

City of Springdale Council

May 21, 2025

President of Council Anderson called Council to order on May 21, 2025.

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

President Anderson provided the Invocation.

Ms. Browder took roll call. Council members Anderson, Gleaves, Jacobs, McFarland, Sullivan-Wisecup and Vanover were present. Webster was absent.

The minutes of the May 7, 2025, meeting were considered. Mr. Vanover made a motion to accept the minutes; Ms. Sullivan-Wisecup seconded. The minutes were approved with six affirmative votes.

Proclamation – Public Works Week

Mayor Hawkins presented Paul Ross of the Public Works Department with a proclamation for Public Works Week which will be May 18-24, 2025. (applause)

President Anderson: Thank you again for all you do. Public Works is one of the foundational elements of the City. We really do appreciate the work you do. When Police and Fire come in, they like to fill the room. They left you here to handle it on your own. But I think that's a testament to the same kind of work that happens every day. You see them out driving the trucks, fixing the roads, working on our lands. So, we appreciate the work that Public Works does. It really is appreciated. Thank you.

Presentation – Electricity Aggregation – Dan Deters, Energy Alliances

Mr. Deters: A brief overview of the program that started in 2023, up until March this year, any resident that's in the program, the average resident saved \$275; \$750,000 for the City. Your rate was 6.99 cents/kilowatt hour through those times. The Duke rate came out and will start this next read in June at 10.45 cents/kilowatt hour. So, what that's going to do for the next three months is Springdale residents with the hangover from the old rate, it's going to save them about \$35 a month for the next three months. So, that's going to be for the average resident \$370 to \$400 for the iteration of the program for the two years. So, that said, we're here tonight, I think, to ask you to give your City Manager authority to sign the next deal coming up prior to September. Obviously, we have to file with PUCO pretty early, so, we've been out pricing it. That price from Duke is pretty substantial and we're going to do our best to beat it as much as we can. Every one of our communities is in the \$15 savings range per month off of that price that we've signed in the last four or five months, so, we fully expect Springdale to have something that will be of service to the residents. So, that's kind of where we are on it. As I think we discussed this the last time, the suppliers are no longer holding these prices past 5:00 p.m. any day. It makes it very difficult for any Council to come and meet without giving the official notice that you have to give because we get the prices about 11:00 a.m. If we think they're good, we give the recommendation to the City

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Mr. Deters (continued): Manager and ask them to sign the Master Service Agreement. That's kind of where we are at this point, and if there's any questions, I'm happy to take them.

Mayor Hawkins: I don't have a question, but I just want to say thank you for coming out and giving information. You always make yourself accessible to Administrative staff, and Elected Officials, as well as residents can contact you and call if they have questions with regard to any of the aggregations that go on, so I just appreciate you always taking the time and making yourself available.

Mr. Deters: Absolutely. When your residents call our office, they'll talk to me, or they'll talk to somebody else that is in a position that has the information to give them to make sure that their problem is handled at our local level and we don't want to ship them off to the suppliers, because even from the suppliers, misinformation can come in, so we like to make sure that we handle it so we can take the weight off of your staff.

Mr. Vanover: Dan, is the pool of, I guess you'd call it generation players, is it stabilized, or is it still dwindling?

Mr. Deters: So, electric, there's very few that do it in the state of Ohio. There's about four or five that do it in the state of Ohio, that are certified to run aggregations. As you know, these aggregations they have to buy that power for your Community, so it's pretty expensive to do, so, the guys that you see knocking on your doors and calling your cell phone are not the guys that can handle these, but the pool of folks that can handle it is pretty stable at this point; gas a little bit less so, Constellation dropped out of it and we think that they may come back in, but we're not sure that it will be this year, but maybe in the near future, but we're getting good pricing from the four or five that do it. Meaning, it's better than Duke and more than competitive.

President Anderson: One question I have, so, a lot of times when these renewals come up, I get a lot of feedback from residents. One of the primary questions I get is, aside from the usual, "Is this a scam?" like the knockers, or "How is this different?" "I had a bad experience in the past with early termination". When we do these contracts, we never have termination fees. People can join and come out if they want, so there's not a risk. We're just taking on that aggregation for you and doing that leg work. When we established the ability to do an aggregation, we had to go to the voters and the way it was written was an "opt out" program. That the only way we can do it is you have to set it up for everyone that's eligible, and then if anyone wants to opt out. Other communities have started "Opt in" programs. I wonder if you could share if you've seen more people switching to that to kind of address the concern of people saying, "Hey, why are you making a business decision for me?", or is that just an outlier?

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Mr. Deters: Well, it's very much an outlier. So, we actually started with it used to be the old Duke Energy service was the retail arm with "opt in" programs and the pricing just never was any good. So, it's no different than the guy knocking on your door because how those work is they buy a block of energy, they go out and sell that whole block to whoever they can sell it to door-to-door, over your cell phone, all that stuff. And then, once that's over, that might be ten, 15, 20 people. There's no way to get the kind of pricing for a City this large without having an "opt out" program; "opt-in" programs, I mean, I've heard that a lot. If you want to be terribly honest about the whole thing, you're in an "opt out" program with Duke, but the PUCO is running it, and the utilities are running it. You're just taking this piece of the pie, the energy puzzle, and you're bringing it to the local level. So, there's really no such thing as an "opt in" program because the third-party market that you see on the apples to apples which is fraught with danger; there's all kinds of fees, there's all kinds of hidden things. At the end of the term, they're going to give you a rate, and if you don't either cancel it or get a new rate or get out of that program, you could be in a deal that I've seen 18 to 20 cents a kilowatt hour at the end of those, and one month of that and you'll feel the sting. When you talk about "opt in" and "opt out", the utility is running an "opt out" program essentially. You're in one already. All this is doing is pulling that portion, the energy purchase portion away from the utility and putting it in your hands so that you can say, "Okay, this is a good deal", or "It's not a good deal". And we wouldn't recommend something to you that's over the Duke rate. This year we sent 13 communities back to Duke for a month because they were uneasy with how high the rates were and then what Duke was going to be. Now, it turns out that they probably would have all wished they'd have signed and saved that one month because that one month is this month at 10.45 cents. But I get it. It's a sure winner now. We know we have a sure winner now, and they know they have a sure winner now. So, that's okay, and you're not going to lose anything because you go back to Duke for a month, the only problem is you get a little bit of headache from all the letters going out and things like that. So, the bottom line on "opt out" and "opt ins" is "opt in" programs don't offer any general savings, and if you wanted to do that, you could do that on apples to apples yourself, but, at the end of the day, the PUCO requires them to give you that new price at the end of that term, whatever that term may be and if you're not watching carefully, that's where all the bad stuff in our industry comes from.

President Anderson: Well, from our standpoint, we don't have that option to do "opt in" without going back to the voters to changing our program, but it is good to understand that if it were an "opt in" program, we should not expect the same level of savings.

Mr. Deters: You would never get to that.

President Anderson: That's good. Good information. Thank you.

Mayor Hawkins: One other question as we're having some discussion up here in terms of assuming Council gives authority to go through and do this, we get the rates, we get rates that are brown and green?

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Mr. Deters: So, I believe Springdale has a regular default rate and then you can opt in to a renewable credit rate, and that's essentially those folks will end up buying renewable credits to build renewable energy generation in the future. That's how that works. We can't separate it at the pole. I did have a nice lady ask me that. "Do we separate the green and the brown at the pole". We can't do that.

Mayor Hawkins: But that's good for residents to know if they've got that concern, there's an opportunity for them to address that.

Mr. Deters: Sure. It will be a little bit of a higher rate, and it will be on the "opt out", and you can call us, or you can call if you felt like calling the supplier, we can set you up with either.

Mayor Hawkins: Thank you.

Mr. Deters: And you'll see something, I would say, the end of July or early August is the target; the middle of July even so when people see those letters, but of course the Administration will have to sign off on those anyway. So, you'll have a good idea when those are going to hit.

Mr. Gleaves: Thanks for coming down. Do you have anything in place to address seniors who are at the level where they might be confused with the verbiage, and you mentioned "opt in" "opt out" and all this type of stuff. Aggregation would probably be weird for them, because, back in the day, they're just used to CG & E, Duke, whatever may be; just one unit. So, do you have anything in place to make it easier for them to understand what you're doing?

Mr. Deters: It's very difficult for us to reach them if they don't reach out to us. Because we don't know who's confused. The best advice I could give is to have the staff make sure that they just refer those folks to us because we'll teach them how to read their bill, we'll teach anybody how to read their bill. I've come in here a time or two and met with residents and taught them how to read their bill, taught them what all the tariffs mean, what the numbers mean, what the charges mean, what the delivery is; all of that stuff. The best thing you can do, the quickest thing you can do is get them to us. Now, in Delhi they have a senior center that I go to about once a year and I go and sit, and they have lunch, and they bring their bills. If anybody has any questions, I explain the whole thing to them and I sit there for an hour or two and I'm happy to do that for any Community.

Mr. Gleaves: We have a group of seniors that meet at our Recreation Center, I believe maybe once every month. You might want to look into that to see if you can meet with them.

Mr. Deters: Whoever directs that, if they give me a call, I'm happy to arrange a day to come and do that with them.

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Mr. Gleaves: Okay. Thank you.

President Anderson: Any other questions or comments? I'll take this as one more opportunity to warrant anyone that's listening to protect your Duke bill when those people come to your door that you don't know who they are. There's a piece on your Duke bill that people don't realize is the same thing as a password. That choice I.D. that's on our bill; anyone who's unscrupulous can take that by just looking at it, writing it down while they check it, and they can force your utility into whatever program they want to force it into. It's not legal, but it happens. I've talked to a number of residents this has happened to where they need to verify their bill. Duke doesn't do that and protect your bill like it's your password. Because, you have a plain text password on your bill right now. You need to be really careful with that because it can cost you hundreds of dollars.

Mr. Deters: That's the most important thing you can do. Absolutely do not show anybody your bill. Because they can move it, and you may not know it for two meter readings, so, it may not take effect the first time they get your bill because it's in the middle of the read cycle, then, the next time you'll see that it will be on there and you'll be 55 days down the road and you're going to be like, "When did this happen?"

President Anderson: And then you're stuck with the termination fee even to undo the work that shouldn't have happened either and you're out hundreds of more dollars just to get off of that higher rate, so please, if you're listening, please be careful with your Duke bills. It is important and private information that's on there.

Mr. Deters: There are also remedies for that. If you have them call our office, we can direct them to the people that can help them terminate those without fees many times.

President Anderson: That's good to know.

Mr. Deters: Because they have to have some sort of a record of you. If they can't produce the recording of you telling them that you want to change over, they have to give you back all your money. So, there's a remedy for that if that's happened.

President Anderson: That's a lot of phone calls and a lot of trouble. So please just be careful but thank you for coming in and sharing the information. We'll be addressing that resolution later this evening.

Mr. Deters: Great. Thank you. Appreciate it. Thanks.

Committee and Official Reports

Civil Service Commission

Ms. Morgan: Unfortunately, Mr. Coleman could not be here this evening. The Springdale Civil Service did meet on May 1, 2025, here at the Municipal Building. All

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Ms. Morgan (continued): members of the Commission were present, including our newest member Mr. James Dunnigan. He was given the oath of office and sworn in at the meeting, and then subsequently he was elected as Secretary of that Commission. So, automatic appointment. We had a relatively light meeting, disposition of the minutes from the April 3rd meeting. We also had two reports on current hiring processes: one for our Firefighter. We have a few replacements due to departures, so we had interviews scheduled for that, and then also our Parks Maintenance worker; we have a couple of individuals in the background process. A few pieces of correspondence, and Mr. Dunnigan shared some background information about himself with the Commission and the other Commission members reciprocated, and then we concluded. Our next meeting will be on June 5th at 2:00 p.m. Thank you.

Rules and Laws

Mr. Jacobs: Rules and Laws had a special meeting just previous to this Council meeting. Our discussion was as directed by Council to look at a potential portal for residents to express interest in serving on various Commissions and Boards as those come up. And it was a relatively brief meeting. Administration had created a draft of an application; a hard copy, and we had discussed some of the features. We suggested some additions in a few places. The first thing we attacked was just in general if this process would be a "must" or a "should", and the consensus was this would be a "should" and not a requirement for residents, but something that we would want to encourage to respect the effort that Administration is going to put in to this as they create the draft and get something to present to members of Council. The early vision includes a portal, and a resident would go to the City webpage, for example, there would be a link to an app, and then on that same page would be some very short summaries of all the Commissions so that residents would have an idea what those Commissions do and we also discussed how that short summary could actually be links that would take them to further descriptions including meeting times so that if a resident is interested in serving on Planning Commission they would know when they meet, and what time they meet as an example. So those things are being developed and the last we decided is that Administration is going to create a draft to distribute to members of Council and then we can discuss further. That's all I have unless there are questions.

Finance Committee

Mr. Vanover - No report

Planning Commission

Ms. Sullivan-Wisecup: Planning Commission met on May 13th, and we had Beyond Hello, a Concept Plan at 12140 Springfield Pike. It's the old Bargo's. It was requesting a Concept Plan review for an addition to an existing building with a proposed marijuana dispensary use. They came last month as well and they were just coming to talk to us and update us on the ideas they had and how they had used our feedback and came back to us and then I believe that they are ready to move to the next level, which is actually coming with a plan either next month or soon. We also had Master's

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Ms. Sullivan-Wisecup (continued): Supply for a conditional use at 225 Northland Blvd. It used to be Frame USA. It was a public hearing. We did not have anyone come to speak for or against. The applicant was requesting a conditional use to allow for outdoor storage. It will be that the fencing is going to comply with our Code, and basically, they have big pipes that won't fit and won't be able to get in and out of the building, so the pipes will need to be stored outdoors on these racks, so, we approved that 7-0. And, we had Active Day Ohio for a PUD Major Modification. Both Ms. McFarland and myself found it to be a major modification, and it's at 865 East Kemper Road. It is the space between Auto Zone and K & G. This is for an adult daycare for people with special needs and adult individuals. That was passed with a 7-0 vote as well. And that was everything that I have, unless you have anything to add Ms. McFarland, or if there's any questions.

Board of Zoning Appeals

Mr. Gleaves: The Board of Zoning Appeals met in these chambers April 22nd at 7:00 p.m. All were present. We had two public hearings. The first one was BZA Application 20250160; Unity Care Group at 305 Cameron Road. The property owners are requesting a variance to allow for two signs, one ground sign and one wall sign, where only one permanent identification sign is permitted per section 153.459(B)(5). That variance was approved by a 4-3 vote. The next one was BZA Application # 20250184; Brendan Moellmann at 12067 Mallet Drive. The property owners are requesting a variance for a residential single household to have a zero-car garage where 1 car is the minimum garage size permitted per Table 252-2 of the Springdale Zoning Code. That variance was denied by a 7-0 vote. If there are any questions, that's all I have.

Board of Health

Ms. McFarland: The Board of Health last met on May 8th in these chambers. The meeting started with Mayor Hawkins presenting a resolution to Dr. Webb, who is our retiring Medical Director. That was his last meeting. One of the partners from his practice will be taking over come September when we rejoin. We did have a few updates from the food program. The Wawa has been pushed back. There is not a new expected date on that. Slick City, the place that's opening over by Dave and Busters, is working on their permits. Mr. Clayton, the Commissioner, gave us some summer updates that the department is planning to work on. They are going to have a Mental Health Resource Fair June 3rd from 10:00 a.m. until 12:00 p.m. at the Community Center. They're also going to spend some time working on a Community Health Improvement Plan, and personal and professional development for both the staff and the students. And, nurse visits included 16 patients for vaccines where 67 vaccines were given, and 46 blood pressure screenings, and we are now on summer break. Our next meeting will be September 11th.

Capital Improvements

Ms. Sullivan-Wisecup

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No report

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O-K-I

President Anderson: The OKI Board of Directors did meet on May 8th. A couple of items of discussion you might be interested in. We had a presentation about the American River Routes Festival. If you haven't seen anything about this out in the public, you will soon. It's scheduled for October 8th through the 12th. The Advisory Board came in and talked about the riverboats, music, food, celebrations. It's really to celebrate the region's river travel history. They're expecting over one million attendees. About thirty percent of those are from outside the region with about \$150 million dollars in economic impact. So, between the fireworks, concerts, and people being downtown, it's a pretty big project that's coming up. So, be on the lookout for that. It seems like a good time if the weather is nice. There's a call for vendors right now if anyone's interested in participating in that, there is an opportunity for smaller vendors to join that. The deadline is May 31st and you just have to go to the American River Routes Festival website to get more information on that. The Board did allocate more 5310 funds; about \$2.3 million dollars per year. These are funds that are targeted towards seniors and persons with disabilities, with transportation ability options, so, that's primarily to buy some of those access buses, the point-to-point buses. So, that money was allocated. We did approve a ride share marketing campaign. This is another program that helps people buy a van pool where they would pay part of that monthly payment for a van, as long as you have a certain number of riders, and it's managed by those riders themselves. It's an interesting project, and if you have the opportunity, you should look at it. More information is available. The last thing that was done that's worth mentioning is the Intermodal Coordination Committee (ICC). We updated our spending plan. There's about five miles of new riverwalk and dozens of trail extensions that were approved to be put into it. So, still adding more to that vibrant, multi-modal pedestrian-friendly environment. Just like Springdale is doing on Kemper/Northland; that's happening all over the region. We've certainly gotten money from these programs too. This is more money going out to help with that in the region. So, that's it for the OKI update unless there's any questions.

Mayor's Report

Mayor Hawkins: Just a few things. This past Saturday, May 17th, we had a Law Enforcement Expo down at the Rec Center. There were over a dozen different law enforcement agencies that were present, giving out hot dogs, showing a little bit about each one of those departments. Also had SWAT vehicles and equipment as well as the rescue dive team equipment was on display, and they also had demonstrations with a K9 partner, and a tasing demonstration. I did not volunteer for that, but maybe next year. We'll see. Springdale Elementary School had Student Council hosting a Police, Fire, City Staff and Elected Officials, and many of you were all there for that event for lunch on May 14th. As usual, children were engaging, had a wonderful time with seeing all of our City employees and representatives. Heritage Hill allowed me to come and spend some time then on May 13th reading to 73 of my kindergarten friends and we went through and read a few books, and they had a great time and were having fun as well. And, the Memorial Day Wreath Laying Ceremony will be this Friday, May 23rd at Veteran's Memorial at 1:00, so, folks are all

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Mayor Hawkins (continued): welcome to attend that as well. And, lastly, our City Health Commissioner Matt Clayton was just appointed to the Ohio Environmental Health Specialist Advisory Board, and that is a term that will go from the present until May 31, 2028. So, congratulations to him. That concludes my report.

President Anderson: Just one question on your report. You mentioned the taser demo. Is that something where Council could take action to encourage or help. I wanted to help get you in that line if that's what you're after.

Mayor Hawkins: Maybe we can fund raise for one of our good causes in the City and see if I can take a shot. If I do it, I'm going to start on my knees. I don't want to fall down. I think that'd be embarrassing. (laughter)

President Anderson: Maybe we'll just put this in Old Business for next time when we can talk about it. Let me get back to you on that. We can think about it.

Administrator's Report

Mr. Uhl: Just a couple of updates. Update on our Public Works Director. We have finalized and made a job offer. We're currently in the background phase right now. Hopefully, by next week we'll have that wrapped up and we'll be able to make an announcement on who that individual is at our June 4th meeting. Just wanted to let you know the outdoor restrooms behind the concession stand back at the Community Center are completed; a couple of punch list items, and a couple of inspections, and they should be open, hopefully, within the next couple of days. There's been quite a bit of work being done on the pool itself, on the walls, which required some work and repainting, so, that was all completed over the weekend actually and the intention is to begin filling the pool on Thursday, and we are scheduled to open that pool this Saturday at noon. And, lastly, just a quick update on our Memorial Day hours. The Community Center itself will be closed on Monday, Memorial Day. However, the pool will be open noon to 8:00 p.m.

President Anderson: I'm sure we're expecting warm water what with it being 60 degrees outside and being filled on Thursday.

Mr. Uhl: The heater is not on.

President Anderson: Good. Well, it's still a good time. I know the pool opening is actually a fun event that a lot of people go to, so we look forward to it.

Law Director's Report

Mr. Braun

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No report

Engineer's Report

Mr. Riggs: So, you've noticed that construction work continues on Northland Boulevard. The contractor did make a traffic change; we call it Phase 1A. They will be expecting to move over to Phase 2 of maintenance traffic which will involve switching the traffic over on to the newly constructed side. So, that should happen next month. I

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Mr. Riggs (continued): don't have the exact date yet, but, as soon as I get it, I'll let everyone know. The Northland Kemper Intersection Realignment and Shared Use Path Project as well as East Kemper Improvement Phase I Project; we're in the process of wrapping up the preliminary engineering. We're putting together a public meeting, exhibits, and survey questions for an online public engagement session for both of those projects. So, that will be going on likely at the end of this month, maybe early next month, and continue through the month of June. So, those two projects will have an opportunity for the public to provide their input. That's going to be going on at the same time. There's the other effort that the City's putting out is the Safe Streets For All initiative to improve the safety of all the roadways. We're also putting out a study for that at the same time. So, there will be three surveys: public engagement opportunities for the Community to provide us their thoughts and feedback. So, it's going to be a lot of information out there for the next month, but it's all meaningful stuff. So, just wanted to mention that. Then, the new project. Well, it's actually a resurrected project; it's the Springdale Industrial Park Concrete Repair and Catch Basin Reconstruction Project. This project started several years ago and was put on the back burner due to budgetary concerns. It's coming back to life now. It's for curb and catch basin replacements on Container Place, Centron Place, Progress Place, Tri Con Place. So, it's just a curb and catch basin where we hope to follow up with paving the following year. We're getting close to wrapping up the design on that, and ideally bids will go out in June, and be open in July. That's all I had.

Rental Program Committee

Mr. Vanover: Rental Committee met on May 13th. We were discussing the classification of single-family rentals in the residential districts. At this point, we've asked legal counsel to investigate some options that we can have, and we will wait for that to return and get back together.

Urban Farming Special Committee

Ms. McFarland: The Urban Farming Committee met May 7th. We were going to evaluate whether there was any more work to do. Mr. Jacobs and myself both had had people reach out to us during the chicken discussion and asked us to take a look at bees. So, we did look at several models from other communities. There are already several State and County rules in place, so we have asked Administration to draft something that will get sent to Planning Commission for review and feedback.

Communications

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None

Communications from the Audience

Ms. Tudor: Hello, Julie Tudor. Last week I had the pleasure of awarding the Springdale Offering Support Scholarships at the annual Senior Awards Banquet at Princeton, and those winners were Kaitlyn Higgins, and Deja Shipley. We'd like to bring both of those recipients to the June 18th meeting to publicly recognize them and acknowledge them. So, I just wanted to mention that to Council. Thank you.

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President Anderson: So, we'll make sure to put that on the agenda for June 18th to have the presentations at the beginning of the meeting.

Ms. Taylor: Good evening. My name is Denise Taylor. I'm a proud member of the Greater Cincinnati Realtors Association, also the Chair of the Advocacy Committee. We just wanted to talk to you a little bit today about our organization and see how we might be able to mesh with Springdale. We are a local chapter of the National Association of Real Estate Brokers, which is also known as NAREB. We were founded in 1947, rooted in the democracy of housing. This means we're committed to ensuring that everyone, regardless of background, has access to home ownership, financial education, and the opportunity to help build generational wealth. As realtors, we are licensed professionals here in Cincinnati, and we don't just help families buy and sell homes. We also educate, advocate and serve the Community. Just a few of the highlights of the things we do; we educate and empower, we offer home buyer education workshops, credit readiness events, and financial literacy. We partner with the Community, collaborate with churches, schools, and Community leaders. We align with City goals, so we're excited about the possibility of working with the City of Springdale. We are equipped to guide residents through market education, down payment assistance and credit repair, and the full ownership journey. Our network includes not only realtors, but we also have lenders, credit counselors, appraisers, stagers, estate planners, contractors, and so many other professions that are a part of us. In Cincinnati, we are the fifth largest of all the chapters. There are 100 chapters nationwide. We are the model chapter because we have high engagement and impactful programming and deep commitment to our mission. Last year, we had the pleasure of being here for our Political Advocacy Day, and we had three mayors; Mayor Hawkins was one of the Mayors. We also had Woodlawn and Forest Park. We just talked about things that are happening in the Community, so it was a really great event. The vision for Springdale; we are here tonight because we believe that Springdale is a place of promise and opportunity. We know that home ownership is one of the most powerful ways to anchor families, strengthen neighborhoods, and create wealth that lasts for generations. We would love to partner with you all. We partner all the time with City leaders, community stakeholders, and local residents. So, just in closing I just want to say on behalf of the Greater Cincinnati Realtors Association, we thank you for allowing us to be here tonight. We look forward to walking alongside you, as educators, advocates, and neighbors committed to making Springdale a City where everyone has a place to call home. Thank you.

President Anderson: Thank you, and, if I can, a question. Sorry about the clock. I know you had reached out ahead of time to present. We weren't quite sure if you wanted to do a formal one or not. So, that's why the clock was just keeping us honest. I didn't want that to discourage you from saying everything you needed to say. But one of the questions I had is what's the best way for our Community to engage with you. I know you had that conversation last year with Political Advocacy. Home ownership is a topic that we've spoken about in our special committee for going on two and a half years now. We formed a rental program committee because we were finding areas of our Community where largely single-family homes were being converted to rentals, which

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President Anderson (continued): changed the look and feel and dynamic for some of our areas, and we've been struggling with what that has done to some of our services and public safety. What kind of things can you help us with that? Is that the kind of thing where you have ideas on how to better engage with those types of Community members, or is it more around zoning policy? What's the best way to get the most out of this relationship?

Ms. Taylor: Certainly, yes, we can definitely help with that. We have, like I said, a ton of resources and different people that work with us. I guess the next step would be setting up a meeting to go over specifically where we can assist.

President Anderson: I know some communities have had seminars or workshops and that kind of thing. Is that more what you typically do in communities. There's like a tour and you have the people come through and talk about it, or is it more geared towards lawmakers?

Ms. Taylor: We do the lawmaking side too, but we're definitely more for the Community, so, if there's any home ownership events, things like that, we can definitely assist with that.

President Anderson: I just want to make sure you get plugged in the right way. I mean, that would be more geared towards Administration. They arrange with the Rec Center and with Mr. Wilson and the Parks and Rec arranging those kinds of Adult Education programs. So, it sounds like you're plugged in there. Are there other questions from Council? Or are there comments that you had?

Ms. Taylor: Thank you for having us.

President Anderson: We appreciate you coming out and introducing yourself again to us and it sounds like we've got contact information if we want to set something up we can.

Ms. Taylor: Alright. Thank you so much.

President Anderson: Alright. Thank you.

Ordinances and Resolutions

President Anderson: First item we have up is Ordinance No. 19-2025. This is a second reading and there is a public hearing that is required for this. Just so everyone's on the same page, how we'll do this is we'll go ahead and do the reading of it with the date of public hearing in here. Before we decide to take action on it, I'll open the public hearing, we'll conduct the public hearing, and then I'll come back to Council, and we can decide what we want to do in terms of motions to adopt and things like that. So, it's a little bit different than we have done it in the past, but we're

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President Anderson (continued): trying to make sure that people understand what the public hearing is for. So, we'll do the reading, have the public hearing, then we'll take action.

Public Hearing

Ordinance No. 19-2025

AN ORDINANCE APPROVING A ZONING MAPT AMENDMENT TO REZONE THE PROPERTY LOCATED AT 1171 EAST KEMPER ROAD FROM OFFICE BUSINESS (OB) TO PUBLIC FACILITY(PF)

President Anderson: Council, Ordinance No. 19-2025 requires a public hearing. At this point, I'm opening the public hearing related to Ordinance No. 19-2025. If anyone would like to speak for or against this ordinance, this is your opportunity. Simply come forward to the podium, state your name and address and then you'd have up to five minutes to speak on this specific ordinance. At this point the public hearing is now open. (No one came forward) At this point I'm closing the public hearing related to ordinance No. 19-2025.

Ms. Sullivan-Wisecup made a motion to adopt Ordinance No. 19-2025; Ms. McFarland seconded.

Ms. Sullivan-Wisecup: I just again want to reiterate that this did go before Planning Commission, and it was unanimously voted 7-0 to approve. Thank you.

Mr. Uhl: Our applicant is present today if we do have some specific questions, she'd be happy to answer some of those.

Mayor Hawkins: And, this can be for Commission members, or for the applicant. Was there any discussion for how long folks would stay typically?

President Anderson: If you're coming forward to answer the question, if you could just state your name and address for the record.

Ms. Hedges: Monica Hedges and thank you for the opportunity to address. So, it would be classified as a crisis stabilization unit. So, the stay would be 60 days or less. We have six facilities, so they would get stable there, start their symptom maintenance, and then move into our facilities.

Mayor Hawkins: Thank you.

President Anderson: Other questions or discussion?

Mr. Gleaves: Do you know how many employees you will be having at this facility?

Ms. Hedges: Fifteen.

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Mr. Gleaves: Fifteen. Thank you.

President Anderson: Well, if I knew you were here, I wouldn't have gone so fast through that public hearing. I would have given you an opportunity to come up then, so, if there's anything else you'd want to say on it, I'll certainly give you the opportunity.

Ms. Hedges: I'm just excited to be here. It's been a learning process, but I'm excited to be here. It's a beautiful building.

President Anderson: Thank you.

Ordinance No. 19-2025 passes with six affirmative votes. (Webster absent)

Ordinance No. 20-2025

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO A WRITTEN AMENDMENT TO THE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE OPERATION, CONTROL, AND MAINTENANCE OF TRAFFIC SIGNAL EQUIPMENT IN THE CITY OF SPRINGDALE

Ms. Sullivan-Wisecup made a motion to adopt Ordinance No. 20-2025; Mr. Gleaves seconded.

Ordinance No. 20-2025 passes with six affirmative votes. (Webster absent)

Ordinance No. 21-2025

AN ORDINANCE ENACTING AND ADOPTING THE 2025 S-28 SUPPLEMENT TO THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, OHIO AND DECLARING AN EMERGENCY

Mr. Vanover made a motion to adopt Ordinance No. 21-2025; Ms. Sullivan-Wisecup seconded.

Ordinance No. 21-2025 passes with six affirmative votes. (Webster absent)

Ordinance No. 22-2025

AN ORDINANCE AUTHORIZING THE CITY OF SPRINGDALE, OHIO TO ENTER INTO A THREE-YEAR LEASE-PURCHASE AGREEMENT BY AND BETWEEN FIFTH THIRD BANK AND THE CITY OF SPRINGDALE, OHIO IN A PRINCIPAL AMOUNT OF \$360,286.00 TO FINANCE THE PURCHASE OF AN AMBULANCE FOR THE CITY OF SPRINGDALE AND AUTHORIZING OTHER DOCUMENTS IN CONNECTIONS THEREWITH; AND DECLARING AN EMERGENCY

Mr. Vanover made a motion to adopt Ordinance No. 22-2025; Ms. Sullivan-Wisecup seconded.

Mr. Vanover: One word; finally. Has this been a four-year process? Three. We've got one further down the line in the works too, nothing happens quickly, I guess. It's good to have it, and to get it on board.

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President Anderson: Is there a christening ceremony planned? Is the Fire Department going to do something, or are we just going to start using it?

Ordinance No. 22-2025 passes with six affirmative votes. (Webster absent)

Ordinance No. 23-2025

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN ELECTRIC AGGREGATION AGREEMENT WITH AN ELECTRIC SUPPLIER RECOMMENDED BY ENERGY ALLIANCES, INC. AND DECLARING AN EMERGENCY

Mr. Vanover made a motion to adopt Ordinance No. 23-2025; Ms. Sullivan-Wisecup seconded.

Mr. Vanover: Just a quick note. The electric world has changed. Mr. Gleaves earlier was asking a question. It is basically broken down into three sections: generation, transmission, and distribution. And the transmission are the big towers out there. Duke is not in the generation business. They sold what would have been Cinergy generating plants many years ago. They've shut down some. So, really that change is what has forced this development into being. And, so, it is the numbers, as Mr. Deters stated, we get a better deal with the larger size of the Community versus some of the smaller ones, and Mr. Anderson was correct. There are some shady characters out there. We all get them at the door, and it's like, "I'm sorry, we're in our City aggregate program. I'm staying." Just be aware that they're out there trying, but this is probably the best deal we can get, and I wholeheartedly support it.

President Anderson: I do want to take a minute also to acknowledge that I do see that for people that do want to "opt out", this does cause some inconvenience to them. I do appreciate that. I don't think that's nothing, but I do see it as important for the greater good that more people are able to save money by using the program that the voters voted for so many years ago of an "opt out" program. So, we're limited in that space to an "opt out" program, which is what this is, and as you've seen over time, over the length of contract, it saves people a lot of money. I think it's important, especially in these times that we do things like this to help where we can. We're not just adding costs or increasing taxes. We're also trying to find ways to save money and make it easy and protect our residents. I think this is one way we do that. So, I appreciate the work that goes into this. And, I know our contractor has responded to residents directly several times, and it's a good resource to have. So, I think it's an important program.

Mr. Vanover: And, Mr. Deters, made a good point. Duke is in fact an "opt out" program. You're there unless you move someplace else. So, we're not really creating anything adverse, or creating a hardship. The reality is if you stay with Duke, to leave there, you'd have to "opt out", so, he was right, and it's a legitimate process.

Ordinance No. 23-2025 passes with six affirmative votes. (Webster absent)

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Ordinance No. 24-2025

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO A FUNDING AGREEMENT WITH THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO TO ADMINISTER A 2025 SMALL EVENT GRANT

President Anderson: Correct me if I'm wrong, Mr. Braun. This is a financial ordinance, so can we act on it tonight? Doesn't it require a second reading? Is that correct? Mr. Braun? Or do we need a second reading?

Mr. Braun: No, we will need a second reading on that one.

President Anderson: Okay. That's fine. Okay, so this was the first reading of Ordinance No. 24-2025. Council if you have any questions or discussion on is this evening? Seeing none, other than I'm excited that we do have a grant coming in for our project, I think it's great that we're able to locate another one to offset the cost. So, we appreciate that work. We will see this again at our next meeting.

Resolution No. R12-2025

A RESOLUTION APPROVING THE FINAL HAMILTON COUNTY 911 PLAN PURSUANT TO OHIO REVISED CODE CHAPTER 128

Ms. Sullivan-Wisecup made a motion to adopt Resolution No. R12-2025; Mr. Gleaves seconded.

Executive Session – Pending Litigation

Ms. Sullivan-Wisecup: I'd like to make a motion to go into Executive Session under Ohio Revised Code Section 121.22(G)(3) to conference with Council related to pending litigation.

Mr. Vanover: Second.

Motion to go into Executive Session under Ohio Revised Code Section 121.22(G)(3) to conference with Council related to pending litigation passed with six affirmative votes. Council departed chambers at 8:10 p.m. Council returned to chambers at 8:24 p.m.

Old Business

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None

New Business

President Anderson: I do have one item to bring forward just to put on your radar for our next meeting. Something we've talked about in other meetings previously. We've talked about the Zoning and Building Code needing some larger changes, more structural changes. Over the past several years, Administration and other people on Council have talked about, "Hey, we'll get to that when we get to a bigger

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President Anderson (continued): look at it". Do we need to change things out of Zoning Code or Building Code. When we looked at the Urban Farming work, we said, "Hey, really some of this stuff needs to come in a bigger kind of look". So, in discussions that I've had with Administration, and also with Mr. Okum in Planning, we thought it would be a good idea to go ahead and do this. To get started on it. I think we actually have taken some action on the Administrative side preparing for that, so, what I wanted to do tonight is make Council aware formally that we intend to set up this Committee; a Zoning/Building Code Revision Committee. We'll set that up officially and the idea is that it would have a member of City Council, it would have a member from Planning, it would have a member from Zoning/BZA. Each of those Committees/Commissions would elect their own member to that Committee. And, then, additionally, there would be representation from Administration, Building Official, Police, whatever Administration Department would be required; Public Works, whatever it takes along the way, but the core voting Committee would be the three members, and then the other members would be there in a supporting capacity; City Planner is another one that would be heavily involved, and I know has a list. So, the reason I bring it up tonight is to make you aware that this Committee will be formed and that I will be looking for us to assign a member in our next meeting. That way Ms. Webster hopefully will be back and can contribute her views on who should be on that Committee from Council's side. I believe Planning already had some discussions in their last meeting about their membership. I'm not sure if they selected somebody or will at their next meeting. They might have been waiting for us to take our action. So, that's something that will be added to our second meeting agendas going forward is this Committee, but our next meeting we'll go ahead and assign our member to it. So, think about if you want to be a part of that, even if you're not, it's your opportunity between now and then to think about that list that you might be keeping from the work that you've done on Council for, "Hey, this never seemed right", or "This is something we kicked down the road a little bit that needs to be looked at". The idea is that that Committee would start doing work this year, especially around scoping/identifying the problems, or the changes that need to be addressed. I know Mr. Okum, for example, mentioned he has several sections that he thinks needs to be looked at, some more modernization of it in terms of look and feel; pictures that might be helpful for residents, that sort of thing. So, between now and our next meeting think about if you would want to participate as Council's rep, and then also what you think they should be looking at in that Committee because we'll want to give that to the Committee when they kick off. Kind of what their scope of work should be at least including. That Committee would be self-forming. After we form the Committee that Committee will then decide its specific action items. The goal is that this year they would identify the scope, do as much work as they can, identify those areas, but I do expect this work to carry on into next year because it is a pretty substantial change from at least what I'm hearing. So don't expect it to be a, "Hey quick one ordinance and done". It will probably be repeated things but then work through that process. The Committee would make recommendations just like any other Committee would. Any changes would go to Planning for its review, and to Council, and depending on how those changes or what those changes were, the Committee might be sending things directly to Council to act on first to send to Planning. In other cases, they might send things directly to Planning first before it comes to Council. Those

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President Anderson (continued): are all things that the Committee will be working through, so, it will be a real work type thing that's involved there. So, just know that if you raise your hand to be a part of it, just know that it is one of those Committees that will need to be active and will involve working with the public as well with public hearings and getting feedback as well from that group. So, let me pause there and ask if you have questions or comments about this.

Mr. Vanover: I'll throw my name in. I've served on Planning, I've served on BZA. I've been there, done that, and with long-in-tooth longevity, I think that I would fit well. We've had discussions about some of the sections here that really need to be re-addressed, so, I'd be happy to start down that path.

President Anderson: Any other questions or comments about the Committee that's being formed? Administration did I describe that correctly? Are you on board?

Mr. Uhl: Yes, we're good with that. Thank you.

President Anderson: So, we will have this on our agenda for our next meeting. We'll have the Committee formed and then if you have feedback, be prepared and in our next Council meeting if you have questions about the scope, specific things you think they should look at, please come prepared to share those either in the meeting, or directly after with whoever our representative is. It doesn't have to be all done in that meeting, but if you have items. In our meeting, we will select a member to it and then be prepared to share with that person as our primary point of contact back to that Zoning Building Code Revision Committee .

Meetings and Announcements

Ms. Sullivan-Wisecup: Planning Commission will meet in these chambers on Tuesday, June 10th at 7:00 p.m.

Mr. Uhl: I do have one announcement that I forgot to add in my report earlier, that as the pool opens on Saturday, between the hours of 1:00 p.m. and 4:00 p.m., we will have a special reception with a free hot dog or slushie, or maybe I'll talk to Mr. Wilson about maybe some hot chocolate in lieu of a slushie (laughter) depending on the temperature that day, but, between 1:00 p.m. and 4:00 p.m., back at the pool, each member can receive a hot dog or slushie and that we will also have the presence of D.J. Steve Nice joining us on the pool deck. So, thank you.

Mr. Gleaves: Board of Zoning Appeals will be meeting the 27th of May at 7:00 p.m. in these chambers.

Communications from the Audience

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None

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Recap of Legislative Items

Mr. Jacobs: Council, as you review your Legislative Summary, Item Number I was addressed by Ordinance No. 20-2025 which received a second reading; An Ordinance Authorizing the Mayor and City Administrator to Enter Into a Written Amendment to the Agreement with the Ohio Department of Transportation for the Operation, Control, and Maintenance of Traffic Signal Equipment in the City of Springdale. That passed with six affirmative votes. Item II was addressed by Ordinance No. 19-2025 receiving a second reading and a Public Hearing; An Ordinance Approving a Zoning Map Amendment to Rezone the Property Located at 1171 East Kemper Road from Office Business (OB) to Public Facility (PF). That passed with six affirmative votes. Item III was addressed by Ordinance No. 21-2025 receiving a second reading; An Ordinance enacting and Adopting the 2025 S-28 Code Supplement to the Springdale Code of Ordinances and Declaring An Emergency passing with six affirmative votes. Item IV was addressed by Ordinance No. 22-2025 a first reading with an emergency clause; An Ordinance Authorizing the City of Springdale, Ohio to Enter Into a Three-Year Lease-Purchase Agreement by and Between Fifth Third Bank and the City of Springdale, Ohio in a Principal Amount of \$360,286.00 to Finance the Purchase of an Ambulance for the City of Springdale and Authorizing Other Documents In Connection Therewith and Declaring an Emergency. That passed as well with six affirmative votes. Item V was addressed by Ordinance No. 23-2025; An Ordinance Authorizing the City Administrator to Enter Into an Electric Aggregation Agreement with an Electric Supplier Recommended by Energy Alliances, Inc. and Declaring an Emergency. That passed with six affirmative votes. Item VI was addressed by Ordinance No. 24-2025 receiving a first reading; An Ordinance Authorizing the Mayor and City Administrator to Enter Into a Funding Agreement with the Board of County Commissioners of Hamilton County, Ohio to Administer a 2025 Small Event Grant. That will be back at our next meeting in June. Item Number VII was addressed by Resolution No. R12-2025; A Resolution Approving the Final Hamilton County 911 Plan Pursuant to Ohio Revised code Chapter 128. That passed with six affirmative votes.

Legislation in Development

Mr. Jacobs: Item VIII; A Resolution Adopting the Tax Budget of the City of Springdale for the Fiscal year January 1, 2026, Through December 31, 2026. Item IX; An Ordinance Authorizing Contributions to Certain Health Accounts of Employees of the City of Springdale Related to the City's Health Insurance Plan will receive a first reading on June 4th. And all other matters are forthcoming unless there's anything Administration would like to add.

Mr. Uhl: I would like to request the setting of dates for the Major Modification to the PUD at 865 East Kemper Road. That is the Auto Zone/Best Buy/K & G Men's Mart. There's a major modification that went through Planning Commission and that was recommended to Council, so, if Council is so inclined, we could set those dates for June and then we can get the public hearing set for the second reading.

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President Anderson: Thank you please. Yes, so for the two meetings we will have the public hearing at the second one, and it's also a good time to call out that there's a public hearing required for the Tax Budget as well. So, we'll need to make sure that's announced.

Mr. Uhl: Okay. Thank you.

Adjournment

President Anderson: All that's left is Item 19.

Ms. Sullivan-Wisecup: Move to adjourn.

President Anderson: We're adjourned. Thank you everyone.

Council adjourned at 8:35 p.m.

Respectfully submitted,

Nicole Browder
Clerk of Council

Minutes Approved:
Jeffrey Anderson, President of Council
_____, 2025