alley."

~~~~~ Next regular City Commission meeting: October 22, 2019. ~~~~~

### **SECOND READINGS—ORDINANCES**

The following legislation was presented for a second time:

**207-19** An Ordinance No. 19-260 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 the enactment of new Title Seven titled Vacant Property Registration Program and adopting administrative procedures related thereto; amending Sections 1324.02 titled Class A Civil Offenses and 1324.03 titled Class B Civil Offenses to include the Vacant Property Registration; and repealing existing Sections 1324.02 and 1324.03."

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

Yeas, Dr. Estrop, Mr. Rue, and Mr. Copeland. Nays, None. Abstain, Mrs. Chilton and Mr. O'Neill.

Yeas, 3, Nays 0, Abstain 2.

**126-13** An Ordinance No. 19-261 titled, "Authorizing the City Manager to enter into an amendment to the contract with The Ohio Bell Telephone Company dba AT&T Ohio for a one-year extension in connection with certain telephone services for municipal purposes for an amount not to exceed \$80,000.00."

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.

### **EMERGENCY ORDINANCES**

The following emergency legislation was presented for the first time:

**14-19** An Emergency Ordinance No. 19-262 titled, "Providing for Supplemental Appropriations within various funds; 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.

**227-19** An Emergency Ordinance No. 19-263 titled, "Authorizing the City Manager to enter into an Employment Incentive Agreement with Del West Engineering, Inc. and Sommer Enterprises, LLC (collectively "Del West"), and a Contract for Purchase and Sale of Real Estate with Sommer Enterprises, LLC to incentivize construction of a new facility located at 1600 Progress Drive to create employment in the City; authorizing the City Manager, Finance Director and Law Director to do all things necessary to implement the said Employment Incentive Agreement and Contract for Purchase and Sale of Real Estate; 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.

**204-18** An Emergency Ordinance No. 19-264 titled, "Authorizing the exercise of the City's option to renew the contract with Polydyne, Inc. for the purchase of Liquid Polymer for use by the City's Wastewater Treatment Plant, for an amount not to exceed \$64,398.00; and declaring an emergency."

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.

**162-17** An Emergency Ordinance No. 19-265 titled, "Confirming and approving Change Order No. 6 to the contract between the City and Moody's of Dayton, Inc. for the Well/Pump Cleaning and Rehabilitation Project, to increase the contract in an amount not to exceed \$6,296.00, for a total amount not to exceed \$1,668,963.00; authorizing the City Manager to execute said Change Order No. 6; 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, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

### **LIQUOR PERMIT**

**220-19** On motion of Mrs. Chilton, 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 SRRK LLC, 2253 South Limestone Street, Springfield, Ohio 45505 to TMB Food Mart LLC, 2253 South Limestone Street, Springfield, Ohio 45505, 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**

**207-19** Dr. Estrop spoke on the proposed Vacant Property Registration, its impact on protecting public safety forces, the \$1 million spent annually on properties not maintained by their owners, and loss of property tax not paid especially to the city schools.

Acting Fire Chief Rahrle detailed 229 structure fires occurring from January 1, 2017, to this date. Of those fires, 54 were vacant structures with six injuries which equated to 11 percent. The percentage of injuries not related to vacant structures is 5.2 percent. The Fire Division supports the proposed Vacant Property Registry primarily to the unfair tax burden to citizens when the city must address vacant properties and the safety of first responders.

Police Chief Graf spoke on illegal activities that often occur in vacant properties such as drugs, prostitution, arson and vandalism. Chief Graf also described the possibility of unknown dangers to police, fire, and code enforcement staff when entering into a vacant property especially at night.

Mr. Andrew Rigsbee, 2101 Harshman Boulevard, President of Springfield Fire Fighter Local 333, spoke on the unknown hazards of vacant properties to first responders. Mr. Rigsbee described conditions where criminals may purposely set traps that could seriously injure fire and police personnel.

Mrs. Chilton announced she would abstain from voting and speak as a citizen. Mrs. Chilton stated the missing link in the proposed ordinance is working with mortgage lenders and servicers to maintain their properties. Mrs. Chilton stated the rights of property owners should be balanced while protecting the public. Mrs. Chilton suggested including the following in a vacant property registry: property maintenance standards, reuse activities, enforcement and cost recovery, and discretion to waive or reduce fees.

Mr. O'Neill announced he would also abstain from voting. He indicated that he does not currently have vacant properties, but could potentially at some time. Mr. O'Neill stated that he was not opposed to the proposed registry in light of safety forces and neighborhood clean-up, but indicated his concerns for the burden of property owners who acquire and maintain properties that are vacant occasionally, not just rental properties.

Mr. Rue spoke on taking first steps to address the vacant property issue and holding land owners accountable.

Mr. Copeland stated he voted on similar legislation 15 years ago not implemented and stated the proposed registry is not a single solution but will be a start.

Dr. Estrop asked Law Director Allen if the proposed legislation had been amended from its original version to be successful in litigation if required. Mrs. Allen indicated the proposed legislation was written as the best option constitutionally and legally.

Mr. O'Neill asked why the legislation does not include commercial properties. Community Development Director Meadows explained commercial properties are currently subject to annual inspections which identify safety hazards for safety forces prior to entry. Mr. O'Neill suggested commercial properties be added in the future.

Mr. Otis Williams, 1627 Yorkshire Court, stated his involvement in this legislation process, but shared his concerns related to funding for property rehabilitation on the south side of Springfield.

Mr. Harry Durst, 2820 South Limestone Street, thanked staff for the changes made to the proposed legislation and for listening to the concerns of property owners. The ordinance should not change how responsible property owners do business and pay their taxes. Mr. Durst also requested that a future rental property registration program use the same process of gaining input from owners.

Mr. John Wheeler, 37 West Southern Avenue, stated the Promise Neighborhood organization supports the proposed ordinance and spoke on the negative impact of unpaid taxes on the school system.

Dr. Kent Youngman, Executive Director of Rocking Horse Center, 651 South Limestone Street, spoke in support of the ordinance and on the impact of poor housing on health conditions. Approximately 75 percent of Rocking Horse's patients are considered low income. The top three health concerns are transportation, food insecurity and housing insecurity.

Mr. Dana Hope, Tremont City, spoke on the shrinking market of rental properties and agreed with the concern for safety personnel. Mr. Hope indicated issues with crime in vacant properties would not be eliminated with a registry, and stated his concern for a reduced number of housing investors in Springfield.

Ms. Tina Koumoutsos of Neighborhood Housing Partnership, spoke on housing concerns and commented the proposed housing registry may not be perfect but doing nothing would continue a downward spiral.

Mr. David Sanford, 528 Yellow Springs, stated property owners must check on their properties every day to keep up with their maintenance. Mr. Sanford stated the proposed registry will not stop people from breaking into houses and suggested a plan to use the collected registration fees to help property owners fix up their properties.

**227-19** Dr. Estrop asked for additional information on the proposed Employment Incentive Agreement. Assistant to the City Manager Cobbs explained Del West Engineering is a California-based manufacturer of high-end and precision products used in motorsports, aerospace, and Swiss watches. A new Springfield facility would be used to manufacture and assemble engine components. Sommers Enterprises would purchase two acres and lease it to Del West.

**204-18** Dr. Estrop asked for additional information on the use of liquid polymer. Service Director Moore indicated the product is added to solids processed by the Wastewater Treatment Plant.

**220-19** Mrs. Chilton asked and City Manager Heck confirmed the liquor permit transfer request was for the existing Sunoco station on South Limestone.

### **COMMENTS FROM COMMISSIONERS**

**4-19** Mr. Copeland spoke of the recent CultureFest event which is a celebration of diversity in Springfield.

### **COMMENTS FROM THE AUDIENCE**

**4-19** Mr. David Sanford, 528 Yellow Springs Street, spoke on investing in one side of Springfield's neighborhoods as unfair.

Upon request from Mayor Copeland, Mrs. Meadows explained the process of neighborhood planning in legacy neighborhoods had not taken place for many years and cannot be done citywide, but in smaller defined neighborhoods. The area of Limestone to Center and Pleasant to Perrin was selected as the first area for its diversity and engaged citizens. A recent neighborhood meeting was held with 80 engaged neighbors who live in the target area and beyond. Staff recommends expanding this area to Yellow Springs Street then additional neighborhood sections.

### **COMMUNICATIONS**

The following communications were received and filed:

**228-19** Notification from the Ohio Division of Liquor Control on the request to transfer a liquor permit from Canus Hospitality LLC, 383 East Leffel Lane, to Harris Bar & Grill LLC, 383 East Leffel Lane.

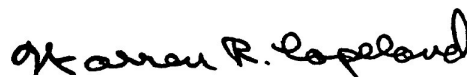
**229-19** Notification from the Ohio Division of Liquor Control on the request to transfer a liquor permit from Kenco Enterprises Inc. dba Cold Spot, 2528 Columbus Avenue, to 4 AWES LLC, 2528 Columbus Avenue.



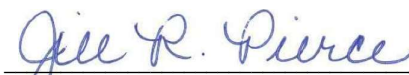
There being no further business, on motion of Dr. Estrop, seconded by Mr. Rue, the meeting adjourned at 8:00 p.m.

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

Yeas 5, Nays 0.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION