

The City of Springfield, Ohio
City Commission Special Meeting Minutes
Tuesday, December 22, 2020 – 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 a public hearing. Roll call was answered by Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland. Mr. Rue was absent.

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

On a motion of Mr. O'Neill, seconded by Dr. Estrop, members approved the minutes of the December 8, 2020, Public Hearings and 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:

236-20 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.

Mrs. Chilton asked for additional detail on the proposed agreements. Assistant City Manager and Director of Economic Development Franzen explained Lone Mountain Aircraft is a new company locating at the airport. They are a full-service provider for Cirrus aircraft offering sales, service, and flight training. The lease includes two adjacent hangars, and they have a long-term growth plan with new hangars and additional employees.

Mr. Copeland asked Mr. Franzen to also discuss a recent virtual ribbon cutting and ground breaking event at the airport. Mr. Franzen described the event for development of aerospace activities related to aircraft that can take off and land vertically. The groundbreaking was for a new electric charging station to be built at the airport. Mr. Franzen added these new activities have attracted national interest for the local airport.

Mr. Copeland and Dr. Estrop both spoke on the future economic development opportunities available through the airport.

157-17 Authorizing the City Manager to enter into Amendment #1 to the Real Estate Purchase Agreement with A1 Tower, LLC to modify the payoff date.

006-19 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.

101-20 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.

154-20 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.

~~~~~ Next City Commission meeting: January 5, 2021. ~~~~~

**FIRST READING—RESOLUTION**

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

**238-20 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.**

Mrs. Chilton asked the City Manager to provide additional detail on the proposed ballot issue scheduled for the May 4, 2021, election. Mr. Heck explained the existing 0.4% income tax levy expires on December 31, 2022. The proposed renewal would not increase the amount collected and would help the city continue to meet the commitments and promises made when the original 0.4% levy was passed in 2017 including neighborhood street paving and public safety measures. State funding cuts are not expected to be restored, and the city needs the additional tax dollars to operate.

Commissioners spoke on state funding cuts, renewal of the tax levy without an increase, and recent federal funding for COVID relief that does not include state and local operating funds.

~~~~~ Next City Commission meeting: January 5, 2021. ~~~~~

SECOND READINGS—ORDINANCES

The following legislation was presented for a second time:

226-20 **Ordinance No. 20-303:** **Confirming and approving a Development Incentive Agreement (Non-residential Development) with Golden Sites, Ltd., to provide for water and sewer services to real property outside the City limits.**

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

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

Yeas 4, Nays 0.

227-20 **Ordinance No. 20-304:** **Authorizing the City Manager to enter into a Development Incentive Agreement (Single Family Residential Development) with James H. Britton and Karen S. Britton, to provide for water services to real property outside the City limits.**

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

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

Yeas 4, Nays 0.

228-20 **Ordinance No. 20-305:** **Authorizing the City Manager to enter into agreements with Reid Park Limited for the lease, operation and maintenance of Reid Park Golf Course.**

Mr. Copeland stated the golf course had a good year in 2020. Mr. O'Neill stated the agreement between the private company and local government worked well with positive feedback on their operations. Dr. Estrop spoke favorably on the capital investment proposed in the agreement.

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

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

Yeas 4, Nays 0.

229-20 **Ordinance No. 20-306:** **Authorizing the City Manager to enter into an Agreement with the National Trail Parks and Recreation District ("NTPRD") for an amount not to exceed \$300,000.00 for the maintenance of certain real estate owned by the City.**

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

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

Yeas 4, Nays 0.

SECOND READINGS—RESOLUTIONS

The following legislation was presented for a second time:

230-20 **Resolution No. 6103:** **Extending support from the City Commission of The City of Springfield, Ohio to a tax credit development proposed by Neighborhood Housing Partnership of Greater Springfield, Inc.**

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

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

Yeas 4, Nays 0.

231-20 **Resolution No. 6104:** **Extending support from the City Commission of The City of Springfield, Ohio to a tax credit development proposed by Interfaith Housing Network and RLH Partners for permanent supportive housing.**

Dr. Estrop commented on the continuing struggle for housing in the community. Mr. Copeland added the two proposed tax credit development projects would not assist with housing in the short term but would be a solution for housing in the future.

Mrs. Chilton asked if there is a timeline for both projects. Mr. Heck explained the application deadline for state tax credit is in February with funding announcements in May or June of 2021. Mr. Copeland added actual funding, if awarded, would occur in 2022.

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

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

Yeas 4, Nays 0.

EMERGENCY ORDINANCES

The following emergency legislation was presented for the first time:

14-20 **Emergency Ordinance No. 20-307:** **Providing for Supplemental Appropriations within various fund, and declaring an emergency therein.**

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

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

Yeas 4, Nays 0.

13-20 **Emergency Ordinance No. 20-308:** **Amending Ordinance No. 20-08 to revise the transfer of monies authorized, and declaring an emergency therein.**

Mr. Beckdahl explained the revised ordinance request allows the transfers of dollars between funds per the annual budgeted amounts. Mr. Beckdahl added this is an annual process completed by the accounting staff.

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

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

Yeas 4, Nays 0.

25-20 Emergency Ordinance No. 20-309: **Confirming purchases and the obtaining of services for the City and providing for payments therefor, and declaring an emergency therein.**

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

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

Yeas 4, Nays 0.

239-20 Emergency Ordinance No. 20-310: **Appropriating money for the several objects and purposes for which The City of Springfield, Ohio, must provide for the fiscal year ending December 31, 2021, and declaring an emergency therein.**

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

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

Yeas 4, Nays 0.

112-19 Emergency Ordinance No. 20-311: **Authorizing the City Manager to apply for, accept and enter into a Cooperative Agreement for the design/planning, construction and construction services phases of the Eastern Pressure District Waterline Upgrade Project with the Ohio Water Development Authority ("OWDA"); and declaring an emergency therein.**

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

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

Yeas 4, Nays 0.

240-20 Emergency Ordinance No. 20-312: **Authorizing an expenditure in an amount not to exceed \$89,175.33 to contract with Superior, LLC, a CentralSquare Company fka SunGard Public Sector, Inc. fka HTE, Inc. Appropriating money for the several objects and purposes for which The City of Springfield, Ohio, must provide for the fiscal year ending December 31, 2021; and declaring an emergency therein.**

Mr. Beckdahl explained the proposed contract provides maintenance services for the staff's financial software package.

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

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

Yeas 4, Nays 0.

80-16 Emergency Ordinance No. 20-313: **Authorizing the City Manager to enter into Amendment #2 to the contract with Republic Services of Ohio Hauling LLC for the removal of catch basin debris/trash and grit, to increase the one-year annual service. Authorizing an expenditure in an amount not to exceed \$89,175.33 to contract with Superior, LLC, a CentralSquare Company fka SunGard Public Sector, Inc. fka HTE, Inc. Appropriating money for the several objects and purposes for which The City of Springfield, Ohio, must provide for the fiscal year ending December 31, 2021 at a rate in an amount not to exceed \$30,000.00, for a total amount not to exceed \$123,888.00; and declaring an emergency therein.**

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

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

Yeas 4, Nays 0.

91-19 Emergency Ordinance No. 20-314: **Confirming and approving Change Order No. 1 to the contract between the City and J & J Schlaegel, Inc. for the North Street Sewers Project, to increase the contract in an amount not to exceed \$5,426.89, for a total amount not to exceed \$1,193,125.04, and to extend the contract completion date to October 9, 2020; and authorizing the City Manager to execute said Change Order No. 1; and declaring an emergency therein.**

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

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

Yeas 4, Nays 0.

168-18 Emergency Ordinance No. 20-315: **Confirming and approving Change Order No. 1 to the contract between the City and Bansal Construction, Inc. for the CLA Main/Western Signal Upgrade Project, PID No. 108617, to decrease the contract in an amount not to exceed \$17,829.30, for a total amount not to exceed \$245,837.68, and to extend the contract completion date to October 23, 2020; and authorizing the City Manager to execute said Change Order No. 1; and declaring an emergency therein.**

Mrs. Chilton asked if the project had been completed. Service Director Moore stated the project was completed and had a final charge order reducing the contract amount after discovering a suspected underground storage tank did not exist.

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

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

Yeas 4, Nays 0.

NEW ITEMS ADDED TO THE AGENDA: RESOLUTIONS

The following legislation was presented for the first time:

241-20 Emergency Resolution No. 6105: Consenting to the reappointment of Ramona Henry to the Human Relations Board, and declaring an emergency therein.

On motion of Mrs. Chilton, seconded by Dr. Estrop, the resolution was adopted.

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

Yeas 4, Nays 0.

242-20 Emergency Resolution No. 6106: Reappointing Valerie Moore to the Board of Health of the Clark County Combined Health District, and declaring an emergency therein.

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

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

Yeas 4, Nays 0.

COMMENTS FROM COMMISSIONERS

7-20 Dr. Estrop and Mr. Copeland each shared a wish of safe and happy holidays to all.

89-20 Dr. Estrop spoke on a ribbon cutting ceremony he attended at the former JCPenney store in the Upper Valley Mall which will be used as a COVID-19 vaccination location with plenty of space. Mr. Heck added the Clark County Combined Health District has done great work for the community during the pandemic.

Dr. Estrop asked Mr. Heck and Mr. Beckdahl to provide updates on city operations and finances.

Mr. Heck stated the number of positive cases and quarantined employees was better than the previous two weeks and stated operations continue normally. The first COVID-19 vaccinations for firefighter/paramedic staff began on this date.

Mr. Beckdahl reported the City's finances had a strong cash balance at year end with Income Tax receipts nearly at the 2019 level at the end of November 2020.

134-20 Mr. Heck also spoke on the South Limestone redevelopment plan and indicated that staff planned to meet and finalize a business plan with the development company Dillin Corp. with construction activities beginning in 2021.

184-20 The virtual open house phase for the South Limestone Street corridor remains active on the city's website through January 16, 2021.

7-20 Mr. Copeland asked Community Development Director Meadows to give an update on the local homeless crisis. Mrs. Meadows stated there were 194 clients on the waiting list for emergency shelter including 42 families with 83 children along with 49 singles. Mrs. Meadows described the efforts of the Interfaith Hospitality Network to find hotel space for use as emergency shelter and added the number of people on the waiting list is going down for the first time since July. Mrs. Meadows also noted the number will likely increase in February and March when the eviction moratorium ends on January 31, 2021. Mr. Copeland thanked Mrs. Meadows and her staff for their efforts.

COMMUNICATIONS

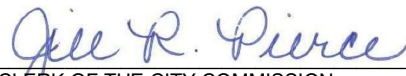
55-20 Minutes from the November 9, 2020, meeting of the National Trail Parks and Recreation District Board.

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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.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION