

**The City of Springfield, Ohio  
City Commission Regular Meeting Minutes  
Monday November 2, 2020 – 7:00 p.m.  
City Hall Forum**

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The meeting was called to order by President Copeland. 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 October 20, 2020, Work Session, Public Hearings, 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 read by title only for the first time and requires presentation at a second regular meeting before vote on passage:

**202-20 Confirming and approving a Development Incentive Agreement (Non-residential Development) with Holdings Springfield Upper Valley, LLC, and ICP Springfield Upper Valley, LLC, to provide for water and sewer services to real property outside the City limits.**

**127-15 Authorizing the City Manager to enter into Amendment No. 6 to the Agreement for Professional Engineering Consulting Services between the City and Strand Associates, Inc. in connection with the Combined Sewer Overflow Long Term Control Plan to extend the contract completion date to December 31, 2022 and to modify the hourly billing rates.**

**203-20 Authorizing the City Manager to submit an Application For Financial Assistance and accept a grant from the State of Ohio, Ohio Public Works Commission, to obtain funding in the amount of \$955,609.00 for the 2021 OPWC Paving Project; and authorizing the City Manager, Law Director, Finance Director and City Engineer to do all things they consider necessary for the submission of the Application For Financial Assistance and the acceptance of the grant.**

**204-20 Authorizing the City Manager to submit an Application For Financial Assistance and accept a grant from the State of Ohio, Ohio Public Works Commission, to obtain funding in the amount of \$149,320.00 for the CLA - US40D/40 0.00/13.76, PID No. 103332, and further identified as the Westbound 40 from Greenmount Avenue to Limestone Street Project; and authorizing the City Manager, Law Director, Finance Director and City Engineer to do all things they consider necessary for the submission of the Application For Financial Assistance and the acceptance of the grant.**

**205-20 Authorizing the City Manager to enter into a ten-year contract for Communication and Dispatch Services with the Board of Clark County Commissioners ("County") for an amount not to exceed \$1,149,320.00 for the initial contract year.**

Dr. Estrop spoke on previously discussed concerns related to fair compensation for City dispatchers upon consolidation with the County and asked if the concerns had been addressed in the proposed contract. City Manager Heck stated the primary concerns included seniority, compensation, vacation, and probation periods which have all been fairly addressed. Dr. Estrop thanked both City and County staff members along with the Sheriff's Office staff for working together to ensure concerns for maintaining standards and moving forward to make a more effective operation have been addressed.

Mr. Heck spoke on meeting or exceeding the requirements of Ohio Revised Code Section 128 which regulates 911 emergency systems and other national standards for best practices.

Dr. Estrop asked if there are methods of recourse if standards were not met by the Sheriff's operation of dispatch services. Mr. Heck explained the dispute resolution mechanism included in the contract and the method of withholding payment until a solution is met. A three-party commission comprised of a City commissioner, County commissioner, and neutral third party from another county would address the issues. Contract termination would result in the City's equipment being returned to the City.

Upon question from Dr. Estrop, Mr. Heck spoke on the proposed cost savings projected at \$733,340 for the first year based on call volume which is a savings for both the General Fund budget and the Special Policy Levy Fund. Dr. Estrop commented the funds saved could be reallocated or reinvested for public safety.

Mr. Rue questioned if the concerns related to fair treatment of employees had been addressed. Mr. Heck spoke on salary, seniority, shift selection, and supervisory positions for all employees. Mr. Rue also spoke on the County's new facility under construction and stated that he understood concerns of working in a new facility with new equipment and people.

Mrs. Chilton asked for a timeline for combining the dispatch centers. Mr. Heck explained that if approved by the City Commission at their November 24, 2020, meeting, transition to a consolidated dispatch with cross training would begin January 1, 2021. Operations in the new facility would be expected by April or May of 2021. Mrs. Chilton asked if there would be any time that City employees would be unemployed during the transition, and Mr. Heck replied they would not.

Mr. O'Neill stated his surprise that the projected annual savings for the first year is over \$700,000 based on the call count and indicated the budget must be prepared for changes if the expense goes up the next year. Mr. O'Neill stated the proposed agreement is the closest both parties have been to a combined dispatch. He also stated his concerns of relinquishing authority over operations and potential relationship concerns if the City finds fault and takes back their dispatch. Mr. O'Neill also noted the importance of the dispatch operation to the Police and Fire Divisions along with citizens who depend on the services provided, and thanked staff for the work put into the agreement.

Mr. Rue commented that it took more than a decade to get to this point in the process and reach a level of professionalism and expertise for everyone.

Mr. Copeland stated that he shared many of Mr. O'Neill's concerns.

Mr. Andrew Rigsbee, 2101 Harshman Blvd., President of the Springfield Professional Firefighters Local 333, thanked the City Manager for keeping staff apprised of the combined dispatch plans and stated that the union members are happy the dispatch employees would be treated well. Concerns remain for better service and safety for citizens, police officers and fire personnel over cost savings. Mr. Rigsbee stated that lower call numbers this year due to COVID-19 will likely go up next year.

Ms. Dee Lough, 401 Lawnview Avenue, stated she is a 10-year employee as a dispatcher and spoke on the efforts of City and County personnel to work out an agreement with wages increased by the County to match City wages, but there will be some City staff who will make less. She spoke on the control of the dispatch center by County officials, different code classifications, and new streets/territories to be learned by all staff.

Next regular City Commission meeting: November 24, 2020.

## **SECOND READINGS—ORDINANCES**

The following legislation was presented for a second time:

### **187-20 Ordinance No. 20-265: Approving a Development Plan located at 3641 Middle Urbana Road to allow for the multi-family development of 94 residential units.**

Mr. O'Neill asked for confirmation the subject property was zoned for a multi-family development prior to the proposed development plan and also asked how many units could be permitted at the site with existing zoning. Planning, Zoning and Code Administrator Thompson stated the property had existing RM-44 zoning which would allow up to 44 units per acre equating to 680 total units on the 15-acre property. Mr. O'Neill stated the proposed 94 rental units is much less than what could be developed at the location along with the long-planned extension of Kingsgate Road.

Mrs. Chilton commented that she planned to support the proposed development plan as it meets the requirements of Codified Ordinance Section 1108.07(b)(3) and subsections (A) through (E).

Dr. Estrop spoke on the housing needs of city including higher end rental units as proposed and other areas of the city with Community Reinvestment Area designations where owners may benefit from tax breaks. Dr. Estrop stated the existing safety and traffic concerns near the proposed development is likely from the existing residents since the area is not currently open from both sides.

Mr. Heck stated staff discussed the traffic concerns and also met with the original developers of the subdivision. The existing streets were designed to reduce traffic speeds. Staff does not support speed bumps as a speed deterrent due to resulting noise.

Mr. Rue spoke of a similar development in another community which was well maintained, and stated most of the concerns of the adjoining neighborhood appears to have been addressed.

Mr. Copeland commented that the proposed development is a good proposal in comparison to how many units could be built in the same location.

Ms. Debbie Stoll, 1850 Pinehurst, asked if there were meetings held for the public to discuss their concerns. Mr. Heck replied that staff met with the developer to discuss the speed issues. Ms. Stoll spoke on a nearby dental office entrance that impedes the line of sight for residents pulling onto Middle Urbana Road and asked if sidewalks would be installed in the condo development. Mr. Heck stated that he would report the issue regarding the sight distance, but sidewalks were not part of the condo development plan.

Ms. Jan Connolly, 1830 Pinehurst, spoke her concerns of vehicles traveling from Middle Urbana Road through the condo development to the Kingsgate Subdivision once the street is completed. Mr. Heck reviewed the design of the proposed Kingsgate Drive extension.

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.

### **188-20 Ordinance No. 20-266: Amending the Zoning Map of Springfield, Ohio by rezoning 9.805 acres at 4401 South Charleston Pike, Springfield, Ohio from Springfield Township CP, Champions Park District, to City CH-1, Highway Commercial District.**

On motion of Mr. Rue, 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:

**25-20      Emergency Ordinance No. 20-267: Confirming purchases and the obtaining of services for the City and providing for payments therefor; and declaring an emergency therein.**

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.

**14-20      Emergency Ordinance No. 20-268: Providing for Supplemental Appropriations within various funds; and declaring an emergency therein.**

Mr. David Sanford, 538 Yellow Springs Street, asked for detail on the supplemental appropriations. Finance Director Beckdahl described the additional funding as \$28,000 for an airport project, \$11,000 in the stormwater fund for leaf pickup and engineering expenses, and \$125,000 for the bus transit system.

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.

**173-20      Emergency Ordinance No. 20-269: Authorizing an increase in the cost associated with the purchase of four Light Transit Narrow Body Vehicles for an amount not to exceed \$4,756.00, for a total amount not to exceed \$342,844.00, from TESCO, through the Ohio Department of Transportation Cooperative Purchasing Program in accordance with the provisions of Section 5513.01(B) of the Ohio Revised Code; and declaring an emergency therein.**

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.

**155-19      Emergency Ordinance No. 20-270: Authorizing the increase of a purchase order in an amount not to exceed \$7,357.60, for a total cost not to exceed \$75,528.85, for the purchase of 85 additional G-Suite Business Licenses and support from Onix Networking Corp; and declaring an emergency therein.**

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.

**4-18      Emergency Ordinance No. 20-271: Authorizing the City Manager to enter into Amendment No. 2 to the contract for the purchase of water meter equipment with Everett J. Prescott, Inc. to increase the contract amount by \$200,000.00, for a total amount not to exceed \$930,784.65; and declaring an emergency therein.**

Dr. Estrop asked for additional detail on the requested contract increase. Service Director Moore explained the increase includes additional water meters to have on hand during the cold-weather season when meters often break. Meters are also sold for newly-built houses and other miscellaneous repairs.

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.

**207-20      Emergency Ordinance No. 20-272: Authorizing the City Manager to enter into a Grant Contract with the State of Ohio, Department of Transportation to accept funds in the amount of \$25,579.00 from the Ohio Elderly and Disabled Transit Fare Assistance Program; authorizing the City Manager and Director of Finance to perform all acts and execute all documents considered necessary to fulfill the City's obligations under said contract, to comply with all relevant local, state and federal legal requirements, and to provide assurances and additional information as required by the Ohio Department of Transportation; and declaring an emergency therein.**

Mrs. Chilton asked for additional detail on discounted fares for the elderly and disabled. Mr. Beckdahl stated the legislation would offer qualified passengers half-price fares. Applications may be found on the City's website, at the bus company office, or by calling 937-328-7228.

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.

**109-20      Emergency Ordinance No. 20-273: Confirming and approving Change Order No. 1 to the contract between the City and The Shelly Company for the 2020 PI Paving Project, to increase the contract in an amount not to exceed \$14,444.96, for a total amount not to exceed \$1,946,902.89; and authorizing the City Manager to execute said Change Order No. 1; and declaring an emergency therein.**

Dr. Estrop asked for additional detail on the requested change order. Mr. Heck stated the subject paving project is the Neighborhood Street Program. Some of the streets required different methods of paving than originally planned and budgeted.

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.

## **EMERGENCY RESOLUTIONS**

The following legislation was presented for the first time:

**7-19** **Emergency Resolution No. 6096:** Finding the necessity and declaring the intent to appropriate interests in real property in connection with providing easements necessary for the public purpose of the installation of sidewalk where there currently is none on Home Road from 1629 Home Road to Belmont Avenue, and on North Limestone Street from Julia Turner Way to Red Coach Drive; and declaring an emergency therein.

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.

**129-19** **Emergency Resolution No. 6097:** Finding the necessity and declaring the intent to appropriate interests in real property in connection with providing easements necessary for the public purpose of constructing, reconstructing, operating and maintaining water infrastructure; and declaring an emergency therein.

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.

## **MOTION**

**208-20** On motion of Mr. O'Neill, seconded by Mr. Rue, the 2021 calendar of Commission meetings to be held on Tuesdays in the City Forum; the Commission retreat, scheduled for Tuesday and Wednesday, March 9 and 10, location to be determined; and budget meetings scheduled for Monday and Tuesday, November 15 and 16, in the Forum Conference Room was approved.

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

Yeas 5, Nays 0.

## **COMMENTS FROM COMMISSIONERS**

**7-20** Mrs. Chilton reminded everyone to vote on Election Day, Tuesday, November 3, 2020.

**7-20** Dr. Estrop spoke on the importance of getting flu shots.

**89-20** Dr. Estrop asked Mr. Heck to speak on the status of City operations and Mr. Beckdahl to speak on the status of the City finances during the COVID-19 pandemic.

Mr. Heck stated that although more employees are currently impacted either as positive cases of COVID-19 or in quarantine due to exposure, City services are not impacted.

Mr. Beckdahl indicated the City's cash balances continue to hold steady. Income Tax receipts are approximately 1 percent less than the same time in 2019.

**134-20** Dr. Estrop asked for an update on the redevelopment project on South Limestone Street. Mr. Heck reported a meeting with Dillin representatives to discuss the preliminary budget and cost estimates. The project includes multiple tenants with a grocery anchor store. Mr. Heck also reported a neighboring property at 1841 Clifton was demolished following training opportunities for the Fire Division.

## **COMMENTS FROM THE AUDIENCE**

**7-20** Mr. Don Crist, 1026 Armgate Road, requested an update on the previous discussion of a drainage ditch near the Villa Run Condominiums. Mr. Heck explained there is a drainage ditch at the northeast corner of the development. Staff has been reviewing this area and noted the stormwater rates imposed for the maintenance of the stormwater system did not include ditch maintenance. The Clark County Engineer's office is also reviewing the area.

**7-20** Mr. David Sanford, 528 Yellow Springs Street, spoke on a neighboring property with blacktop installed over a sewer line, and requested a written statement related to the situation. Mr. Sanford also spoke on the Health District housing citizens in recreational vehicles and providing food/groceries.

Mr. Heck explained the Health District is using recreational vehicles for quarantining citizens when hotel rooms were limited. The vehicles may be used for those exposed to COVID-19 or needing a safe place to quarantine away from family members with COVID. Grant funds were available to provide shelter and meals.

Mr. Heck further explained the blacktop issue is a private property matter and relates to an easement. Mr. Heck notified Mr. Sanford when a parking permit was received by the other property owner.

## **COMMUNICATIONS**

The following communications were received and filed:

**206-20** Notification from the Ohio Division of Liquor Control of a new liquor permit request for Aziz Grocery Inc., 1912 South Limestone Street.



There being no further business, on motion of Dr. Estrop, seconded by Mrs. Chilton, the meeting adjourned at 8:22 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