

City of Springdale Council

July 2, 2025

President of Council Anderson called Council to order on July 2, 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, Vanover and Webster were present.

The minutes of the June 18, 2025, meeting were considered. Mr. Vanover made a motion to accept the minutes; Ms. Sullivan-Wisecup seconded. The minutes were approved with seven affirmative votes.

Proclamation – Kameron Mercer

Mayor Hawkins presented Kameron Mercer with a proclamation for Kameron Mercer Day which will be July 2, 2025. (applause)

Mr. Mercer: I appreciate you all with this opportunity. It means a lot. Just being from here. I've lived here for maybe nine years now, and I've spent my whole life; I went to Springdale Elementary. I've been in this building before. I know that they used to use this for evacuation or something like that, so, I've been here before. I just thank you all for this. It means a lot to me. Thank you. (applause)

Proclamation – Parks and Recreation Month

President Anderson: I think we're staying with Mayor Hawkins for Parks and Recreation Month.

Mayor Hawkins presented Charlie Wilson with a proclamation for the Parks and Recreation Department for Parks and Recreation Month for July 2025. (applause)

Committee and Official Reports

Civil Service Commission

Ms. Morgan: The Commission has not met since our previous Council meeting; therefore, there's no official report. However, I will share that the regularly scheduled Civil Service Commission meeting that was to be held tomorrow has been cancelled.

Rules and Laws	Mr. Jacobs	-	No report
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Finance Committee	Mr. Vanover	-	No report
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Planning Commission

Ms. Sullivan-Wisecup: There is no report, but our July meeting for next week was cancelled, and we are anticipating an August meeting. Thank you.

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Board of Zoning Appeals

Mr. Jacobs: The Board of Zoning Appeals met on June 24th. All members were present, except one member was unable to attend. Mr. Gleaves informed that Chair that he would not be able to make it. There were two requests that were heard. Case # 20250730 was a request for a generator not in a back yard. It was at 557 West Kemper Road. It was a corner lot. There was a very limited backyard situation due to space and electrical service concerns. It was learned from the applicant that a power outage at the address could negatively affect some medical equipment they had, so the Board felt all those conditions set up a unique circumstance. The applicant satisfied the Building Department to the extent that they would add some foliage to cover up the generator even though it would be facing across the street on that corner lot. At the end of the day, the placement of the generator was farther from other residents where it was as opposed if it had been moved into the back yard, as a matter fact if it was put in the back yard it would not been within code. So, the Board unanimously granted that variance. The other case was # 20250773. It was a request for a variance by the City itself. The Public Works facility at 335 Northland Blvd. was asking for variances for two zoning violations; adding a brine tank pumphouse would be more than one accessory structure and in doing so it would exceed ten percent of the main building and size so there were two separate variances. The Board recognized it as a public service. It was a unique circumstance, and it would benefit the entire City, so both variances were approved, but they were done with separate votes. That was done unanimously. Lastly, the Board was tasked with nominating a member to serve on the new Zoning Code Revision Committee. One nomination was put forth. It was member Michelle Gilmore, and she received unanimous support. That concludes my report unless there's any questions.

Board of Health report	Ms. McFarland	-	No
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Capital Improvements report	Ms. Sullivan-Wisecup	-	No
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President Anderson: There's no report. We haven't met since our last meeting, but I will say the July meeting has been cancelled.

Mayor's Report

Mayor Hawkins: First up, the property formerly known as Cincinnati Mills Mall, or Forest Fair Mall, which we have had some discussion about in some prior months and the development that's going to go on there, initially the proposed plan involved three very large buildings on that site, and the concern for us is the abuts our residents that are on Bridgeport Lane in Beacon Hills. The latest proposed plan involves one building instead of three buildings as you see there. They still intend to address the privacy fence that goes along our residents on Bridgeport's backyard that abuts the property. The other thing that's significant, and while the building is still very significant in size, the other thing that is a positive is as of at least their initial plans, and this still has to

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Mayor Hawkins (continued): go through a planning process to be approved, does have a bit more of a setback in terms of as you can see where the building is in the diagram. The section that's marked "9" is where there could be some additional expansion in time, but, at least where things are situated right now, it gives a little bit more of a buffer space for our residents. The other thing that's significant as well is the primary aspect of parking is not abutting where our residents are as well. They've been very clear they want to have that circular path around the property which there's obviously been traffic that's gone around the back side of that property with the residents that have been there on Bridgeport since time in memoriam when they made that mall. But, to again not have trucks backing up there and have constant traffic back there is a plus. So, this is still a matter that's going through the process. I know that Forest Park's going to have their Planning Commission meeting on July 8th at 7:00 p.m. I'm not sure where they are with Fairfield, but Fairfield does have a Planning Commission meeting scheduled on July 9th at 6:00 p.m., and this is moving forward. I do want to say again, appreciate any and all consideration that the elected officials have given from Forest Park, Mayor Brown, as well as the City Officials from Fairfield. While they're not beholden to us, I think they have demonstrated they are giving us some consideration with our residents in regard to the situation we're in. Just want to say, "Thank you" to them and so there's an aerial shot of what that would look like. And, again, this building is consistent with the ones that we have over in Commerce Park. It is of significant size and any further setback away from our City line is helpful. So, we wanted to give you an update with regard to where that stands. Also, we want folks to know the pool will be open on the Fourth of July, and so folks should come out and celebrate Independence Day and splash around a little bit. There will be some special games going on and activities. It will also be the first opportunity where we're going to be giving away our shirts this year for Springdale and so if folks want to come out there will be other opportunities to come out and grab a free shirt as well. With that, that concludes my report.

Administrator's Report

Mr. Uhl: Happy to report and let everyone know that Kevin McKinney was selected as our Public Works Director. He started with us on Monday, so he was able to hit the ground running and was able to get caught up on a lot of different projects that are in motion and that are planned for this year. So, we are happy to have him with us. Secondly, our renovations have started. As you can see, the LED lights went in. There's a little bit of a flicker that is going to be addressed. They had a couple of control issues. They had to order some parts and pieces. To get them installed would require us to remove all of the seats again, so we didn't feel like this was the best week to do that. So, pardon the little bit of flickering that we have behind the dais tonight, but that will be resolved before our next meeting. And, the renovation is scheduled to begin on Monday, so we have contractors lined up to hit the ground running again on Monday to get everything wrapped up for our August 20th meeting. Thank you.

Law Director's Report

Mr. Braun

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No report

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Engineer's Report

President Anderson: Mr. Riggs is out this week so we can get caught up with him at our next meeting.

Rental Program Committee

Mr. Vanover: The Rental Committee is going to meet on July 23rd at 2:00 in Caucus Chamber immediately behind us.

Urban Farming Special Committee

Ms. McFarland: The Urban Farming Committee met just prior to this meeting. We had sent some legislation over to Planning Commission for review and they did send some questions back. So, we met and got some answers to those questions. We will present those at the August Planning Commission meeting as the July one has been cancelled, and then hopefully whatever they decide to do with that we will hear about late August then. That's it.

Communications

Ms. Browder: We do have a transfer for a liquor permit for Wawa. And I will defer to Mr. Uhl for any additional information.

Mr. Uhl: This is just a standard form that they will need us to approve their application to allow them to sell beer and liquor I believe.

President Anderson: And this is a TREX transfer?

Mr. Uhl: Correct. Transfer coming in.

President Anderson: Alright. Don't see any questions. If anyone has concerns or questions about this, this is your chance to speak up. We don't take votes on these, but if you have an objection, this is when you'd raise it. The only objection I have is I need them to open faster. I get a lot of questions about Wawa. They're making progress and we appreciate it but keep it moving.

Communications from the Audience - None

Ordinances and Resolutions

Ordinance No. 28-2025

AN ORDINANCE DECLARING CERTAIN CITY PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE SALE, DISPOSAL, OR TRANSFER OF SAID SURPLUS PROPERTY

Mr. Vanover made a motion to adopt Ordinance No. 28-2025; Ms. Sullivan-Wisecup seconded.

Ordinance No. 28-2025 passes with seven affirmative votes.

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Ordinance No. 29-2025

AN ORDINANCE AMENDING SECTION 73.03 OF THE SPRINGDALE CODE OF ORDINANCES REGULATING PARKING

President Anderson: Council, this was the first reading of Ordinance No. 29-2025. Are there any questions or discussion this evening?

Mr. Vanover: This is long overdue. A lot of this was discussed in Phase One of the Rental Committee, and I know with the implication come this passage down the road potential. I know Mr. Uhl will be thankful because of the early morning texts that he gets from me. It's mind boggling the number of people that park in yards, parking across the end of the driveways. The message seems to have gotten out in the "no parking" zone. We're happy to see and hear that. But this just gives us another arrow in our quiver to keep the quality of life up and I completely support and welcome it.

Mr. Gleaves: In regards to this ordinance, along Glensprings Drive, I've heard from numerous residents on that street about parking along the condos on the street. There's a grassy area or a berm and I was wanting some clarification if that has anything to do with relieving that situation on Glensprings and the term "berm" "landscape berm".

Mr. Uhl: The intent of this modification is to prevent people from parking in their yards so the definition of berm we can look into a little bit further, but, as far as the people that are parking over the curb and on into the right-of-way, I think in that grassy right-of-way area that's still prohibited. I understand why they do that for safety and whatnot, but this section does not apply to them.

President Anderson: So that's already prohibited.

Mr. Gleaves: Thank you.

Mayor Hawkins: And to your point, as was indicated by Mr. Uhl, it is covered, and we have been trying to crack down on that some more since that's been going on. We started out with those community pride notices and then after maybe 30 days or so those start turning into tickets. So, not that it's still a thing that we've got to constantly look at, but it is something that our Police Department is actively pursuing. And I want everybody to know too, obviously this red-line version is a little bit different than the one that you guys had. The primary addition is the number three trying to specify and differentiate between some of our other parking allowances and so as we discussed it prior to the meeting, we wanted to make sure that we added that in so there wasn't any confusion. Thank you.

President Anderson: As a follow-up to that, I know the original packet that went out included the older version, prior to reading. Is the updated exhibit is what's posted on the website, or, if not, can we make sure that it's updated? Thank you.

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Old Business

Mr. Jacobs: For Administration, and I'm not trying to be optimistic, I just know we won't meet for quite a bit. Is there any news on the mall development that you can share. Thank you.

Mr. Uhl: I did have a call today with Mitch from MarketSpace Capital. They are still working through the demolition contract. They initially anticipated demolition to occur some time the end of July or early part of August, however, they believe they're still about 90 days out. They are talking with a master developer as well to try and bring them on board as a partner on the project to kind of bring a cohesive project together. This is a new master developer. They've had some other conversations with some others. This is a local master developer, but he did not disclose who that was at this point in time because it's too early, but they are interested in the property as well. There's still interest, but we were all hoping to see some things come down this summer, but I think we're going to have to wait an extra month or so.

President Anderson: Thank you for that update. I know a lot of people ask questions about the mall, and there's always activity happening, it's just people don't see it. From what I understand, there's calls every week, if not every day about it.

New Business

Mrs. Webster: Before I go into my dissertation here for the Administration, it's like somebody's been reading my mind with that last ordinance. But here it goes. I have some concerns for the Administration. I assume everyone knows that Hooters has closed their doors permanently. They closed on the 23rd. On June 28th there were people working on cars in their parking lot. On Sunday, June 29th, there was a camper that was there until today, and they finally moved that. It was in the parking lot all those days, from Sunday until today. I don't want this to be like Forest Fair Mall where everyone is using this lot to park all the vehicles. I'm sure you all have been around there at Forest Fair Mall and know what it's like. Another concern I have is lack of enforcement regarding the number of cars, trucks, and so forth parked in the yards. There is a yard on a very visible street; a major thoroughfare that you would have to be blind in one eye and not be able to see out of the other one to notice this mess. And, lastly, I have been talking to people lately about the City. The main comment is that the City is going to hell and a handbasket. A couple of the residents I was talking to were born and raised here. And that's exactly how they feel about this City. And I, as a 61-year resident, feel very sad about that statement. Thank you very much.

President Anderson: To be clear, are there specific things that you're asking for Council or Administration to look into? I just want to make sure that we're taking your concern and acting on it if we need to. Were there specific actions, ordinances, or changes that you're asking Council or Administration to look into, or is this a general announcement?

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Mrs. Webster: I think most of it is the cars, the trucks, the way the yards are looking. And nothing seems to be done. It's there. I mean this house I'm speaking of has been like that for a year or two, and nobody does anything it seems, and that's very aggravating. And then the way the people that park in their neighborhoods, these particular people, they're parked in the grass, crooked, every way. It's all that kind of stuff that's tearing our City down. And, I have heard this from other people. A lot of people. They don't like the way things are going.

President Anderson: So, you're asking for more enforcement. You're not asking us to change the ordinances. You're not asking to create a new law other than the one we talked about this evening? Okay.

Mayor Hawkins: Thank you for your comments, Councilmember Webster. I will tell you that our Police Department and our Building Department are vigilant. They may not see everything all the time, but I say to everyone, if you see something, please call in so that it's on their radar so they can address it. I get messages. Mr. Vanover gives messages to Mr. Uhl. I'm sure everybody up here gets messages, so, if somebody sees something, I want them to please call in to the City so that we can take care of it and address that situation.

Mrs. Webster: Well, someone evidently called on Saturday when they were out there working on cars. I didn't, but somebody must have. A policeman came by, was there for ten to 15 minutes, I don't know what he was doing or saying, but then he left and then after awhile, then the mechanics left that were working on turning that into a car workplace. So, I mean and that camper there, where I think, but I don't know is that those Array Apartments, they don't have a lot of parking in the garage, and I think a lot of that is going to be overnight or out-of-town guests, and they're going to see this big open lot and they're going to pop their campers or whatever else down there. So, I should call every time I see something down there? Then, they might as well be parked down there permanently.

Mayor Hawkins: Like I said, we've got good folks working in our Building Department and Police Department. They're trying to address things. You see something, call it in. I did the exact same thing. I can't tell you how many times I see somebody who's got a tent over by the gym over by US Bank. It's a Saturday morning. I call it in. That's what we've got to do. So, we don't have 100 Police Officers on duty all the time to see everything, so we've got to call. And, so, I was going down someplace in West Chester, and on my way back there's two cruisers there, they're addressing the situation. So, we've just got to call in. Folks, we're going to do what we can in terms of enforcement, and I promise you there are situations where people see it, and they're addressing it in terms of our Building Department and our Police Department, but, if you see something, you call in, and then we'll go through and take care of it.

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Mrs. Webster: Well, is there any way, and I don't even know who owns the property at Hooters anymore, but is there any way that we, being the City, can require they put up gates? I sit there at night, and people come and go, and come and go, and come and go. Get out of their car, read the note on the door and leave. But it has continued since the 23rd of June. Is there any way that we can have them put up gates?

Mayor Hawkins: Gates on the entrance of the property?

Mrs. Webster: Gates to the entrance and the exit. I don't know. I'm just throwing that out there.

Mayor Hawkins: It would be a legislative thing that folks would have to go through and do. I think the one downside is it would make it look like its more of a dilapidated vacant thing, but if it's something that went through the Zoning Code and folks said, "Hey, we want to go change that." That would be the purview of folks on the dais.

President Anderson: The other thing I'll add. The one thing that we do have as a tool, now that it's a closed business, the nuisance property ordinance that we put together as part of the Rental Program Committee could still help. So, the more instances of calls that happen to that property adds to that counter that then would let us take additional steps to enforce the building owner. Right? So, that's that Nuisance Property ordinance that we put together. Depending on the number of calls that they get, those do count against them. So, the more infractions that happen at that facility does give us an opportunity to do more. So, that's also a tool that we have.

Mrs. Webster: It's like somebody was reading my mind when I wrote this. I didn't know all of this other stuff. Thank you.

Mr. Uhl: Just one thing, we can ask the property owners to, since the other restaurant behind it, the old Remington's as well, is vacant, to prevent some of these issues and overnight parking and whatever else. We can ask them. We can't mandate, but we can ask them to put up some type of closure that prevents people from pulling on to the parking lot.

Mrs. Webster: That other resident that's on top of Hooters, I don't think they're there anymore either.

Mr. Uhl: Yes. That's what I'm saying, since both of those are vacant, to prevent the issues that you had described; the overnight parking, and people just coming there to congregate, or work on a car or whatever else would alleviate some of those issues.

Mrs. Webster: Yes.

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Mr. Uhl: We'll work on that and see what we can do.

Mrs. Webster: It's only been a week, but it's been an annoying week.

Meetings and Announcements

Mr. Jacobs: The Board of Zoning Appeals will meet on July 22nd.

Ms. Sullivan-Wisecup: Planning Commission will meet on August 12th.

Mr. Vanover: I reiterate that the Rental Program Committee will meet July 23rd at 2:00 p.m.

President Anderson: And as a reminder for Council meetings, remember our next meeting in July has been cancelled, as well as our first meeting in August. So, our next meeting for City Council is August 20th unless there's some special circumstance that would require a special meeting.

Communications from the Audience - None

Recap of Legislative Items

Mr. Jacobs: Council, as you review your Legislative Summary, Item I was addressed by Ordinance No. 28-2025; An Ordinance Declaring Certain City Property as Surplus Property and Authorizing the Sale, Disposal, or Transfer of Said Surplus Property. That received a second reading and seven affirmative votes. Item II was addressed by Ordinance No. 29-2025; An Ordinance Amending Section 73.03 of the Springdale Code of Ordinances Regulating Parking.

Legislation in Development

Mr. Jacobs: The remaining items are in development and will receive a first reading at that August meeting. Item III; An Ordinance Adopting Supplemental Appropriations and Estimated Receipts to Adjust Appropriations for Current Expenses and Other Expenditures and Adjust Estimated Receipts for the City of Springdale, Ohio During the Fiscal Year Ending December 31, 2025. Item IV will be before us in August; An Ordinance Reducing and Recertifying Special Assessments Levied for the Purpose of Constructing Certain Improvements and Declaring an Emergency. Item V will be before us; An Ordinance Authorizing the Mayor and City Administrator to Enter Into an Agreement with the Best Bidder for the Springdale Industrial Park Concrete Repair and Catch Basin Reconstruction Project and Declaring an Emergency. Item VI will receive a first reading in August; A Resolution Declaring the Necessity of Improving Driveway Aprons in the Public Right-of-Way as Part of the Springdale Industrial Park Concrete Repair and Catch Basin Reconstruction Project and Authorizing the Assessment of the Costs for the Improvements on Certain Lots and Parcels of Property. Item VII will be at our August meeting; A Resolution Authorizing the Filing of Continuing Disclosures with

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Mr. Jacobs (continued): the Municipal Securities Rulemaking Board Related to the March 2017 Street Improvement Bonds. And lastly for our next meeting, Item VIII; An Ordinance Authorizing the Mayor and City Administrator to Execute an Agreement with the Regional Income Tax Agency (RITA) to Participate in the Regional Council of Governments for the Purpose of Administration and Collection of Municipal Income Tax in the City of Springdale, Ohio. Unless anything else is forthcoming, that is what we have.

Adjournment

President Anderson: All that's left before us is Item 17.

Ms. Sullivan-Wisecup: Move to adjourn.

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

Council adjourned at 7:37 p.m.

Respectfully submitted,

Nicole Browder
Clerk of Council

Minutes Approved:
Jeffrey Anderson, President of Council

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