

AGENDA

1. Open Meeting
2. Pledge of Allegiance
3. Roll Call
4. Minutes February 4, 2026 Regular Council Meeting
5. Presentation: Black History Month – Recognition of Mr. Leo Foster (Gleaves)
6. Committee and Official Reports
 - A. Civil Service Commission Mr. Coleman – Mrs. McNear – Mr. Dunigan
 - B. Finance Committee Mrs. Webster – Mrs. Thompson
 - C. Planning Commission Ms. McFarland – Mr. Jacobs
 - D. Board of Zoning Appeals Mr. Hall – Mr. Gleaves
 - E. Board of Health Ms. McFarland
 - F. O-K-I Mr. Anderson
 - G. Mayor’s Report Mayor Hawkins
 - H. Administrator’s Report Mr. Uhl – Ms. Morgan
 - I. Law Director’s Report Mr. Braun
 - J. Engineer’s Report Mr. Riggs
 - K. Zoning Code Revision Committee Mr. Gleaves
 - L. America 250 Special Committee Mrs. Webster – Mr. Jacobs
7. Communications
8. Communications from the Audience *(Five minutes each speaker, Springdale Code §30.05)*
9. Ordinances and Resolutions
 - Ordinance No. 09-2026 (Second Reading)
AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF STREET AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THE WAWA DEVELOPMENT
 - Ordinance No. 10-2026 (Second Reading & Public Hearing)
AN ORDINANCE APPROVING A ZONE CHANGE FOR THE REAL PROPERTY LOCATED AT 11550 CENTURY BOULEVARD IN THE CITY OF SPRINGDALE
10. Executive Session
11. Old Business
12. New Business
13. Meetings and Announcements
14. Communications from the Audience *(Five minutes each speaker, Springdale Code §30.05)*
15. Recap of Legislative Items
16. Legislation in Development
17. Adjournment

City of Springdale Council

February 4, 2026

President of Council Anderson called Council to order on February 4, 2026.

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

Ms. Browder took roll call. Councilmembers Anderson, Gleaves, Hall, Jacobs, McFarland, Thompson, and Webster were present.

The minutes of the January 21, 2026, meeting were considered. Mr. Gleaves made a motion to accept the minutes; Mrs. Webster seconded. The minutes were approved with seven affirmative votes.

Communications - None

Communications from the Audience - None

Ordinances and Resolutions

Ordinance No. 05-2026 (Second Reading)

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO A MUTUAL AID AGREEMENT FOR LAW ENFORCEMENT BETWEEN THE CITY OF SPRINGDALE AND WEST CHESTER TOWNSHIP

Mrs. Webster made a motion to adopt Ordinance No. 05-2026; Mr. Hall seconded.

Ordinance No. 05-2026 passes with seven affirmative votes.

Ordinance No. 06-2026 (Second Reading)

AN ORDINANCE ACCEPTING A PROPOSAL UNDER THE OMNIA PARTNERS COOPERATIVE PURCHASING PROGRAM AND AUTHORIZING THE MAYOR AND THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH GAMETIME IN THE AMOUNT OF \$349,607.09 FOR THE PURCHASE AND INSTALLATION OF CERTAIN IMPROVEMENTS AT THE SPRINGDALE COMMUNITY CENTER

Mrs. Webster made a motion to adopt Ordinance No. 06-2026; Ms. McFarland seconded.

Ordinance No. 06-2026 passes with seven affirmative votes.

Ordinance No. 07-2026 (Second Reading)

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH SANDY SHORES PARTNERS, INC. (D/B/A CLOSETS BY DESIGN) RELATED TO A JOB CREATION AND RETENTION PROGRAM AGREEMENT

Mr. Gleaves made a motion to adopt Ordinance No. 07-2026; Mrs. Webster seconded.

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Mayor Hawkins: I just wanted Council to be aware that the co-owners from Closet By Design and Shine of Cincinnati are with us, Brett DeCurtins and LV Semona. Appreciate you guys coming out tonight.

Ordinance No. 07-2026 passes with seven affirmative votes.

Ordinance No. 08-2026 (Second Reading)

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH RADIANT DEVELOPMENT GROUP, LLC (D/B/A SHINE OF CINCINNATI) RELATED TO A JOB CREATION AND RETENTION PROGRAM AGREEMENT

Mr. Hall made a motion to adopt Ordinance No. 08-2026; Mrs. Webster seconded.

Mr. Uhl: I know last meeting we had a member of the audience inquire about the amount of payroll and/or jobs that would be created as a result. Although the number of jobs may fluctuate here or there, the owners have committed to an annual payroll of over \$3.8 million dollars, so I think that's important to share with members.

President Anderson: Thank you for that information and the follow up. I appreciate it.

Ordinance No. 08-2026 passes with seven affirmative votes.

President Anderson: Let me just thank you once again for choosing Springdale. We hope you have a long and successful career here, both with Shine and also Closets By Design. I'm sure we'll stop by when you open up and take a look around. So, welcome.

Ordinance No. 09-2026 (First Reading)

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF STREET AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THE WAWA DEVELOPMENT

President Anderson: Council, you've heard the first reading of Ordinance No. 09-2026. Are there any questions or discussion this evening?

Mr. Gleaves: Mr. Uhl, you may know about this, or maybe Mr. Riggs. The area where all the trees are in front of Wawa; does this require all of those to be moved? What's the deal with that?

Mr. Riggs: Are you referring to along Route 4?

Mr. Gleaves: Along, I guess, it would be the west side. The front entrance where all the trees are and the lane that turns off of Route 4 going right.

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Mr. Riggs: I don't recall what was all required with the site itself, but, as far as the public improvements go, everything has been installed per plans. Now, that's the site side, not the public side, so, I don't recall exactly what was required with the screening. I know there was some discussion about the repairing and buffer, and they actually wanting to clear more than what actually was allowed, so I don't remember how that ended, but I can look into it for you.

Mr. Gleaves: Thank you.

Mr. Uhl: Just to add on to that, I believe there was some, as Mr. Riggs stated, there was some clean up that they agreed to that they could do and then there was some limitations through either the EPA, or ODOT on what they could or could not clear out. If it were up to them, I think they would love to clear out the entire north and east side of that property to give them more visibility from the exit ramp, but also Route 4. But I think they're going to try and do what they can to enhance visibility to the best of their ability. Thank you.

President Anderson: Still in questions or discussion. Seeing none, we will see this again at our next meeting.

Ordinance No. 10-2026 (First Reading)

AN ORDINANCE APPROVING A ZONE CHANGE FOR THE REAL PROPERTY LOCATED AT 11550 CENTURY BOULEVARD IN THE CITY OF SPRINGDALE

President Anderson: You've heard the first reading of Ordinance No. 10-2026. Are there any questions or discussion this evening? Seeing none, we will see this at our next meeting and there will be a public hearing I believe that's been advertised or is being advertised that we will also have related. That will be at our next meeting.

Executive Session – Economic Development

Ms. McFarland: I make a motion to move to Executive Session under Article II(D)(1) of the Springdale Charter to discuss Economic Development issues.

Mr. Jacobs: Second.

President Anderson: Questions or discussion? (None) I don't expect we'll have action out of this that we're expecting?

Motion to go into Executive Session under Article II(D)(1) of the Springdale Charter to discuss Economic Development issues passes with seven affirmative votes.

Council departed chambers at 7:18 p.m. Council returned to chambers at 7:56 p.m.

Old Business

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None

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New Business

Mr. Jacobs: In an attempt to continue to try and fill the shoes of Ms. McNear who used to always make this announcement to members of Council, March 15th is the deadline for a financial disclosure report through the Ethics Commission. Thought it would be a good reminder for Elected Officials. Thank you.

Meetings and Announcements

Ms. McFarland: Planning Commission which was scheduled for Tuesday, February 10th has been cancelled, and the Board of Health meeting will be held on Thursday, February 12th at 6:30 p.m. in these chambers.

Mr. Gleaves: The Zoning Code Revision Committee meeting is scheduled for February 17th at 2:00 p.m. Board of Zoning Appeals meeting that is scheduled for the 24th at 7:00 p.m. has been cancelled. That's all I have. Thank you.

Mayor Hawkins: Want everyone to know Smoothie King is open. They are open and they're going to have their grand opening and ribbon cutting on February 27th, but they are open. You can go and get your fruit smoothies now.

President Anderson: Because it's probably the best chance for me to say this announcement, I just wanted to thank Administration, Public Works, Parks and Rec, Public Safety, Fire and Police for all the work that they did over the last two snowstorms, especially the one two weeks ago. That was a monster, and it was amazing how well everything was maintained. The comment that most stuck with me that people were giving feedback on the work that was done was from one of the bus drivers for Princeton, and you know I trust them when we talk about roads and she reached out to me when I was getting my son off the bus and said, "Hey, I just wanted you to know I could tell when I got to Springdale. The roads were great." Now, I'm not saying that in comparison to other communities. She listed a couple, but we'll just leave that where it is but thank you for the work that was done between all those departments. It was noticed by the Community.

Mr. Uhl: Just for what it's worth, Public Works does do kind of a report for us on each snow event and what not, and they dropped almost 400 tons of salt over the course of those couple of days and then after the fact with some additional clean up and what not. So, but I concur with your statement. You knew when you got to Springdale. I think I shared with the Mayor the other day that the only time I had to use four-wheel drive was getting into my subdivision up in Butler County. Short of that, I got to Springdale and it was a sigh of relief because I knew I could get anywhere. Thank you for that and we'll pass that along.

President Anderson: Please.

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Mayor Hawkins: Along those lines, want everybody to know too that the sense of Community within Princeton District, Superintendent Card had sent a message out to all the Mayors from our primary six municipalities asking for some additional help around the bus stops to get those cleared as best we could, and everybody chipped in to try to assist with that too, so just wanted to say that in terms of the sense of Community and our connection with the rest of our Princeton family.

President Anderson: Absolutely.

Communications from the Audience - None

Recap of Legislative Items

Mr. Jacobs: Council, as you review your Legislative Summary, Item I; An Ordinance Authorizing the Mayor and City Administrator to Enter Into a Mutual Aid Agreement for Law Enforcement Between the City of Springdale and West Chester Township was addressed by Ordinance No. 05-2026. It was such a good piece of legislation I almost read it twice. It received a second reading tonight and seven affirmative votes. Item II; An Ordinance Accepting a Proposal Under the Omnia Partners Cooperative Purchasing Program and Authorizing the Mayor and City Administrator to Enter into an Agreement with GameTime in the Amount of \$349,607.09 for the Purchase and Installation of Certain Improvements at the Springdale Community Center was addressed by Ordinance No. 06-2026, receiving a second reading and seven affirmative votes. Item III; An Ordinance Authorizing the Mayor and City Administrator to Enter into an Agreement with Sandy Shores Partners, Inc. (DBA Closets by Design) Related to a Job Creation and Retention Program Agreement was addressed by Ordinance No. 07-2026, receiving a second reading and seven affirmative votes. Item IV; An Ordinance Authorizing the Mayor and City Administrator to Enter into an Agreement with Radiant Development Group, LLC. (DBA Shine of Cincinnati) Related to a Job Creation and Retention Program Agreement was addressed by Ordinance No. 08-2026, receiving a second reading and seven affirmative votes. Item V; An Ordinance Authorizing the Acceptance of Street and other Public Improvements Associated with the WaWa Development on Glensprings Drive was addressed by Ordinance No. 09-2026, receiving a first reading. And, finally, Item VI; An Ordinance Approving a Zoning Change from "OB" Office Building to "GI" General Industrial at 11550 Century Boulevard was addressed by Ordinance No. 10-2026, receiving a first reading.

Legislation in Development

Mr. Jacobs: Both those items (Ordinance No. 09-2026 and Ordinance No. 10-2026) will be back at our next meeting on the 18th, and that's all I have, unless there's anything else.

President Anderson: And there will be a Public Hearing on that last item that you had.

Mr. Jacobs: Yes.

City of Springdale Council

February 4, 2026

Adjournment

President Anderson: All that's left before us is Item 15.

Ms. McFarland: Move to adjourn.

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

Council adjourned at 8:02 p.m.

Respectfully submitted,

Nicole Browder
Clerk of Council

Minutes Approved:

Jeffrey Anderson, President of Council

_____, 2026

ORDINANCE NO. 09-2026

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF STREET AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THE WAWA DEVELOPMENT

WHEREAS, certain public improvements have been constructed as part of the creation and development of the Wawa development including a traffic signal and turn lane; and

WHEREAS, the public improvements have been reviewed by the City Public Works Department, the City Engineer and the City Traffic Engineer and are now complete and ready to be transferred and accepted by the City of Springdale (the “City”).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. The City of Springdale City Council (“Council”) finds that the dedication to public use of the traffic signal and turn lane constructed as part of the creation and development of the Wawa development as more particularly described in Exhibit A attached and incorporated herein, are hereby accepted by the City.

Section 2. Council hereby authorizes the Mayor to execute any and all documents required in furtherance of such acceptance and dedication of the road and other public improvements by the City as detailed in the attached document.

Section 3. Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall take effect on the earliest date allowed by law.

Passed this 18th day of February, 2026.

President of Council

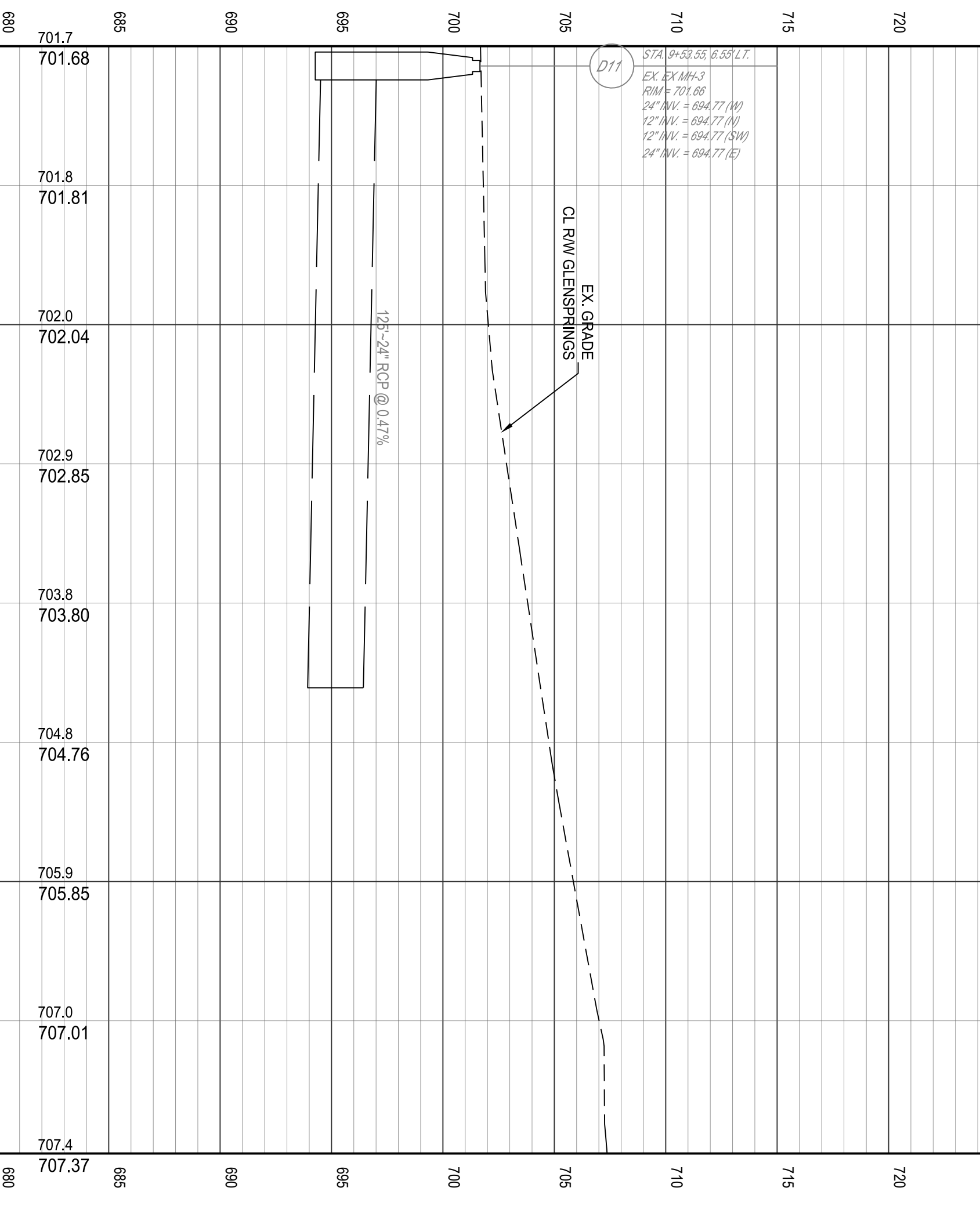
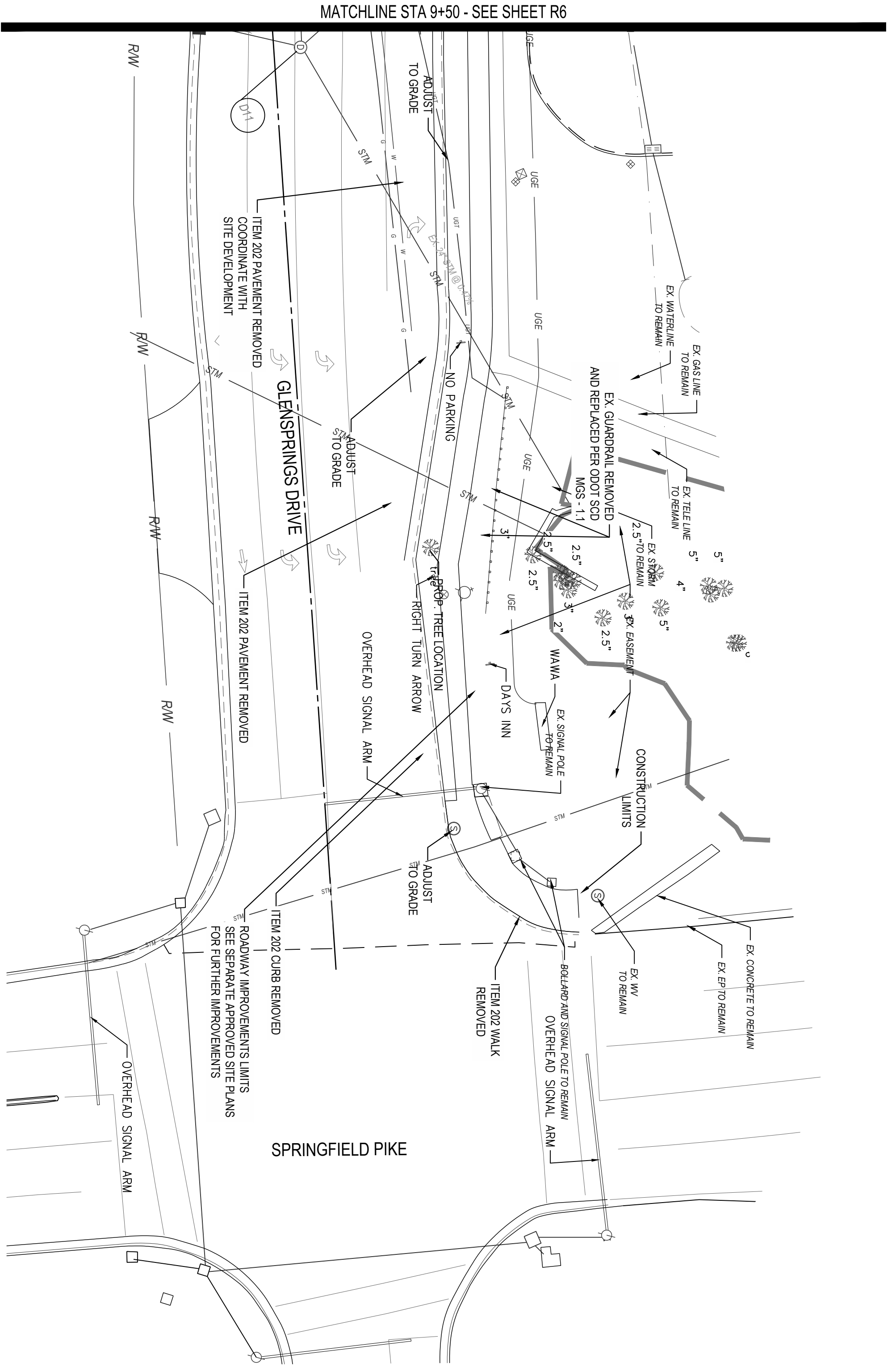
Attest:

Clerk of Council

Approved:

Mayor

Date

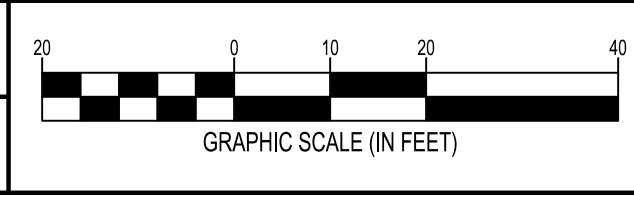


CL Glensprings RW PROFILE
Scale: 1" = 20' Horiz.; 1" = 5' Vert.

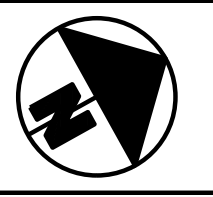
LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	REMOVE EXISTING PAVEMENT
	CONCRETE SIDEWALK
	DETECTABLE WARNINGS
	EXISTING PAVERS RESTORED TO ADA REQUIREMENTS

- NOTES**
- CONTRACTOR TO REESTABLISH ANY BENCHMARKS REMOVED DURING CONSTRUCTION.
 - CONTRACTOR AND UTILITY OWNER TO FIELD VERIFY DEPTH AND LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. IF RELOCATION IS NEEDED, NOTIFY ENGINEER AND PERFORM RELOCATION AT THE DIRECTION OF THE ENGINEER.
 - SEE PAVEMENT MARKING AND SIGNING PLANS FOR SIGN REMOVALS, RELOCATIONS, AND REPLACEMENTS, SHEET R13.
 - REFER TO CIVIL PLANS PREPARED BY CESO FOR SITE IMPROVEMENTS.
 - CONTRACTOR TO RESTORE BRICK WALK AT INTERSECTION OF SPRINGFIELD PIKE AND GLENSPRINGS DRIVE IN ACCORDANCE WITH ODOT ADA REQUIREMENTS AT THE DIRECTION OF THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MILLING AND OVERLAY ON THE REMAINING WIDTH OF GLENSPRINGS AS SHOWN IN THE TYPICAL SECTIONS.

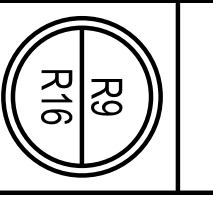


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PLAN AND PROFILE
GLENSPRINGS DRIVE

WAWA ROADWAY IMPROVEMENTS
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ORDINANCE NO. 10-2026

AN ORDINANCE APPROVING A ZONE CHANGE FOR THE REAL PROPERTY LOCATED AT 11550 CENTURY BOULEVARD IN THE CITY OF SPRINGDALE

WHEREAS, on January 13, 2026, the Planning Commission met and considered a zone change for the real property located at 11550 Century Boulevard involving a total of 3.107 acres (the “Property”) for a proposed amendment to the zoning map of the City of Springdale (the “Application”); and

WHEREAS, the Application sought to rezone the Property from Office Business District (OB) to General Industrial District (GI) to allow for the location of a Closets by Design and Shine business; and

WHEREAS, the City of Springdale Planning Commission, in considering the Application, recommended approval of a zone change for the Property from Office Business District (OB) to General Industrial District (GI); and

WHEREAS, on February 18, 2026 after proper notice having been given, Council of the City of Springdale held a public hearing to consider the proposed change in zoning from Office Business District (OB) to General Industrial District (GI); and

WHEREAS, upon conclusion of the public hearing, the Council of the City of Springdale considered, in an open meeting, the proposed amendment to the City of Springdale Zoning Map and the recommendation of the Planning Commission to change the zoning of 11550 Century Boulevard from Office Business District (OB) to General Industrial District (GI).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. The recommendation of the City of Springdale Planning Commission with regard to 11550 Century Boulevard is hereby approved and the amendment to the City of Springdale Zoning Map is granted such that the zoning for 11550 Century Boulevard is hereby changed from Office Business District (OB) to General Industrial District (GI).

Section 2. Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall take effect on the earliest date allowed by law.

Passed this 18th day of February, 2026.

Attest:

President of Council

Clerk of Council

Approved:

Mayor

Date