

The City of Springfield, Ohio
City Commission Special Meeting Minutes
Tuesday, January 21, 2021 – 2:00 p.m.
Virtual Meeting via ZOOM Internet Application

In an effort to prevent the spread of the COVID-19 virus, a special virtual meeting was called to order by President Copeland following three public hearings. 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 a motion of Dr. Estrop, seconded by Mr. Rue, members approved the minutes of the December 22, 2020, Legislative Meeting as presented.

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:

211-20 To amend Ordinance No. 91-90, passed March 12, 1991, and commonly known as the Codified Ordinances of The City of Springfield, Ohio, by repealing existing Zoning Code Section 1102.02(r)(9) pertaining to the combined definition of a restaurant, drive-in/carryout-out and replacing it with new sections 1102.02(r)(9) titled Restaurant, drive-in and 1102.02(r)(10) titled Restaurant, Carryout.

212-20 To amend Ordinance No. 91-90, passed March 12, 1991, and commonly known as the Codified Ordinances of The City of Springfield, Ohio, by repealing existing Zoning Code Section 1175.01 pertaining to rezoning requirements upon annexation and replacing it with new Section 1175.01 titled Annexation.

213-20 Amending the Zoning Map of Springfield, Ohio by rezoning 0.53 acre at 716, 718 and 726 Court Street, Springfield, Ohio from CN-2, Neighborhood Commercial District to CC-2, Community Commercial District.

~~~~~ Next City Commission meeting: January 19, 2021. ~~~~~

**SECOND READINGS—ORDINANCES**

The following legislation was presented for a second time:

**236-20** **Ordinance No. 21-1:** Authorizing the City Manager to enter into a Joint Development Agreement and Hangar Rental Agreement with Lone Mountain Aircraft, LLC to lease Maintenance Hangars 1 & 3 and to make improvements to said hangars at the Springfield-Beckley Municipal Airport.

Mr. Copeland and Dr. Estrop each thanked staff for efforts drawing new businesses to the airport. Assistant City Manager Franzen also thanked Airport Manager Seth Timmerman and the Service Department staff for their work as well.

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

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

Yeas 5, Nays 0.

**157-17** **Ordinance No. 21-2:** Authorizing the City Manager to enter into Amendment #1 to the Real Estate Purchase Agreement with A1 Tower, LLC to modify the payoff date.

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

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

Yeas 5, Nays 0.

**6-19** **Ordinance No. 21-3:** Authorizing the City Manager to enter into LPA Agreement No. 33109 - Amendment No. 4 between the City and the Ohio Department of Transportation in connection with the CLA Yellow Springs Street Reconstruction, Phase 1, PID No. 109491 to reflect an increase in construction funds with the addition of Transportation Alternative funds.

Mrs. Chilton asked for the project's timeline. Service Director Moore stated Phase 1 of Yellow Springs Street from Main Street to Pleasant Street would begin during the fall of 2022. Phase 2 would begin at Pleasant Street and extend to Southern Avenue beginning the fall of 2023. Mrs. Chilton asked if an application for additional funding had been filed to extend the project. Mr. Moore stated the next funding opportunity would be 2026 or 2027.

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

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

Yeas 5, Nays 0.

**101-20** **Ordinance No. 21-4:** Authorizing the City Manager to enter into LPA Agreement No. 33222 - Amendment No. 1 between the City and the Ohio Department of Transportation in connection with the CLA Yellow Springs Street Reconstruction, Phase 2, PID No. 109607 to reflect an increase in construction funds with the addition of Transportation Alternative funds.

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

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

Yeas 5, Nays 0.

**154-20 Ordinance No. 21-5: Confirming and approving an increase in the cost associated with the rewind repair of a 3750 KVA three phase substation transformer at the Water Treatment Plant for an amount not to exceed \$4,165.00, for a total amount not to exceed \$180,335.00.**

On motion of Mr. O'Neill, seconded by Mr. Rue, the ordinance was 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 a second time:

**238-20 Resolution No. 6107: Declaring the necessity of an election on the question of approving an amendment of Section 196.012 of the Codified Ordinances of the City of Springfield, Ohio; providing for a renewal of a temporary increase in the tax on earned income of four-tenths of one percent (0.4%); and providing the effective date for said ordinance.**

Mr. Copeland stated the renewal is hard to ask of the citizens, but it is essential for continued efforts.

Mr. O'Neill noted the amount remains the same as the current levy amount.

Dr. Estrop commented the levy must be renewed to keep the city's efforts for streets and improvements moving forward.

Mr. Rue commended the staff and the work completed since the initial levy was adopted. Mr. Rue added the renewal for 10 years is imperative for planning purposes.

Mrs. Chilton noted the promises made when the levy was first passed have been kept with the city street improvements and public safety efforts.

On motion of Mr. Rue, seconded by Dr. Estrop, 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:

**244-20 Emergency Ordinance No. 21-6: Confirming and approving a Joint Law Enforcement Operations Task Force Obligation Document to obtain funding of up to \$19,180.00 for task force officer overtime reimbursement for the period of October 7, 2020 through September 30, 2021, pursuant to the Memorandum of Understanding between the City and the United States Marshals Service; authorizing the City Manager and Chief of Police to perform all acts and execute all documents they consider necessary to fulfill the City's obligations under said agreement and to comply with all relevant local, state and federal requirements, and declaring an emergency therein.**

Police Chief Graf described the annual agreement which includes one Springfield officer working with the U. S. Marshals in the apprehension of felons in the Miami Valley including Springfield. The agreement covers the officer's overtime.

Mr. Copeland expressed appreciation to the Springfield police officers involved in a recent neighborhood standoff. The officers handled the situation well despite a sad situation for the family involved.

Chief Graf also extended thanks to the citizens of the neighborhood for their cooperation.

Mrs. Chilton noted the involved family received support from local ministry who reached out to them immediately along with members of the new Community Police Advisory Team.

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

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

Yeas 5, Nays 0.

**210-20 Emergency Ordinance No. 21-7: Authorizing the City Manager to enter into Amendment No. 2 to the Subrecipient Funding Agreement (Emergency Solutions Grant COVID-19 Relief Funding - 2020-2021) with Interfaith Hospitality Network, Inc. to increase Emergency Solutions Grant COVID-19 allocations in the amount of \$601,061.00, for a total contract amount not to exceed \$1,161,716.00, and declaring an emergency therein.**

Dr. Estrop asked for additional detail on the proposed agreement. Community Development Director Meadows stated the proposed funding agreement is in part due to the Substantial Amendment to the Consolidated Plan recently reviewed by the City Commission then returned quickly by HUD. The contract amount with Interfaith Hospitality Network (IHN) will be used for non-congregate housing expenses in 2021. The funding was received in the first distribution of CARES Act funds and allows the city to increase the amount allocated to the agency.

Dr. Estrop asked for an update on the homeless situation. Mrs. Meadows reported 50 individuals from the waiting list were put into shelter in the past two weeks after additional hotel rooms were made available. IHN staff continues to find space for those on the waiting list which continues to grow. Mrs. Meadows also spoke on the federal

evictions moratorium ending January 31, 2021, reminding commissioners that back rent and late fees will be required to be paid to the property owner. Additional need for housing is expected as a result of the moratorium ending.

Mrs. Chilton asked what agencies are available for citizens in needed. Mrs. Meadows noted that rent and utility funding from OIC of Clark County has been exhausted, but citizens may continue to contact them for future funding opportunities. Citizens may also contact IHN for emergency shelter needs at 937-325-8154.

The Clerk read an email from Mr. Otis Williams, Sr., 1627 Yorkshire Court, asking the Commissioners to consider providing assistance for the homeless of Springfield.

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

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

Yeas 5, Nays 0.

**109-20** **Emergency Ordinance No. 21-8: Confirming and approving Change Order No. 2 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 \$46,761.06, for a total amount not to exceed \$1,993,663.95, and to extend the contract completion date to December 3, 2020; authorizing the City Manager to execute said Change Order No. 2, and declaring an emergency therein.**

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

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

Yeas 5, Nays 0.

### **NEW ITEMS ADDED TO THE AGENDA: ORDINANCES**

The following legislation was presented for the first time:

**175-20** **Emergency Ordinance No. 21-9: Amending Ordinance 20-210 approving general salary increases for non-bargaining unit employees pursuant to Section 175.03(c) of the Codified Ordinances of The City of Springfield, to correct the implementation date; and declaring an emergency therein.**

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

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

Yeas 5, Nays 0.

### **COMMENTS FROM COMMISSIONERS**

**2-21** Dr. Estrop asked City Manager Heck to comment on the status of the Belmont Avenue reconstruction work which left the completed street uneven. Mr. Heck explained the process whereby the City Engineer makes a request of the contractor for repair, the contractor may file an appeal, and the City Manager makes a determination. City staff is hopeful the street surface would be removed and replaced when asphalt is available in the spring.

**89-20** Dr. Estrop asked Mr. Heck and Finance Director Beckdahl to provide updates on city operations and finances.

Mr. Heck stated the number of positive cases and quarantined employees continues to improve from the previous two weeks and stated operations continue normally. Mr. Heck commended Police staff for their work during the recent standoff and the Community Development staff for their efforts related to the homelessness situation. Mr. Heck also offered hope for the COVID-19 situation as the vaccine is rolled out locally.

Dr. Estrop noted the delayed vaccine availability is not a production issue, but a distribution issue. Dr. Estrop encouraged everyone to reach out to the U. S. representatives and senators encouraging them to support additional federal funding to the states for the vaccine.

Mr. Beckdahl reported the City's finances finished in 2020 better than expected down 1.3 percent (\$500,000) in income tax collections compared to the same period in 2019. Mr. Beckdahl noted strong cash balances in all funds and ended with a surplus instead of a deficit.

Mr. Copeland stated that our city has fared much better than many others during the pandemic.

**134-20** Mr. Heck also spoke on the South Limestone redevelopment plan and staff continues to work with the developer Dillin Inc.

**184-20** The virtual open house phase for the South Limestone Street corridor remains active on the city's website through January 16, 2021. Staff also hopes to hear from ODOT on the funding request for Phase 2 of the same project.

**225-18** Mr. Heck spoke the continued efforts related to the Engaged Neighborhood Plan Phase 2 which has been extended west to Yellow Springs Street. Citizens interested in participating may go to the website [www.thisisourfield.com](http://www.thisisourfield.com) for additional information.

### **COMMUNICATIONS**

**239-20** Certified copy of Ordinance No. 20-309 as filed with the Clark County Auditor.

**112-20** Quarterly Investment Report, Fourth Quarter, 2020.

**1-21** Notification from the Ohio Division of Liquor Control for a liquor permit transfer request from KLF2 Inc., 2300 South Limestone Street, Springfield, Ohio 45505, to CD Petroleum Company Inc., 2300 South Limestone Street, Springfield, Ohio 45505.

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There being no further business, on a motion of Dr. Estrop, seconded by Mr. O'Neill, the meeting adjourned at 2:47 p.m.

*Karen R. Lapelard*

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PRESIDENT OF THE CITY COMMISSION

*Jill R. Pierce*

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CLERK OF THE CITY COMMISSION