

City of Springdale Council

September 21, 2022

President of Council Vanover called Council to order on September 21, 2022.

The governmental body and those in attendance recited the Pledge of Allegiance.

Mrs. McNear provided the Invocation.

Mrs. McNear took roll call. Council members Anderson, Ghantous, Hawkins, Jacobs, Ramirez, Sullivan-Wisecup, and Vanover were present.

The minutes of the August 17, 2022 and the September 7, 2022 meeting were unavailable.

Committee and Official Reports

Civil Service Commission

Mr. Coleman: I'm moving a little slower this evening as a result of a knee injury. I think it was brought on by the visit to the Rec Department, of which Mr. Vanover was present as well. But, be that as it may, I'll move on. Civil Service Commission did meet on September 1st and all members of the Commission were present, along with Assistant City Administrator Brian Uhl, and Human Resource Administrator, Stephanie Morgan. What seems like a never-ending revolving door for employee turnover, there is progress that is being made. I would like to report on the status of the following processes that were discussed at that meeting for an update. First off all, for the Firefighter II/EMT, and Firefighter II/Paramedic hiring process; there were twelve interviews conducted for the positions and two candidates were selected, so, we're right on target for the vacancies in the Fire Department area. The next item was the Police Clerk hiring process. There were eight interviews conducted, and one individual was selected. So, again, we're moving forward in that direction as well. Within the Building Department, the Administrative Assistant, that hiring process, there were 83 total applications received, and, from those applications, eight interviews were conducted. And, following the interviews, one individual has been selected, and I think that completes the background process as well. So, again, that's moving forward as well. The next item was the Tax Account Clerk. That hiring process, there were 22 applications received for that position, but, because some anticipated vacancies, actually, I think there was a resignation that occurred somewhat unexpectedly, two of those candidates have been selected from the 22 applications, so, again, that process has moved forward as well. Within the Building Department, the Maintenance Inspector hiring process, there were 27 total applications received for that position. Eight candidates were selected for interviews and the interviewing process is still ongoing to my knowledge. I don't think they have been finalized yet, but, again, it's moving forward. Then, the Recreation Programmer hiring process; 24 applications have been received. Six interviews are scheduled for last week, and, one of the candidates has accepted employment elsewhere, and so there were seven selected, and six interviews, but like I said, one of the candidates had accepted employment elsewhere. I talked to Charlie Wilson earlier today, and he said they're pretty much getting pretty close to finalizing that process. The Custodian hiring process; the applications are currently being reviewed, and, hopefully that will conclude very shortly. I think that kind of completes, no, there are some other items here. The Tax Account Clerk job description was reviewed, and following that review, a motion was made to approve the new job description, and that motion was seconded, and unanimously approved 3-0. There's a list of positions that are accepted positions from testing, and, in an effort to keep the process moving forward, Administration will be allowed to bypass requests to the Commission to get approval for these exempted positions. Therefore, moving the whole process forward a lot quicker. So, rather than come to the Civil Service Commission to seek approval to waive the testing, we will have a list of positions so that we'll know that those positions are exempted, and there will be no need for the testing, and be based on actual skills and the interview itself. Patrol Officer in the Police Department; due to an unexpected resignation in the Police Department, the current Patrol Officer hiring list is still in effect, so, we caught a break there, and, therefore, we were able to use that list to consider filling that vacancy as opposed to starting from scratch there, so, as you can see, we've been busy. Administration has been busy, Brian (Uhl), and Stephanie Morgan been doing yeoman's work in order to keep things moving forward in order to get the vacancies taken care of. We appreciate everything that they do. They come to us, us being the Civil Service Commission to keep us updated. We provide guidance and direction in order to accomplish the end objective, and so we're pretty happy with things moving forward. That concludes the report.

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Mayor Webster: Mr. Coleman, you alluded to this exempted list. I know I asked the (Civil Service) Commission to create that, so, are you referring to that list? Have you added to that list, or I wasn't sure what you have.

Mr. Coleman: We still have that list, and we're adding some positions to that.

Mayor Webster: Oh, you added some positions to that exempted list. Okay.

Mr. Coleman: And what we did is identify the dates where they were first acknowledged as being exempt, and, therefore, we'll know from looking at the dates what was newest and what was more recent. Yes, that list is still in effect.

Mayor Webster: Okay. Thank you.

President Vanover: Thank you sir.

Mr. Coleman: Alright. Thank you.

Rules and Laws	Mrs. Ghantous	-	No report
Finance Committee	Mr. Hawkins	-	No report

Planning Commission

Mrs. Sullivan-Wisecup: Planning Commission met on September 13th. We had two things. We had a Minor Modification to a PUD Final Development Plan for Vertex at 1120 Strategic Parkway, Suite 300. It's basically Building Two, everything except for Amazon; that big building and they needed to do enclosures for an air gas tank and then an enclosure over trash and things like that and generators. That passed with a 7-0 vote. Then, we had a Zoning Map Amendment Planned Unit Development and a Final PUD at 111 Tri County Parkway for Hamilton County 911 EMA Facility and after a bunch of discussion, that also passed with a 7-0 vote. Did you have anything to add? (Addressing Mr. Ramirez).

Mr. Ramirez: No.

Mrs. Sullivan-Wisecup: That's all we have. Thank you.

Board of Zoning Appeals	Mrs. Ghantous	-	No report
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Board of Health

Mr. Jacobs: Board of Health met on September 8th after the summer hiatus. There's two big successes to talk about. They've completed the accreditation process after five years. It was an immense effort and the Commissioner wanted to especially thank our Public Health Nurse, Amy Ellis, Deb Boggs, Charles Noble, and they talked a lot at the meeting about these three interns that must have been fantastic because Mr. Clayton brings them up all the time and they made a great impression on everyone. I think it's worth mentioning that Springdale Health Department is one of the smallest in the State, and we're probably the smallest to get accredited. A lot of other communities disbanded their Health Departments after that accreditation requirement popped up, and so, I think a great decision was made to keep our Health Department. The other success is the Summer Health Program. They had everything from mental health fairs to mammography screenings. They put together a fantastic health magazine, which I forgot to bring the hard copy with me tonight, but it's online at Springdale.org. Click through the Board of Health to get these fantastic resources. Everything from warning signs for colon cancer, and then, dozens of other tip sheets and it's just really digestible. So, anybody can benefit from that. Again, on the Springdale.org website. Just click on Board of Health. As far as COVID goes, numbers are still low, or on a decline. There's no more quarantining after exposure. For example, the latest booster is available for the latest variant. So, if you've had the initial round of shots with a booster, followed by another booster, and at this point, you could get that fourth shot, and there was discussion about how that's recommended for people; especially for people that might have what they've always called "co-morbidities". And, clinics are available almost every Thursday, from 9:00 a.m. until 12:45 p.m. here at the Municipal Building. During the meeting, they had a

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Mr. Jacobs (continued): supply of Pfizer's newest booster. At the time, they did not have a supply of Moderna yet. They were still waiting on that. Then, just kind of in a miscellaneous fashion, they talked about updating regulations for food service, vendors, swimming pools, spas, and motels and hotels. They update the fees on a regular basis just to stay in line with other communities. So, that got a reading, and then there was a quick discussion about the topic of hotels in general in the City. We got some real solid operators, and then we've got some hotels that are becoming problematic, and so there's a beginning discussion of maybe ramping up some enforcement to try to deal with some of those repeat issues from certain local hotel operators. Unless there's any questions, that concludes my report.

Capital Improvements

Mrs. Ghantous

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No report

O-K-I

Mr. Anderson: I love O-K-I, I say "Here We Go". O-K-I did meet on the 9th of this month and there was two items that I think this group would benefit from hearing based on the work that's going on right now in our community. We had a presentation from the Cincinnati Crown Group. If you're not familiar, that's a group that's a public/private partnership that's been working to do a bunch of bike and cycle multi-use trails in the City connecting communities inside of there. It doesn't quite reach up to us, but certainly there's trails that do, like Little Miami, and Glenwood Gardens; things that we're looking at. It was interesting because they just now made a substantial change. They just completed the Wasson Way Connector, which has been needed for a couple of years now, and then they just opened another connector connecting the Little Miami Bike Trail to Lunken. That path is opening up I think yesterday or today?

President Vanover: Yesterday.

Mr. Anderson: Yes, which is pretty exciting for people that are in to that sort of thing. So, that was a good segue into another presentation they gave at O-K-I. We alluded to two big tranches of funding, that the Administration I'm sure is aware of already, but wanted to make sure that we knew was out there they were pushing. One is the "Safe Streets For All" Initiative. There's about \$200 million dollars annually for the next five years available. That one requires a 50% match from a local community. That's for connecting and making these infrastructure improvements, like what we've been talking about, with the multi-use bike trail and things like that. The other item they highlighted for funding is part of the infrastructure bill that went through the federal government. There's about \$1 billion dollars annually that has been set aside already for the next five years, and that one only requires a 20% match, but that's a national program. The first one was Ohio only. This is nationally. There's a billion dollars with the 20% match. Part of that infrastructure bill. O-K-I has offered to help with applications. They don't administer that, but they have some experience getting those grants, and they wanted to make sure that cities knew that they're available to help with those applications as well. The reason that's so timely is one of the things they highlighted again and again in those presentations is it's very important; it's a prerequisite for funding requests to have an approved, a proper approved multi-use pedestrian safety plan in place before you can apply, which is exactly what we've been working on for the past several months with the contractors, KPI, so, as soon as that's done, we're certainly eligible to apply for those grants. Some of that work is expensive. It's like a million dollars a mile for some of these if it goes across bridges, so that's good that that's available. The 2022 date for applications for that first year of grants was actually earlier this month, which we weren't in a position to deal with, but we have plenty of time to get ahead for the next set of applications. So, those are available online. If people need more information from it, I'm happy to give it, but with all the feedback there, I think it's great to identify this funding because it's what people are asking for what we need. So, that's two big buckets available to us. Thank you.

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Mayor's Report

Mayor Webster: Just a couple of things. First off, we had a meeting a couple of weeks ago with the folks from Metro, and, well, there's some exciting things coming down the pike and they're announcing a new service called, "MetroNow!", I believe it's called. This will, I think November, was the schedule date was it for this service? But, anyway, it will be, if you want to take a bus, if you live in Springdale, and you need transportation to someplace in Springdale, you can call an app for your phone, get in touch with Metro, they'll have a bus at your door within 15 minutes; cost you \$3 and take you anywhere in Springdale, drop you off. How you get home, you're on your own (laughter). You just reverse the same thing, I'm assuming it would be \$3 coming back, but as long as it's in the Springdale district, and we're going to be a pilot community for it, and assuming it's successful here, it'll get rolled out throughout Hamilton County, but this is one of the benefits that we were driving from the property tax levy that passed, that was last November, and we're also going to introduce some new service, I think it's Route 65 I believe, but anyway, it's bus service every half an hour up and down Kemper Road and Northland Boulevard. This is really going to be great for Artisan Village and, hopefully, there is going to be a hub over there for the buses. We're still negotiating that, but I think there's some really exciting things going to be happening in the Metro world in the next year here. The only other thing I have is this afternoon, we had our first SOS (Springdale Offering Support) meeting of the season. Needless to say, one of the primary topics was our Christmas program. So, I know it's early to start talking about Christmas, and you're tired of hearing me talk about it already I'm sure, but, too bad, you're going to hear it anyway. So, anyway, if you're so inclined to help us, we'd certainly appreciate it. Last year, we helped 90 families, so over 200 children benefited from the program and so, we're open for business, so we're hoping to have even more families being helped by SOS this holiday season. That concludes my report. Thank you Mr. President.

Mrs. McNear: Mayor (Webster) question about the bus. They're going to pick up only on Kemper Road, or did you say they're going to actually go to houses?

Mayor Webster: Houses.

Mrs. McNear: Your house? Hm, because that makes me wonder about the parking issues that we have where cars are blocking some of our streets, like the cul-de-sacs. Are they going to be able to get buses down there, or is it going to be a small..

Mayor Webster: These will be mini buses.

Mrs. McNear: Mini buses. Okay.

Mayor Webster: No, these will be mini buses. They won't be big 30-passenger buses or anything.

Mrs. McNear: Okay. Alright. Great.

Mayor Webster: They will probably six or eight passengers I would think.

Mrs. McNear: Okay. Thank you.

Mayor Webster: You know something about it Jeff (Anderson)?

Mr. Anderson: Oh, I was just going to share that I believe they're actually planning to have not just mini buses, but also some automobiles that they would be using with Metro drivers for that "Now!" program that we're piloting. It's not just the big buses. It's those smaller ones, and then also cars. It's really designed for the last mile and first mile in addition, so they are looking at expanding it for that too. MetroNow! Is different. There's also a separate program for First Mile, Last Mile to get people to these stations that the Mayor was speaking about. That if we build these smaller depots. Then, they don't have to run buses everywhere to go east and west. You can get that car request. They'll take you to the station and then go from there.

Mrs. McNear: Thank you.

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Mr. Anderson: So, they're digging in. It's going to be interesting.

Clerk of Council/Finance Director

Mrs. McNear: I don't have a report for this evening. I will have one at a subsequent meeting. But, I did want to make a comment and thank Mr. Hawkins for filling in for me at the last meeting. Thank you very much.

Mr. Hawkins: I always miss you when you're gone. (laughter)

Administrator's Report

Mr. Jones: Brian (Uhl) will also have a report this evening. I've got several things tonight. Document Shredding Saturday, October 8th at 9:30 a.m. That will run until 2:30 p.m. and that is at the Community Center parking lot. We also have the SYB (Springdale Youth Boosters) Father Daughter Dance Fundraiser, Saturday, October 8th from 6:00 p.m. until 8:00 p.m. 80's and 90's music is apparently the dance theme. Tickets are available at the Community Center. Winter Sports Registration for both basketball and cheerleading. Now, I'm moving to the Police Department's report. On September 18, 2022, the Springdale Police Department conducted a sobriety checkpoint in conjunction with Hamilton County as part of the OVI Task Force, and they worked with other agencies. That location was on Springfield Pike and it ran from 9:00 p.m. until 11:00 p.m. It dealt with 520 cars and, as they listed the operators were educated about what was going on. There were three citations written and they were written for no operator's license, possession of marijuana, and open container. The reason why they focused on that particular area is during the period from 9-9-21 and 9-9-22, there were a total of 90 arrests for OVI within a one mile radius. And, 86% of those arrests were by our Police Department. The only other thing that I will add in addition to Mr. Coleman's report is hiring Part-Time for Fitness Instructor, Maintenance Worker, Custodian, and Customer Service Representative. If interested, contact our HR (Human Resources) Administrator, Stephanie Morgan. Thank you.

Mr. Uhl: Just a quick update on behalf of the Building Department. Just wanted to let Council know that the Building Department will be discontinuing their contract with IBI (Inspection Bureau Incorporated). We will be engaging in a new contract with NIC (National Inspection Corporation) to conduct electrical inspections for our residents and our commercial establishments. So, Mr. Lamping will be preparing a new fee schedule here in the next few weeks, and we do anticipate a new fee schedule coming before Council at a subsequent meeting, probably towards the end of the year. That's the end of my report.

Law Director's Report

Mr. Braun -

No report

Engineer's Report

Mr. Riggs: My report will be pretty brief this evening. Starting with Northland Boulevard Reconstruction Project. We initially met with Public Works on August 15th to discuss our initial findings for the shared use path alternative. After that, we got some feedback, and further direction from Public Works and we submitted a revised finding report to Public Works on September 9th, and we're hoping to meet with them as early as next week to get their thoughts on that and finalize the report and recommendation. The Kemper Road/CSX Bridge Project; the construction contract was advertised on September 1st, and the bid opening is actually going to be held in here tomorrow at 2:00 p.m. The State Route 4 Urban Paving Project; Final Plans plan to be submitted to ODOT on October 3rd. And, that's all I have.

President Vanover: Just a quick question, because I've gotten a couple. Crescentville Road Construction. What's the time window left on that?

Mr. Riggs: Right now they should be almost if not complete with the water installation; the water main. So, the roadwork is continuing. I believe that the schedule, I think they're on pace to meet the schedule and I think it was going to be was it September of next year? I'll have to look at my notes here. July of next year.

President Vanover: July. Okay.

Mr. Riggs: A lot of the utility work is still ongoing; some of the overhead relocations, but the water main is near completion.

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President Vanover: Well, I know the water main and the gas line they've been working on, plus, in the neighborhoods too because they're replacing gas feeds from the street up to the house. Okay. Appreciate it.

Rental Program Committee

Mr. Anderson: The Rental Program Committee did have its formation meeting on August 31st. We also met again on September 14th for a follow up meeting. In that formation meeting, we did identify the primary issues that we should start addressing. So, for people who weren't there, or hadn't heard, it really broke down into two major categories of work that we think we need to dig into, as Mr. Vanover and the discussion here in that meeting prior talked about. It's really around property maintenance, and then traffic and parking. There's really a third leg too we talked about at the second meeting around community engagement and civic pride. Between those three areas, the Committee has started to identify issues inside of it, and we're working with the Law Director and also the City Departments to identify action plans and ordinances that we can use to update those. A couple of interesting things that came out of the meeting, especially in that space, is, I know I didn't know that, I know it's a lot, and in Heritage Hill, for example, there's 25% of the houses there we believe are rentals, that we know of. These are ones that have been identified as rentals; so, one out of four. I think that's interesting. Other areas of Springdale; it's lower, but it's still a substantial part, so, we need to make sure that we've got our hands around it, because that doesn't seem like something that's changing anytime soon. One other thing that's important to note with it is the work that we're doing we think will go beyond just the rental houses. Just tonight, we talked about how the Health Department is concerned about some of the changes in the hotels and motels, and how those can become problems around maintenance and health codes. Mrs. McNear mentioned the traffic and parking problems with the bussing. These are all related to the same thing. So, while the Committee was charged with dealing with the rental programs, we really think the scope is a little broader than that. We'll keep our focus there, but just anticipate as we bring recommendations to all of Council, it will affect more than just rentals. And, with that in mind, is why our action plan is set right now is we're expecting to come up with some, at least some initial action to address the property maintenance side of things. In our next meeting, we're going to review that. That's slated for October 12th, where we're hoping to have something we can look at and start talking about. The reason that's important is after we get that initial stab, our intent is to go beyond just the Committee and take it to the public as well. So, we're anticipating scheduling a public engagement meeting of some sort to show the community as a whole that we are seeing this kind of change in the way buildings and properties are being maintained, and we want to make sure that we've captured all of the issues and then also if the residents have ideas on things that we can do to address them, we want to make sure we capture those too. So, that's really just to put a placeholder in your minds. If you're talking to people about building issues that there will be an opportunity, probably in November, to come in and talk with this Committee and identify issues and take a look at what we're doing to see if it addresses it, I know, just this week, there was an issue in my neighborhood that generated a lot of calls about how a house was being used, and it was very timely that I could tell them, "Hey, we're aware of this sort of thing." Not just for parking, but property maintenance. So, I think it's exciting and we got a good start. We've had two meetings. We'll have another one October 12th.

Communications - None

Communications from the Audience - None

Ordinances and Resolutions

Public Hearing

Ordinance No. 28-2022

AN ORDINANCE AMENDING CHAPTER 153 OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGDALE, OHIO RELATING TO THE OPERATION OF PEER-TO-PEER CAR SHARING PROGRAMS IN THE CITY OF SPRINGDALE

President Vanover: Alright, there's a public hearing attached to this ordinance, so, at this point, I will open the floor for communication or comments either for or against on Ordinance No. 28-2022. Mr. Braun do you have anything to add?

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Mr. Braun: No, I would just point out that this has been through multiple reviews by a couple of committees, and this was a matter that was brought to Council by the public and I think it's a good resolution for the members of the public that brought that to our attention.

President Vanover: Floor is still open. Second call, third and final call. We'll close the public hearing. Council, this is the second reading of Ordinance No. 28-2022. It can be acted upon this evening. What is your pleasure?

Mr. Anderson made a motion to adopt ordinance No. 28-2022; Mrs. Sullivan-Wisecup seconded.

Ordinance No. 28-2022 passes with seven affirmative votes.

Public Hearing

Ordinance No. 29-2022

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE SPRINGDALE COMMERCE PARK PLANNED UNIT DEVELOPMENT FOR THE PROPERTY LOCATED AT 1145 STRATEGIC PARKWAY

President Vanover: We will open a Public Hearing associated with this ordinance. I'll open the floor for comments either for or against. Mr. Lamping, do we have a short presentation or comments?

Mr. Lamping (off mic): Except for the handouts, I have nothing to present.

President Vanover: Anybody else like to address on this public hearing? Second call. Third and final call. We'll close the public hearing. Again, Council, this is the second reading and can be acted upon this evening. What is your pleasure?

Mrs. Sullivan-Wisecup made a motion to adopt Ordinance No. 29-2022; Mr. Jacobs seconded.

Mayor Webster: I just have a question for Mr. Lamping. Were the people on Ledro notified of the Public Hearing tonight?

Mr. Lamping: Yes sir.

Mayor Webster: They were?

Mr. Lamping: I had the public notice requirements 15 days ahead of this meeting. Postcards went out, and we had signs at the property.

Mayor Webster: Alright. Very good. Thank you.

Mr. Hawkins: I just wanted to confirm the hours or the timeframe for the time which is permitted; what those are going to be.

President Vanover: Hours of operation, or hours of use at this store.

Mr. Lamping: I'm sorry, that's my fault.

Mr. Hawkins: The hours for truck access. I knew the ordinance references Exhibit A, but Exhibit A is referencing the staff's comments. There needs to be consideration for it, so I just wanted to confirm what the timeframe was.

Mr. Lamping: The recommendations of approval from Planning Commission included the frequency per week for the truck access on the east elevations. The hours permitted for the truck access. The doors remain closed with the exception for the compactor servicing. The hours were 8:00 a.m. until 5:00 p.m., I think, the numbers were, that the Planning Commission noted.

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Mr. Hawkins: Okay. Do we need to have that incorporated in some kind of way either in the exhibits specifically, or in the ordinance because there's nothing, unless there's something that I'm missing through there in Exhibit A, it just references that the frequency per week for the truck access and the hours are going to be limited. And, so, if we don't specifically reference it I don't know, unless there's something else that's going to incorporate how that's going to be something that they have to adhere to. Unless there's something I'm missing, I'm just...

President Vanover: Would that be covered under the covenants?

Mrs. Sullivan-Wisecup: It would be the hours that we all agreed for the whole PUD to have truck access I thought. I thought.

Mr. Hawkins: Okay, so, you think that just based off of...

Mrs. Sullivan-Wisecup: I wasn't at that meeting, but I'm assuming.

Mr. Hawkins: I just want to make sure because it's not in the ordinance specifically, it's not in Exhibit A specifically, so I just wanted to make sure that it's covered so that if someone is not doing what they're supposed to, we've got the ability to enforce that.

Mr. Anderson: That got addressed. The answer was "Yes". It's in the covenants.

Mr. Hawkins: Okay.

Mr. Anderson: I don't know; I'm asking.

Mr. Hawkins: Oh.

Mr. Anderson: Is that? I didn't hear an answer.

Mrs. Sullivan-Wisecup: I was not at this meeting when we discussed this, I had COVID, but when we originally did the original PUD, I thought that that was covered under everything when we were going through the times that trucks were allowed and not allowed. I thought that we had specified. Mr. Ramirez, do you remember if we specified the truck hours when we originally did the original PUD? I believe that we did. It is my assumption, and I don't want to say for sure because I don't have it in front of me. But, I'm pretty sure we did when we first did the PUD.

Mr. Ramirez: I believe we did address.

Mrs. Sullivan-Wisecup: Because it was a big discussion about the trucks coming in at different times, and I remember that all of the residents of the Crossing were very, very particular about that when we were talking about that as well. If I remember correctly.

Mr. Ramirez: I'm going to say, "Yes we did". And, I know, we did not bring it up again, the allowed times for the trucks to come in.

Mrs. Sullivan-Wisecup: Okay.

Mr. Hawkins: As long as the Administration feels comfortable with regard do we have a means in terms of Mr. Lamping and Mr. Braun to enforce it, I'm fine with that. I just, when I read the ordinance, I read Exhibit A, we didn't have the actual date, the times and days. I just want to make sure we're covered.

Mr. Lamping: I understand your point. Clearly, it would have been excellent if we would have had that in there, but, I believe that, based on the Planning Commission's actions, and documentation, we have the ability to enforce that.

Mr. Hawkins: If you guys are good, I'm good.

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Mr. Anderson: If that's closed, I have a different topic. A different question. Related to the sight lines and visibility. The feedback I've been getting from the development is that some of the landscaping that is in the diagram and shows here that affects the visibility doesn't seem like it's doing well, especially on the Crescentville side, and now we're adding additional things that really should be screened. I know that's typically an enforcement issue. Could you share? Have they been receptive to corrective action so far? Because I know the picture shows mature, but what's on this picture isn't what's on the street.

Mr. Lamping: The landscaping for Springdale Commerce Park on both the east and the north side, which is Crescentville and the Heritage Hill subdivision is, the easiest word to use is, depressed, meaning the plants aren't growing very well. And, we have been out there to inspect them, and we have given them a corrective plan that they have to address and they're in the process of addressing it this Fall, when it is the best time to address these. And, in fact, the Buildings 1 and 4 are being designed for approval right now, and, some of the issues that we have with the screening and drainage specifically, they're addressing with the new construction documents outside of the construction of the building. They're going further and addressing storm water issues that we're having with neighbors and so, to answer your question, yes, they being very receptive to issues being brought up to them.

Mr. Anderson: Okay. That's good to hear because if they were dragging their feet and wanted another exception, I would have a real problem with that, but, it sounds like you can work with them.

Mr. Lamping: In my opinion, I can call them up and things happen.

Mr. Anderson: Okay. Thank you.

Mayor Webster: Is there anyone here from Sugaright? Do you know sir, has there been any restrictions placed on you and what hours that you guys can use this dock?

Mr. Sikula: On the east side door?

Mayor Webster: Yes.

Mr. Sikula: No. I mean, we presented that we would only use it during daytime hours; a couple times a week, as stated by Mr. Lamping, between 8:00 a.m. and 5:00 p.m. roughly. I mean, it is just for taking material out of the building with a dumpster compactor, if you will, so, I mean their operation hours will be limited to daytime hours.

Mayor Webster: I mean taking stuff out of the building and putting it into a truck I'm assuming, or a dumpster or something?

Mr. Sikula: No, no, it's basically a roll off dumpster, so, they'll go back into the building, pick up the roll off, and drive away.

Mayor Webster: And that would be done during the day?

Mr. Sikula: Yes.

Mayor Webster: And that's spelled out in the covenant? Is that spelled out in the covenants that this will be a daytime operation?

Mr. Lamping: To my knowledge it's not spelled out in the covenants. It was part of their submittal as it was to be used as this new door was to be used during the daytime.

Mayor Webster: Okay, well, let me ask you a question. As the Chief Enforcement Officer in the Building Department, if they do it in the middle of the night, do you think you've got the proper documentation to take them to task on that?

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Mr. Lamping: As I stated earlier, I wish it was better to address the initial comments, but, yes, I think I can enforce it this way. Based on the cooperation I've had with the property owner, I believe I can.

Mayor Webster: Would you feel better if Council put an amendment into the ordinance?

Mr. Lamping: It would help, yes sir. If it's easy to do, yes sir.

Mayor Webster: I would respectfully ask Council to consider that.

Mr. Anderson: Thank you. It's a separate topic since we have Mr. Sikula. If you're done with that item, at least pending this.

President Vanover: Well, I tell you...

Mr. Anderson: Do you want to do the...

President Vanover: Yes, let's...

Mr. Anderson: Do you want to finish that first?

President Vanover: Let's figure on this...

Mrs. Sullivan-Wisecup: I would like to amend the Ordinance No. 29-2022 to add into Exhibit under Page Three, Part Four where it says, "Hours permitted for truck access". It's 4(b). I want to put, "Between the hours of 8:00 a.m. and 5:00 p.m."

Mr. Hawkins: I'll second.

President Vanover: To the applicant, that works?

Mr. Sikula: Yes sir. Most of my sellers aren't 24/7. So, it will be Monday through Friday daytime hours.

President Vanover: Okay. Well, we have a motion to amend, and a second. Is there any other discussion on the motion to amend? (None)

Motion to amend Ordinance No. 29-2022 to add into Exhibit under Page Three, Part 4(b), "Hours permitted for truck access" to be amended to, "Between the hours of 8:00 a.m. and 5:00 p.m." passes with seven affirmative votes.

Mr. Anderson: A simple question that I'm glad you're here to answer it because it might be specific to your operations. I know we mentioned the liquid storage container. The question I've been getting about this operation is around odor and odor control. Do any of these changes affect? So, people are used to driving down (Interstate) 75 and going across the old Jim Beam plant and the sweet smells became pervasive. Is there any issue with extending the operations here where the neighbors might run into problems there, or is this, I don't know enough about liquid sugar to know if there's... I know scorched sugar can be really smelly. Is there an issue there that we need to deal with?

Mr. Sikula: No, there are no odors; sweet or otherwise. Unless you're in the building. I mean, there's no discharge of any kind so, nobody would know what we were doing if you weren't in the building.

Mr. Anderson: Okay. That storage tank won't have any odor control problems either that we're talking about adding?

Mr. Sikula: I'm not sure what storage unit you're referring to?

Mr. Anderson: Or is that a different issue? Maybe I'm thinking of a different one. That's fine. Thank you.

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Mr. Sikula: All of our storage tanks are inside the building. Everything is inside the building.

Ordinance No. 29-2022 passes with seven affirmative votes.

President Vanover: Welcome to Springdale.

Ordinance No. 30-2022

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK OF COUNCIL/FINANCE DIRECTOR TO ENTER INTO AN AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION TO PROVIDE BRIDGE PROGRAM INSPECTION SERVICES FOR THE CITY OF SPRINGDALE

President Vanover: Council you have heard the reading of Ordinance No. 30-2022. It is a first reading. Is there any discussion this evening? (None) We will see this again.

Old Business - None

New Business

Mr. Anderson: Just one item, and this is to think about. I've been reached out to a couple of times by residents asking if we could take a look at toys, small micro mobility devices, and street use for those things. I know we were talking earlier about shared lanes and multi-use paths, and things like that. Out of that discussion, there was some conversations about cul-de-sac use for toys, and some of our residential street use for some of these. Kids roller skating, but also mini bikes and electric scooters, and electric bikes, things that we updated with our S22 Supplemental update before. But, there's some questions on if people are interested in taking a look at some of our local code for how residential streets can be used by families as well. Right now, they're completely restricted, and our definition of what a toy is, is, I think last touched ten or 15 years ago. So, I didn't know if anyone else had heard feedback in that space, or if it's something we should look at, or ask Rules and Laws to look at if we need to update that, or, just wait until and include that as part of our bike plan conversation. I don't know if people have heard that feedback.

Mr. Hawkins: I've heard some discussion on like dirt bikes, or pocket bikes. I'm open to anything. I think, you know, some of what we just did was compliant with the Ohio Revised Code as things sit at the moment, so, are you thinking of expanding this opportunity, or...?

Mr. Anderson: I guess I'm thinking more as we prepare for some of these bike trails and mixed use trails, should we get ahead of some of that too and take a look at our ordinances for specifically residential street use for these devices and maybe limit it to those electric bikes, scooters, and those are things because even if we do an initial set of trails or bikes, people are going to need to get from their houses to it. Our current law prohibits it. So, I know one resident got pulled over and had a stern talking to from the Police because the mini bike was considered a toy. In other cases, they've been talked about they're more like mopeds and then they need to be licensed and tagged. There's some ambiguity there with those devices. I just wonder if we want to get ahead of some of that discussion for how those micro mobility devices will get on our residential streets to some of the main thoroughfares. And, we don't have to act on it tonight, maybe just think about it, but, I think if we're going to start doing some work in that space, updating the law to make it clear for families what they're allowed and not allowed to do on our streets I think would help them. Because, I feel like it's ambiguous right now. The other place it came up was on a cul-de-sac. A person was on a cul-de-sac, and they were having their kids use roller skates or play basketball in a cul-de-sac, which is why people live in cul-de-sacs right? But, technically, they're breaking the law when they do that. I feel like there's probably some language there we can do to not criminalize family activity on residential streets and also make it safe for them and alert motorists that this might be happening if you get back into our neighborhoods.

Mr. Jacobs: I heard the same concern from the same resident about those issues and my first reaction is if we're undertaking a larger look into connectivity, it makes sense to go ahead with that. But, I also think it just needs updating. Plain and simple. So, I support, at some point, looking at that whether it be Rules and Laws, or other bodies.

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President Vanover: Well, yes, and, again technology has changed, but, I've had a couple of instances where quad runners are zipping through the neighborhood, actually even had last summer a group of kids basically body slaloming down the hill which scares the bejesus out of me because they get hit with oncoming traffic, or somebody coming in behind them, but probably with everything else, the connectivity and that, it probably would be a good idea to clarify some of the stuff.

Executive Session - Economic Development

Mrs. Sullivan-Wisecup: I move that we go into Executive Session pursuant to the Ohio Revised Code Section 121.22(G)(2) to discuss the purchase or lease of property and pursuant to the City Charter to discuss Economic Development matters.

Mrs. Ghantous: Second.

Mr. Anderson: If I could just have one question. I know typically in the past sometimes the stream gets shut down while we're in the meeting. If we're expecting to have conversation after the meeting, are we going to have continued coverage?

(Off mic): Yes.

Mr. Anderson: Okay. Thank you.

The motion to go to Executive Session for Economic Development passed with a 7-0 vote. Council departed chambers at 7:56 p.m. Council returned to chambers at 8:28 p.m.

Community Center Discussion

President Vanover: Council is back in session after an Executive Session. At this point, Council, I will relinquish your confidentiality requirements from the Executive Session discussion. So, with that, we will move to Community Center Discussion.

Mayor Webster: First off, I'd like to thank all of you for coming out tonight. We, the Administration, have just made a recommendation to City Council regarding the move of the Community Center over to the Artisan Village. This has not been an easy decision to make. We held two public engagement sessions where we gathered some very valuable information. We've had numerous meetings; too many to count with the developers from Texas. In addition, we've engaged the services of not only KZF to do a connectivity study, but also, to have all of our other facilities analyzed as to what kind of shape they're in, and how much it's going to cost us to bring them up to speed. So, we tried to consider all aspects of this. At times, it was like a Rubik's Cube; fix one thing, something else is out of kilter. But, anyway, in my 24 years in this City as a Finance Director, and as the last 27 as Mayor of the City, I've never made a recommendation to this City Council that I thought would not be in the best interest of the City. Be it short term, or be it long term. And, I stand by that again tonight. At this point, I'd like to ask Andy Kuchta to come forward and read the statement that we are going to jointly release with the developer as of first thing in the morning, and one that we just shared with City Council in Executive Session. Andy.

Mr. Kuchta: Thank you sir.

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“During the first quarter of 2022, the City of Springdale (“City”) and the developer of Artisan Village (the “Developer”) entered into a memorandum of understanding (“MOU”) relative to a potential relocation of the City’s community center into the first floor of the former Dillard’s building in the former Tri-County Mall.

The general terms of the MOU was that the Developer was to fund 100% of the construction cost and then donate the first floor, including the completed community center, which included fitness activities, rock climbing wall, two indoor pools, two indoor basketball courts, indoor elevated running track, etc. to the City. Following the donation, the City would staff, operate and fund the ongoing programming and operating cost of the Community Center.

Since the date of the execution of the MOU, both the Developer and the City have worked in good faith in an attempt to come up with a design and financial model that would be in the best interest of all stakeholders, yet most importantly, the citizens of the City.

During this due diligence period, the Developer expended substantial dollars for architect, engineering and design charrettes and activities, and the City held numerous community gatherings and citizens surveys in an effort to secure input and feedback from the citizens.

At the present time, the Developer remains committed to donate the Community Center to the City, however, in an effort to be fiscally responsible, and especially in an environment where interest rates continue to rise, inflation continues to be uncontrolled, and the overall cost of labor continues to expand, both the City and the Developer have decided to pause moving forward on this endeavor as the financial uncertainties could present undue financial risk for the citizens of the City.

Notwithstanding the fact that both the City and the Developer would like to pursue and conclude this public private partnership, it has been determined that in an effort to safeguard the assets of both the City and its citizens, that both parties will let the terms of the MOU expire without moving forward on the relocation.

This decision does not mean that the Developer and the City will stop discussions completely on the Community Center, nor does it adversely affect the redevelopment plans of Artisan Village. Nevertheless, it has been determined that this is in everyone’s best interest to press the pause button at the moment.

For further information, please contact Andy Kuchta at 513-346-3997 on behalf of the City.

Mayor Webster: Thank you Andy (Kuchta). However, as conditions change, it may be wise for some future Council, future government of this City to reconsider moving the Community Center over there. But, for now, the Community Center stays where it is. Finances have a way of changing over time, and, because we feel that it’s not appropriate at this time, doesn’t mean that it won’t be appropriate at some future time. Several things I think would have to happen for us to reconsider it, but, primarily the reason we agreed to hit pause is strictly financial. We have not lost faith in the development. We think it’s a great development; one of the finest things that’s ever happened to this City. We have a development company that wants to drop \$1.4 billion dollars in this community, there’s got to be a lot of good financial fallout from that, and we’re looking forward to them having a very, very successful development and there will be a lot of issues to come back before this Council as far as funding and permitting, and so forth, and so on, so, you have not heard the last just because we’re not moving the Community Center over there, you haven’t heard the last of the Texas boys. They will be around. Thank you.

President Vanover: At this point, I’m going to jump the table. We’re going to open the floor for communications from the audience on this discussion point. The floor is open. (No individuals came forward).

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Meetings and Announcements

Mrs. Sullivan-Wisecup: Planning Commission will meet in these chambers on October 11th at 7:00 p.m.

Mr. Jacobs: Board of Health will meet on October 13th at 7:00 p.m. adjacent to these chambers.

Mrs. Ghantous: Board of Zoning Appeals will meet on Tuesday, September 27th at 7:00 in the chambers here.

Mr. Uhl: Civil Service will meet on Thursday, October 6th at 2:00 p.m. in the Council Conference room.

Mr. Anderson: The Rental Program Committee will be meeting on October 12th at 2:00 p.m. in the Municipal Building in the Conference room.

President Vanover: Before we move to Mr. Hawkins here, I do want to make a quick statement on this ordeal that we have worked through. One thing that just completely disheartened and really crushed my heart that came out was the neighborhoods pitting neighborhoods against each other. I heard several times that people, "My kids have walked there; they deserve to walk there". I've lived 40+ years in Heritage Hill. I have negotiated Crescentville Road, I have negotiated (Route) 747, I have negotiated Route 4. And, my kids swam, they played baseball, they played soccer. Whatever they wanted to do, we made it. But, it just, there's only one other time in our City's history that I felt so disheartened by community reaction. This is up there with it, and I hope that we all, as the development has taken a pause, that we all kind of take a pause and take inventory of what we have in this Community. And that we are all part of this Community. And, that's the way we will move forward; plain and simple. Whether it's Heritage Hill, The Terrace, Old Springdale, Beacon Hills, Oxford Hills. Those are all parts; those are all neighborhoods of this City. And, they are no more, no less residents, so, this is a statement coming from my heart, my gut, and I believe it needed to be said. We have a chance; a new beginning, and move on, and we've got great things on the horizon that, I think, we can all be excited about. But, I think that we need to take pause over what just happened. If we forget history, we're doomed to repeat it. So, hopefully, we have learned something from this and with that, I will be quiet.

Update on legislation still in development

Mr. Hawkins: As you review your Internal Memorandum, Item Number I was addressed with Ordinance No. 29-2022; An Ordinance Approving a Major Modification to the Springdale Commerce Park Planned Unit Development for the Property Located at 1145 Strategic Parkway With an Amendment Involving the Hours of 8:00 a.m. to 5:00 p.m. Those passed with a 7-0 vote. Item Number II was addressed with Ordinance No. 28-2022; An Ordinance Amending Chapter 153 of the Codified Ordinances of the City of Springdale, Ohio Relating to the Operation of Peer-to-Peer Car Sharing Programs in the City of Springdale. That passed with a 7-0 vote. Item Number III was addressed with Ordinance No. 30-2022; An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter into an Agreement with the Ohio Department of Transportation to Provide Bridge Program Inspection Services for the City of Springdale. That was a first reading. All other matters are forthcoming.

Recap of legislative items requested for next Council meeting

Mr. Hawkins: There will be a second reading with regard to Ordinance No. 30-2022; An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter into an Agreement with the Ohio Department of Transportation to Provide Bridge Program Inspection Services for the City of Springdale. There's also a request for An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter into an Agreement with the Best Contractor for the E. Kemper Road/CSX Bridge Rehabilitation Project and Declaring an Emergency. As well as a request for A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies for 2023.

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Mr. Hawkins (continued): Finally, there's a request for A Resolution Authorizing the City Administrator to File a Funding Application for Urban Canopy Restoration Grant Funding through the Ohio Department of Natural Resources. That's it unless there's anything else from Council or the Administration.

President Vanover: I have gotten a letter of recommendation from Planning Commission; a recommendation for approval of Hamilton County EMA Communications Facility. First reading slated October 5th, and second reading and Public Hearing for October 19th.

Adjournment

Mr. Hawkins made a motion to adjourn; Mrs. Sullivan-Wisecup seconded the motion and Council adjourned at 8:41 p.m.

Respectfully submitted,

Kathy McNear
Clerk of Council/Finance Director

Minutes Approved:
Tom Vanover, President of Council

_____, 2022