



AGENDA

1. Open Meeting
2. Pledge of Allegiance
3. Invocation – Mrs. Webster
4. Roll Call
5. Minutes June 17, 2026 Regular Council Meeting
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. 32-2026 (Second Reading with Emergency)
AN ORDINANCE AUTHORIZING CONTRIBUTIONS TO CERTAIN HEALTH ACCOUNTS OF EMPLOYEES OF THE CITY OF SPRINGDALE RELATED TO THE CITY'S HEALTH INSURANCE PLAN
 - Ordinance No. 33-2026 (First Reading with Emergency)
AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO A COOPERATION AGREEMENT WITH HAMILTON COUNTY, OHIO, PURSUANT TO THE PROVISIONS OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED, AND DECLARING AN EMERGENCY
 - Ordinance No. 34-2026 (First Reading with Emergency)
AN ORDINANCE AUTHORIZING THE CITY OF SPRINGDALE, OHIO TO ENTER INTO A THREE-YEAR LEASE-PURCHASE AGREEMENT BY AND BETWEEN HUNTINGTON PUBLIC CAPITAL CORPORATION AND THE CITY OF SPRINGDALE, OHIO IN A PRINCIPAL AMOUNT OF \$139,615.62 TO FINANCE THE PURCHASE OF A DUMP TRUCK FOR THE CITY OF SPRINGDALE AND AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY
10. Old Business
11. New Business
12. Meetings and Announcements

13. Communications from the Audience (*Five minutes each speaker, Springdale Code §30.05*)

14. Recap of Legislative Items

15. Legislation in Development

16. Adjournment

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President of Council Anderson called Council to order at 7:00 p.m. on June 17, 2026 at the Springdale Municipal Building, 11700 Springfield Pike, Springdale, Ohio 45246.

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

Mrs. Webster provided the Invocation.

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

The minutes of the June 3, 2026, meeting were considered. Mr. Jacobs made a motion to accept the minutes; Mr. Gleaves seconded. The minutes were approved with seven affirmative votes.

Committee and Official Reports

Civil Service Commission

Mr. Coleman: Good evening, Council. Springdale Civil Service Commission met on June 4th in the Springdale Municipal Building. The meeting was called to order by myself. In attendance were the Commission members, Mr. James Dunigan, Mrs. Kathy McNear. Also present were City Administrator Brian Uhl, Assistant City Administrator Stephanie Morgan, and Human Resources Director, Renetta Edwards. Following a disposition of the minutes from the May 7th meeting, which motion was to approve as presented and that motion passed 3-0. Regarding the updating information, there were three different reports that were reviewed. In all three cases, the individuals that had been selected are currently in various stages of the background process and those three positions are in the Account Clerk I position, Patrol Officer position, and Public Works Maintenance position. So, again, with success those individuals should be free to pass on once they have completed the final stages of the background process. There was only one item of unfinished business, and this was regarding a potential amendment to the Civil Service rules and regulations, and it was related to the probationary period of those individuals hired into the position of Firefighter. Following discussions with Chief Stanley, we understand that it's important to make sure that the individuals are given every opportunity to be successful within the department. And for that reason, there's a possibility that the probationary period could be extended for individuals based on the Chief's recommendation. So, to that extent, what we've indicated is that we should do everything possible to make sure that person is successful and if in fact it needs extending, the probationary period, for an additional year, we were happy to take a look at that and with the ideal being that if the person does in fact successfully go through the second year, at any point within that second year if the person has completed the necessary requirements to become the paramedic within that probationary period could be concluded at that point because at that point they will have fulfilled all of the qualifications. So, again,

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Mr. Coleman (continued): we're taking a look at that and hopefully we'll come to an agreement as to how that language should read. And that concludes my report. Any questions? (None)

Finance Committee

Mrs. Webster: General Fund Activity for May 20, 2026. General Fund beginning balance May 1, 2026; \$3,892,920. Revenues \$2,511,515. Expenditures \$1,773,906. General Fund Ending Balance, May 31, 2026, \$4,630,529. That concludes the report.

Planning Commission

Ms. McFarland: Planning Commission last met on June 9th. We did have six out of seven members present and we had two items on our agenda. The first was Mike's Car Wash; Minor Modification, so the applicant came in. They are taking out two of their single drive thru car washes and installing a drive thru canopy for ease in getting cars in and the safety of their employees. We had some discussion about whether the poles should be wrapped, but we determined there was nothing that required that. That did pass with a 6-0 vote. We did have Closets by Design. They were here for their property on Century Boulevard. They were requesting a Development Plan Review. Since they are zoned General Industrial, there's some different things that we did not need to require from them. They are going to have some reverse siding on an addition that they're adding to the building as well as two different colors to that siding. And, then we had some discussion about additional greenery around the new addition to the building. After discussion about that, that passed with a 6-0 vote. Unless Mr. Jacobs has anything else, thank you.

Board of Zoning Appeals

Mr. Hall: The Board of Zoning Appeals meeting was scheduled for May 26th at 7:00 p.m. The Board received information from the Building Department that there hadn't been any applications secured for a hearing for that date, so at that point, the Board elected to cancel the meeting on the 26th.

Board of Health

Ms. McFarland - No report

O-K-I

President Anderson: OKI Board did meet on June 11th. There are two things I want to share with the Council as a whole. One was an update on the transportation bill I spoke on last month. This is the federal funding that ends up filtering down through OKI and we benefit from that a great deal. When we start talking about Block Grants and things like that, it flows through the transportation act, or at least a large portion of the funds do. What that bill did actually advance in the house is the Build America 250 Act is the name. Which is good progress and it's on track to still complete this year. One thing I wanted to share on that for our planning purposes, especially for Finance, is currently that bill changes the match on PL funds; right now, 80/20 is the match. One of the big changes, if it stays, is that local match for it is going to move to a 90/10 which would save our local Community quite a bit of money if that does progress the way that it's currently written. They also increased the amount of money in the Block Grants

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President Anderson (continued): from \$274.4 billion dollars and about ten percent is set aside for transportation alternatives. So, the STBG (Surface Transportation Block Grant), which is right now about 28%, would grow to about 31% share of the funding. That’s good news for communities like ours that benefit from those a great deal. So, hopefully, that continues on that path. It’s a good use of funds when we see it hit shovel ready projects like we have here in Springdale. Now, the other thing that I’ll add that we learned in that meeting is a little fact that I think is interesting for our community and I didn’t know this but an interesting trivia fact is Cincinnati is actually a central enough location to allow you to reach about 60% of the U.S. and Canadian population within a single one-day drive; about eight hours. So, when we talk about regional planning, regional activity, regional spending for things like highway and freight and air, that’s why. It’s because Cincinnati is one of those hubs, and we’re a part of that. So, I wanted to share that, and if there’s any questions, I’d be happy to answer them.

Mayor’s Report

Mr. Uhl: Mayor Hawkins wanted me to relay to everyone that he will be at the pool on July 4th at 2:00 p.m. and will be distributing some t-shirts to celebrate the Fourth of July.

Administrator’s Report

Mr. Uhl: I do have a quick announcement. We were able to engage a contract with Dynegy for our electric aggregation. Those rates were at 10.099 cents per kilowatt hour for regular electricity. We do have a green renewable option which is 10.34 cents per kilowatt hour as well, and there should be some “opt out” letters hitting mailboxes sometime this week if you haven’t already received them. I do know the “opt out” deadline is July 6th. This will take effect for the August meter reading and will go until November 2027. That’s the end of my report.

Law Director’s Report

Mr. Braun - No report

Engineer’s Report

Mr. Riggs: Just a few updates. We’ve got Northland Boulevard Reconstruction Project. That project has been substantially complete for some time now. You may have seen some activity just addressing punch list items, but the final completion date, from my understanding, is still August 2026. So, you’ll see a little activity continue along until then. The next project is the East Kemper Improvements Phase I Project. We actually are still looking to start in August 2026 on that work and, again, we’ll be starting on the south side of the sidewalk, and then next year, after the winter, we’ll move over to the north side to build a shared use path. The Northland Kemper Intersection Realignment and Shared Use Path. We got ODOT Stage I Plan Review Comments back on May 20th. We’re still working through Stage II plans, and they should be submitted on or by July 20th, 2026. The Springdale Industrial Park Resurfacing; you may recall we awarded the construction contract to Neyra Paving last month, or actually last meeting on June 3rd. The pre-construction meeting is

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Mr. Riggs (continued): going to be held this Friday. The completion date, I believe we have on that contract is October 30th, so, work will be likely starting soon. That's all I had.

Zoning Code Revision Committee

Mr. Gleaves: The Zoning Code Revision Committee convened on June 16th in the chambers next door. We had participation from City Staff, representatives from McBride Dale Clarion and members of the Board of Zoning Appeals, and Planning Commission. The Committee reviewed and made recommended modifications to the P.U.D. section, as well the design guidelines. The Committee intends to present a draft to Planning Commission in July and to Council in August. Be prepared for that. That's all I have unless there's any questions.

America 250 Special Committee

Mrs. Webster: I have heard back from the Garden Club. They were not able to find any red, white, and blue ribbons anywhere, but they have made pinwheels and they're down at the Community Center in the big flowerbed, so that's their contribution. That's all they could find. Also, you can view the mural tomorrow evening at the concert. We have pictures that Brian has up there. It is absolutely gorgeous. We're very proud of that. I'm finished, but I think Mr. Jacobs may have something.

Mr. Jacobs: Just an update. It was a side project connected with our Committee's work. Our local cemetery, St. Mary's Cemetery. There is a state-wide database that's part of the Ohio 250 Project to get as many local cemeteries marked and surveyed that actually have Revolutionary War Veterans, so I was able to get that report done. These are some of the images I caught. There are already some medallions. I know during the Committee meeting we had talked about whether those gravesites should have medallions there. There are some there. There has been some degradation over the years. I know we did a massive restoration project, but I did identify four specific graves. I know there's five more, so some are marked. I also found, as an interest point, also some markers from veterans who fought in the Civil War as well. So, they also are interred in the cemetery. It can all be found out on Ohio 250 website grave marker project. We're now at least surveyed and official. At some point I'd like to revisit maybe, I know it was an expensive undertaking quite a few years back, but there's a lot of algae that has returned to those stones. We're doing a great job, but certain things, just the ravages of time are affecting the cemetery, but just wanted to give an update on that that we are now surveyed. That's all I had.

Mrs. Webster: That concludes the report. Thank you.

Public Relations Special Committee

Mrs. Thompson: We haven't had a meeting since the previous report, but there is an update on the tires that we had discussed before. There is a date for the tire amnesty event that will be coming up on July 25th from 9:00 a.m. until 12:00 p.m. at the City of Springdale Public Works facility at 325 Northland Boulevard in Springdale.

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Communications

Ms. Browder: The City has received a notice to the Legislative Authority for a liquor permit. This one is for the Juicy Crab Incorporated at 1309 East Kemper Road. It's simply a proposed change in ownership. So, there's no input from the Police Department regarding that type of request, so we can get that filed for you unless you have any other input.

President Anderson: Council, any concerns? (None) I'm not seeing any. Thank you.

Communications from the Audience

Mrs. Vanover: I'm Donna Vanover, 11982 Tavel Court, Heritage Hill. I'm just really disgusted with our neighborhoods. There is overgrown grass in the same yards all the time, consistently; more than ten inches. Some of them look like cornfields. They're from Crescentville all the way through Heritage Hill. Everywhere. There are bricks for windows, cars are parked over the sidewalks, which that doesn't bother me. That's the least of my concerns because of the parking issues, but our neighbor had a \$100 fine for parking over the sidewalk for five minutes when he came home for lunch one day. So, it's like if they're going to get fined, then everybody should get fined. It's not fair to pick and choose. There's cars parked in the "No Parking" sign areas on Ledro Street consistently. As we came here tonight, the same truck was parked in the "No Parking" up at the top of Ledro Hill, a pickup truck with his lights flashing; that makes a difference, I guess. Brian is very good about if I text him, he'll say, "I'll let them know." I don't know what else to do. Our neighborhood looks like trash throughout. I mean, there's crap on front porches, garbage cans are out, Wednesday, Thursday. The same properties, every week. It's the same ones. They never put their garbage cans up until the end of the week. Our garbage comes 4:30 in the morning on Monday morning. I almost got hit by a semi tractor trailer coming out of Tivoli on to Crescentville a week ago. Blatantly ran the red light going towards Route 747. That is consistent. I was already waiting to make sure my light was green. You never leave before. You wait at least 30 to 60 seconds. Because somebody always runs it. Same thing on Crescentville and Route 747. North going south they are running red lights. Three and four cars. Not just one. And trucks; semi tractor trailers speeding. Somebody is going to get killed. That's ongoing. Benadir is becoming a problem on the bend. There's been several times on the weekends that there are wall-to-wall cars parked all the way around and we're coming into the neighborhood, so we're the ones that have to get over, but there's nowhere to go and people are flying up the street. They just keep coming. They come right down the middle of the road. I just stop. Because it's like, "If you want to hit me, hit me." The worst thing is how our neighborhood looks. Our Heritage Hill signs are broken down. I know they're coming. I haven't seen them. It's not inviting at all. I'm surprised that we even get new homeowners. Our park is a disgrace. Swing sets I'm told are not coming. They were taken down last year because they were going to get replaced. Haven't been replaced, so when my grandkids come and we go up there, there's no swing sets.

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Mrs. Vanover (continued): That's all overgrown and Modelo bottles, glass bottles everywhere throughout the park. Everywhere. It's just sad. This is not the neighborhood I moved into. We just invested close to \$50,000 into our home to stay there because we love Springdale. We got new windows, new doors, new kitchen. I mean, my house is paid for. I don't want to move. And I don't feel like I should have to. But something needs to be done to get our neighborhood, and I'm told it's not just my neighborhood, it's all throughout Springdale. It needs to be inviting for people to come in. It used to be. People used to want to come to Springdale to live. I don't think so anymore. Thank you.

Mrs. Ramirez: My name is Pam Ramirez, and I live at 831 Yorkhaven Road and I want Mrs. Vanover to know that she's not alone. I live in Beacon Hills. We just put \$30,000 into our home. I have lived here since I was six years old. This property around here, whoever's in charge of taking care of making sure that everyone takes care of their property is not being done. I don't know if it's a supervisor or somebody parking behind Value City as I've seen before, but I'm telling you now that these people are not giving out the notices that need to be given out. People fly up and down Yorkhaven. There's one guy I can tell you almost when he's coming in his car because it's the same time every day; in and out, in and out all day long. I don't know where he works. I don't know how he works, but he is. I called the Mayor this week about a house at 855 Yorkhaven. The roof is bad, the gutters are falling down, the bushes are overgrown, the shutters, you see it, and nothing has been done. Even if it's a rental property, it has to be taken care of. I had a waitress come to me and ask me, "What is with that house? I go past it to pick up my child from daycare. That is the scariest thing I've ever seen." There's another house at Kenn and Yorkhaven with an asphalt driveway. That's against the ordinances. Nothing has been done. It's been that way since they've moved in. That's not legal here. Stuff on porches just piled up and just left there. You say there's nothing you can do about that? It's trashy. Nobody wants to come here. I don't know why anybody would buy a house in Springdale right now. I really don't. And I've lived here a long time. I've lived in about four different houses here. I have never seen a neighborhood. Any of these neighborhoods look like they do now. There's a lot of grass that needs to be cut. My son came home from Oregon and parked his mobile home in my driveway, not even 30 days and we got a notice. He wasn't illegal, but yet we got a notice. I got a notice one time about another thing on my house. And I asked the person, "How did you even see that? That's in the back of my house." "Oh, we went to the park to check you out." That's not right. I'm sorry. This is not the Springdale that I grew up in, and something needs to be done. It's like Mrs. Vanover said. It's not just her neighborhood. It's all of our neighborhoods and if you don't see it, then you have your eyes closed.

Ms. Tudor: My name is Julie Tudor. I live at 669 Park Avenue. Sixty-one-year resident of the City of Springdale. I was not going to get up and speak tonight, but I feel, in light of the last two, that I would because I have a call into the Building Inspector that I left a message for on Monday, and I've yet to get a call back, so I thought I'd just bring it out in the open here. I live on Park Avenue. Right around the corner is Cloverdale. Cloverdale has a house that has, and I have addresses for you Brian, and has three

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Ms. Tudor (continued): vans parked on the street every night. One of them is always parked in the wrong direction. You cannot tell me that the Springdale Police Department do not see that. You can't miss it. A camper in the front yard. Cars parked on the side. You've got a house down the street on Cloverdale that's running an auto repair shop out of their driveway on the weekends. You've got other houses where the grass is overgrown. I have complained about a house on Allen Avenue that butts up into my backyard who has nothing but trash lined up on the side of their house, the back porch, a couch between the back building and my fence for three years and nothing has been done about it. This City has gone to hell in a handbasket, and I agree with Mrs. Ramirez I don't know why anyone would want to live here and my husband and I have put about \$40,000 into our house in the last three years. So, I don't want to be forced to move, but I can tell you I've always been a cheerleader for the City, and I'm taking a pass now. Thank you.

Mr. Vanover: Tom Vanover, 11982 Tavel Court. I'll be the thorn after the roses. I'll echo the same thing. My wife mentioned Benadir, the bend there. It is as bad and we talked about this throughout the Rental Committee meetings. We decided to see what the effects of the loss of parking space would happen, and there's a line-of-sight issue. As a matter of fact, running stop signs, or rolling through stop signs, I can take you to my house and show you the front of my car where a week ago Sunday an individual rolled through the stop sign. It's in the Police report. Help yourself. Rental properties still are an issue. The corner of Benadir and Crescentville Road, that grass is continually high, overgrown. Brian, your friend Mr. Ross' property, next week we'll probably be able to harvest corn. The line-of-sight, you can't see to the telephone pole. I know the gentlemen are in transition, but how long and kind of to pick up on Ms. Tudor's issue, we call, we text and Police are slow in coming. I'm told sometimes, well, it's not a high priority item. Well, you know what, we live here, we pay the taxes. Somewhere, sometime, it ought to be a damn high-priority item. I've got a text message from one of my neighbors that Underwood Park, toting all the money that we put into that park. "Tom, hate to bug you as late as it is, but I'm at a loss." His mom lives in a house that butts up to the park. "People just come over here dealing drugs, smoking them. Police do nothing." They call, they show up whenever. The party is over then. This is not new. This goes back to September. We had individuals appearing to deal drugs, had a man and woman doing their little activity down in the open over there. Chris has said that he's emailed Administration and the Mayor. I've got pictures of the activity. My neighbors are still calling. And they're upset and I see it. I see it, and if we're not going to enforce the "No Parking" zones, then let's take them down. Forget about it. It's frustrating, it's crazy and at some point, we've got to do something, and I know I harped about the rental properties. Again, they're an issue over there. I'm sure if we checked the addresses and stuff on the other areas, it's the same scenario. I mean, last I checked, Heritage Hill was almost 25% rental property. Those are the people buying the houses; the landlords. We've got houses I can look at their gable end, and it would be camouflaged if it was green. The paint is falling off; fences are broken and falling down. Again, this is not the picture I hope for, and I hope that you guys won't tolerate it. But it's sad. It truly is. Thank you.

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President Anderson: Before I call on you Mrs. Webster, just a reminder for Council inside of Communications from the Audience is an opportunity for the audience to address Council, it is not a time for debate or deliberation, or introducing items, so, if you want to bring an item for discussion, we can do that at a later point, but if you have clarifying questions or an easy answer for the resident, this is the time to do that. It is not a time for debate.

Mrs. Webster: So, I'm not allowed to say what I think?

President Anderson: No, you're welcome to address a comment or concern.

Mrs. Webster: Okay.

President Anderson: But just to be clear, there's not a deliberation or debate amongst the dais here is all.

Mrs. Webster: Well, I'm very sorry that two of my friends and my daughter have to come up here and live like this. I feel the same way when I drive through these neighborhoods. I'm fortunate enough I don't have it where I live, and I'm glad, but I think it's terrible too. Cars parked every which way, driving. It's not the way it used to be in any way, shape, or form. I don't know what the answer is. I mean, you talk to the Police, you talk to Administrators, and they say they're doing this, but how can that be? I feel bad for you three people. I truly do, and I don't know why anybody would want to live here anymore either. And I'm sorry for you. I'm very sorry. Thanks for coming out.

Ms. McFarland: Yes. Thank you guys for coming up. This has weighed heavily on me for a while. Connection to all three of those. I live in one neighborhood, my brother lives in the other, and I know all about the situation in your neighborhood from multiple people that have reached out to me. Like Mrs. Webster said, I don't know what the right answer is. I've lived here most of my life, not quite as long as you guys, but we've got to figure something out. It's frustrating driving through my neighborhood even to come here and see what we see. So, I don't know what the answer is, but we need to figure it out.

Mr. Uhl: What I will say is none of these issues are brand new. And the Building Department and Police Department are well familiar with all of these issues. There's nothing I'm going to say tonight that's going to give the audience members any peace or going to leave you feeling good. Other than, there is a process that we must follow. A legal process before we can take enforcement action. The house on Yorkhaven that you spoke of. It's in Mayor's Court already. We've already looked at getting multiple quotes on the City coming in and making those repairs and what that process would look like and where those funds are going to come from because we realize that it is in a big state of disrepair. So, none of these issues, the parking, the garbage on the side of the house on Allen, I know our Building Department has been out within the last four weeks and worked with that individual on making progress with

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Mr. Uhl (continued): the garbage. And I know some of these things are persistent. What I will tell you is we continue to do better and to make things better, but there is a process that we have to follow before we can take official action and I would just ask for your patience, but none of these things are new to us in that I would encourage when you see something, say something. Call the Police Department or whoever. Reach out to me and I'd be more than happy to get the Police Department involved and out to some of these parking violations. Again, they aren't a high priority call. I get that. If they're in the middle of something else, they typically will log the run out and get to it when they get over in that direction. But sometimes vehicles are moved, sometimes the vehicle that is reported in violation are not in violation, but they do get investigated. Our Police Department does go out. They respond out to the parks. I get the blotter every single day. I know they're out there making enforcement. They're out there talking to the individual you brought up. They talked to him last night, made him aware so there is a multitude of things that are going on. I wish things worked at a faster pace, but hopefully some of these issues will remedy themselves sooner rather than later, but I can just give you the assurance that none of these things are going unnoticed or overlooked.

President Anderson: If you want to come back up because they didn't make their comments during your time, so if you want to clarify.

Mrs. Vanover: There's just one thing. There's a house on Ledro Street. A car has been parked on the side of the house for probably three plus years. Is that legal?

President Anderson: So, before we, I don't want to get into specifics regarding enforcement actions, but I think Mr. Uhl is aware of that and he can get back to you. But we don't need to do specific cases here.

Mr. Uhl: If you know the address, if you could just let me know, and then I'll make that's either on the Building Department's radar or maybe it is something that's acceptable already.

Mrs. Vanover: Okay. So, when they drive through the neighborhood what exactly are they looking for? I guess that's probably another thing maybe residents might want to know. I don't know.

Ms. Tudor: Is the legal process the City's legal process, or is that a State law, or how much time are these people given to respond? I was told by the Building Inspector that they were going to serve the person on Allen back in May. So, nothing's changed; it's gotten worse. So, I reached out on Monday and was told by the other inspector that something got returned in the mail, there was a mail issue or whatever. But I was told by the inspector that he would go to court when he chose to. He gets to pick a date, and he said I never worked for a City in my life that that's happened. Is that correct Mr. Uhl? They get to pick a date, like I'll decide to go to court in six months?

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Mr. Uhl: No, that's not accurate, but we do try to give a couple of options to make sure that the person can get here because it's not beneficial for anyone if we schedule a court date and the person can't appear. So, we try to give them one or two dates to choose from.

Ms. Tudor: Okay. Back to my question is that Springdale's timeframe that they give as far as "you have 30 days" we have to give you seven notices? Is that a City thing? I'm trying to understand.

Mr. Uhl: There's State statutes and there's also City code, but our main concern is trying to get the compliance. So, we try to give the person the leeway, and if they're making progress on the issue at hand, we avoid taking them to Mayor's Court because that bogs down the Mayor's Court system, so, to answer your question, it's a combination of both; Code and the Ohio Revised Code.

Ms. Tudor: Well, if it's something with the City that you guys, as a body, can change the timeframe, I think that needs to be done. There's too many chances given. It doesn't take that much to pick up trash off the side of your yard. And it certainly shouldn't take three years to have a vehicle moved from the side of a house. Unacceptable.

Mr. Uhl: And we're currently looking at a different process as well for a civil citation to avoid some of these things going into Mayor's Court belaboring a process where the inspector can actually administer a civil citation. So, actually, we are probably on the fourth draft of what that process and Code amendment would look like, but we're hoping sooner rather than later that we can get that rolled out here. We're trying to put a couple of finishing touches on it before it heads to Mr. Braun's desk for evaluation, but all of your concerns are definitely heard, and we strive to do better. One of the things we try to do is provide Excellence In Service and I hear tonight that that is not what you're getting, so we'll make sure that can try and hopefully meet your expectations.

President Anderson: Thank you, and you should hear that last part. It's important to hear. It's not that it's gone unheard. The process isn't always visible and there are things that Administration and Council are looking at, such as the civil citation to try and help with that part of the process. Again, the floor is still open.

Mr. Vanover: Just kind of a follow-up question. Where do we stand on our program that we came out with from the Rental Committee and the strikes program? I mean that was the ruling and that was the development that came out that the clock starts ticking the first violation/citation, and they only get so many, and then we start digging into the pocketbook.

President Anderson: So, what you're referring to is the nuisance ordinance and that ordinance is on the book and has been used in our Community, but that's on citations, so each citation is a separate incident, and it depends. Those have to work

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President Anderson (continued): through their process before they start accruing, but again, if there's specific questions about the ordinances that we could follow up with you, we're not going to be able to give you specific cases off the cuff.

Mr. Vanover: I'm not looking for specifics.

President Anderson: The ordinance is on the books though.

Mr. Vanover: The ordinance we put on the books.

President Anderson: Is still on the books.

Mr. Vanover: It seems that it's being lackadaisical. I mean there something, Brian, you and I have talked. Quality of life. That's what the taxpayers come to this City for. That's what I hope they come to the City for. I mean, we're watching Forest Fair being redeveloped and our vacant property over there for pushing five, almost six years now is frustrating I know.

President Anderson: We've heard that. At this time, your time is expired but thank you again for the comments and we'll follow up when we can.

Ordinances and Resolutions

President Anderson: First up is Ordinance No. 26-2026. This is a second reading and there is a public hearing. So, what we'll do is, as we have in the past, is we'll read the ordinance before I'll ask if we take action on it, I'll have the public hearing. We'll finish that and then will come back and ask Council how they want to proceed with the ordinance. Just know that we'll read the full ordinance, do the hearing, then we'll come back and ask if we want to proceed with it.

Ordinance No. 26-2026 (Second Reading and Public Hearing)

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE SPRINGDALE PLAZA PLANNED UNIT DEVELOPMENT FOR THE PROPERTY LOCATED AT 495 EAST KEMPER ROAD

President Anderson: Pursuant to Ordinance No. 26-2026, it does require a public hearing. At this point I'm opening the public hearing. If anyone in the audience would like to address Council related specifically just to this PUD modification, the floor is now open. Simply come to the podium, state your name and address and provide your comments. (None from audience) At this point I'm closing the public hearing related to Ordinance No. 26-2026. Council, having heard the second reading of Ordinance No. 26-2026 and having had the public hearing, what is your pleasure?

Ms. McFarland made a motion to adopt Ordinance No. 26-2026; Mr. Gleaves seconded.

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President Anderson: For Council's awareness, we do have Mr. Todd Ford from Dutch Brothers in the audience. He's available to come forward to answer questions if you might have them. But that's only required if there's something that we can't address here.

Ms. Thompson: I just didn't know if there was any movement as far as the question I brought up two weeks ago about the possibility of signage in the parking to help with alleviating potential traffic problems leaving the shopping center.

President Anderson: I know Mr. Ford, hey, it's Mr. Ford, right?

Mr. Ford: Yes. Correct.

President Anderson: I thought I had that right. Mr. Ford had listened to the questions at the last meeting, which was one of the reasons he wanted to come and also address those concerns, in addition to what Planning might be able to offer. Mr. Ford, did you want to provide an answer to that?

Mr. Ford: Yes. I think probably one of the biggest concerns that we do have, you know, is the stacking, queuing piece of it, and really, I think we showed about 21, 22 vehicles within the property and really you could almost double that, pushing over to 40 for them to sit in line in queue, I think, is probably the biggest concern that we see. I think you guys were talking and looking at the Finneytown one. I've been up to the Fields Ertel one and kind of lax kind of queuing areas, and so with our configuration I think that eases off the surrounding streets and everything that's within our control, but I think your real question is probably more related kind of to the area where the Chick-fil-A is. There are multiple access points through this area as well.

Ms. Thompson: I was kind of curious if they could put signage just so people are aware of the other options of leaving the shopping center other than that one stop sign directly across from Chick-fil-A so that they can find out, like if it's people that aren't from this area, they may not know they could go around by the mattress store and Spectrum and that and it has that direction eastbound to Kemper or go around DSW to go northbound on Route 747 to get to the highway. Just some signage within the parking lot to help alleviate some of that backup. I know you guys do some really great promotions, and I'm just concerned that the overflow from the promotions could really create backup during peak times with other businesses.

Mr. Ford: I think part of the traffic study is a lot of drive-by traffic, so a lot of familiarity to the area is a lot I think with the traffic study that will be going there. So, a lot of traffic that's already within the area won't be adding any more and should be able to be familiar with the area for most of the traffic.

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Mr. Riggs: I'll just point out that we do get another chance to review these plans as far as their actual construction permit. This is for the development approval. But that's something we can address with the next submission.

President Anderson: And that's a good call out. This is the PUD modification that we're voting on tonight. They still have to finish their development plan final review and that's a place where a lot of times the specific signage would come up and I know that that's been shared with both Mr. Riggs and our members on Planning to bring that up and the Building Department. It is a good call out. I think you've heard it too. I'm not hearing concern about that, but I assure you if it starts stacking inside of there and people can't get out of Aldi, you'll hear from us.

Mr. Ford: Yes. Exactly.

Ms. McFarland: Ms. Thompson, that was one of the first things I looked at, and I looked up Aldi's hours and they don't open until 9:00 a.m. I could see a lot more issues if they opened at 6:00 a.m. and people were going one to the other, but yes, a lot of people don't know they can go out that way so that is something that I had on my radar to bring back up if necessary if it came back to us. So, thank you.

President Anderson: Sounds like I might have to find a sneaky back way out again because that's the one I've been using.

Ordinance No. 26-2026 passes with seven affirmative votes.

President Anderson: Welcome to Springdale, Mr. Ford. We appreciate Dutch Brothers. As I told you before the meeting, there's a lot of excitement, at least in our neighborhood and online about having Dutch Brothers come to Springdale. I know it's going to affect me because I shop at Aldi and I always bring coffee with me, so I'll be keeping track of your lines. Thank you.

Ordinance No. 27-2026 (Second Reading with Emergency)

AN ORDINANCE ACCEPTING A BID AND AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH DONNELLON MCCARTHY ENTERPRISES FOR THE SPRINGDALE EV CHARGING STATION INSTALLATIONS PROJECT AND DECLARING AN EMERGENCY

Mr. Gleaves made a motion to adopt Ordinance No. 27-2026; Mr. Jacobs seconded.

Ordinance No. 27-2026 passes with seven affirmative votes.

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Ordinance No. 29-2026 (Second Reading with Emergency)

AN ORDINANCE AMENDING CHAPTER 38 OF THE SPRINGDALE CODE OF ORDINANCES GOVERNING VARIOUS ADMINISTRATIVE STAFF POSITIONS WITHIN THE CITY AND DECLARING AN EMERGENCY

Ms. Thompson made a motion to adopt Ordinance No. 29-2026; Ms. McFarland seconded.

Ordinance No. 29-2026 passes with seven affirmative votes.

Ordinance No. 30-2026 (First Reading with Emergency)

AN ORDINANCE ESTABLISHING A 180-DAY MORATORIUM ON THE ACCEPTANCE OF ALL PERMIT APPLICATIONS AND THE ISSUANCE OF ANY PERMITS FOR ANY SHORT-TERM RENTALS WITHIN ALL RESIDENTIAL ZONING DISTRICTS ESTABLISHED WITHIN THE CITY OF SPRINGDALE, OHIO AND DECLARING AN EMERGENCY

Mr. Gleaves made a motion to adopt Ordinance No. 30-2026; Mrs. Webster seconded.

President Anderson: I will just say just hearing tonight it's another reason why we need to make sure that we're getting control of our rental properties again. This is an area that has been a gap for Springdale. And even though we're doing the Code revisions in whole, I think this gives us an opportunity to take a look at this specific issue that's affected a lot of communities; not just Springdale.

Ordinance No. 30-2026 passes with seven affirmative votes.

Ordinance No. 31-2026 (First Reading with Emergency)

AN ORDINANCE APPROVING SOLELY FOR THE PURPOSE OF SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, THE ISSUANCE OF ECONOMIC DEVELOPMENT REFUNDING REVENUE BONDS, SERIES 2026 (MAPLE KNOLL COMMUNITIES, INC. PROJECT) BY THE BUTLER COUNTY FINANCE AUTHORITY, AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT IN CONNECTION WITH THAT APPROVAL; AUTHORIZING OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS AND DECLARING AN EMERGENCY

Mrs. Webster made a motion to adopt Ordinance No. 31-2026; Mr. Hall seconded.

President Anderson: We do have the attorney here if anyone has any questions specifically about this. This is largely a formality because we're crossing jurisdictions and the bond issuance is not in our county, but if there's questions.

Mr. Uhl: Mr. Pat Woodside from Frost Brown Todd Gibbons is here if there are any questions of Council. But he is here on behalf of Maple Knoll.

Ordinance No. 31-2026 passes with seven affirmative votes.

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President Anderson: Again, thank you for coming. We wish Maple Knoll well.

Mr. Woodside: Thank you all for your time. (additional comment off mic)

President Anderson: I was going to make a comment that this didn't look like it was drafted by our Law Director, but it was reviewed.

Mr. Braun: We did revise it.

President Anderson: Thank you.

Ordinance No. 32-2026 (First Reading)

AN ORDINANCE AUTHORIZING CONTRIBUTIONS TO CERTAIN HEALTH ACCOUNTS OF EMPLOYEES OF THE CITY OF SPRINGDALE RELATED TO THE CITY'S HEALTH INSURANCE PLAN

President Anderson: Council, this was the first reading of Ordinance No. 32-2026. Any questions or discussion this evening? (None) Seeing none, we will see this again at our next meeting.

Resolution No. R07-2026 (Public Hearing)

A RESOLUTION ADOPTING THE TAX BUDGET OF THE CITY OF SPRINGDALE FOR THE FISCAL YEAR JANUARY 1, 2027 THROUGH DECEMBER 31, 2027

President Anderson: Next up on our agenda is Resolution No. R07-2026. This does have a public hearing attached, and just like with the last public hearing, we'll read the resolution, so we'll know what the hearing is on. Before I ask for Council's action or pleasure, we will have the public hearing, then I'll come back to Council to decide on action.

President Anderson: Council, Resolution No. R07-2026 requires a public hearing, which we'll have now. At this point, I'm opening the public hearing related to Resolution No. R07-2026, the tax budget. The public hearing was opened at 8:09 p.m. If anyone would like to address Council and make comments specifically on this resolution, this is your opportunity. The floor is now open. (None) At this point, I'm closing the public hearing related to Resolution No. R07-2026. Council having heard the Resolution read and having had the public hearing, what is your pleasure?

Mr. Jacobs made a motion to adopt Resolution No. R07-2026; Mrs. Webster seconded.

Resolution No. R07-2026 passes with seven affirmative votes.

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Old Business

Mrs. Webster: A few meetings back we had a discussion about the town hall meetings and when we left here, you said, "We'll talk about it later." Well, when is later going to come?

President Anderson: So, in the meeting we agreed that we were going to have the town hall and it was scheduled for the date that we agreed on. What we were talking about for future discussion is subsequent town halls.

Mrs. Webster: Yes.

President Anderson: That hasn't been scheduled. Anyone on Council is able to put items on our agenda and you can do that anytime you think it's worthwhile. I was personally going to wait until after our town hall to talk about the one two years from now.

Mrs. Webster: Well, I have an idea. Why don't we amend the ordinance that is in there now and spell it out that the town hall is to be prohibited when we have local elections. After all, that's why that was passed in the first place.

President Anderson: So, anyone on Council is welcome to bring forward ordinances that they like at any time.

New Business	-	None
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Meetings and Announcements

Ms. McFarland: July 2nd will be a special meeting for the Board of Health held at 6:30 p.m. in these chambers and the next Planning Commission meeting will be on July 14th at 7:00 p.m. in these chambers.

Communications from the Audience	-	None
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Recap of Legislative Items

Mr. Jacobs: Council, as you review your Legislative Summary, Item I; An Ordinance Approving a Major Modification to the Springdale Plaza Planned Unit Development for the Property Located at 495 East Kemper Road was addressed by Ordinance No. 26-2026, receiving a second reading and seven affirmative votes. Item II; An Ordinance Accepting a Bid and Authorizing the Mayor and City Administrator to Enter Into an Agreement with Donnellon McCarthy Enterprises for the Springdale EV Charging Station Installations Project and Declaring an Emergency, was addressed by Ordinance No. 27-2026, receiving a second reading and seven affirmative votes with an emergency clause. Item III; An Ordinance Amending Chapter 38 of the Springdale Code of Ordinances Governing Various Administrative Staff Positions Within the City and

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Mr. Jacobs (continued): Declaring an Emergency was addressed by Ordinance No. 29-2026, receiving a second reading and seven affirmative votes. Item IV; An Ordinance Approving Solely for the Purpose of Section 147(f) of the Internal Revenue Code of 1986, the Issuance of Economic Development Refunding Revenue Bonds, Series 2026 (Maple Knoll Communities, Inc. project) by the Butler County Finance Authority; Authorizing an Intergovernmental Agreement in Connection with that Approval; Authorizing Other Documents in Connection with the Issuance of the Bonds and Declaring an Emergency was addressed by Ordinance No. 31-2026, receiving a first reading and seven affirmative votes with an emergency clause. Item V was addressed by Ordinance No. 30-2026; An Ordinance Establishing a 180-Day Moratorium on the Acceptance of All Applications and the Issuance of Any Permits for Any Short-Term Rentals Within All Zoning Districts Established Within the City of Springdale, Ohio and Declaring an Emergency and that received seven affirmative votes and also had the emergency clause. Item VII; A Resolution Adopting the Tax Budget of the City of Springdale for the Fiscal year January 1, 2027, Through December 31, 2027, was addressed by Resolution No. R07-2026, receiving seven affirmative votes.

Legislation in Development

Mr. Jacobs: In development, we have Item VI; An Ordinance Authorizing Contributions to Certain Health Accounts of Employees of the City of Springdale Related to the City's Health Insurance Plan. That was addressed by Ordinance No. 32-2026, receiving a first reading and that will be back in front of Council at our next meeting. That's all I have unless there's anything else.

Adjournment

President Anderson: All that's left before us is Item 16.

Ms. McFarland: Move to adjourn.

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

Council adjourned at 8:15 p.m.

Respectfully submitted,

Nicole Browder
Clerk of Council

Minutes Approved:

Jeffrey Anderson, President of Council

_____ 2026

ORDINANCE NO. 32-2026

AN ORDINANCE AUTHORIZING CONTRIBUTIONS TO CERTAIN HEALTH ACCOUNTS OF EMPLOYEES OF THE CITY OF SPRINGDALE RELATED TO THE CITY'S HEALTH INSURANCE PLAN AND DECLARING AN EMERGENCY

WHEREAS, the City of Springdale (the "City") became a member of the Center for Local Government Benefits Pool offered through The Center for Local Government, beginning August 1, 2010; and

WHEREAS, as part of the City's health insurance plan, the City has established health savings accounts ("HSAs") and health reimbursements accounts ("HRAs") for full-time City employees; and

WHEREAS, the Council for the City of Springdale has determined that it is appropriate for the City to make contributions to these funds up to certain levels in order to provide an additional medical benefit that assists employees with health care expenses.

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

Section 1. The City of Springdale shall make contributions to the HSA and/or HRA accounts for all current full-time employees participating in the City's Health Insurance Plan for the 2026-2027 plan year, beginning August 1, 2026, in an amount up to 50% of the deductible for a full year, but shall not exceed \$1,000 for single coverage or \$2,000 for employee/spouse, employee/child, or family coverage provided the employee is in compliance with all requirements of the City's Health Insurance Program.

Section 2. The City shall make contributions to the HSA and/or HRA accounts for all new full-time City employees on a prorated basis as set forth in Exhibit "A" attached hereto and incorporated herein by reference provided the employee is in compliance with all requirements of the City's Health Insurance Program.

Section 3. The Finance Officer/Tax Commissioner is hereby authorized to take any actions necessary to make said contributions.

Section 4. This Council hereby finds and determines that all formal actions relative to the passage of this Ordinance 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 5. This Ordinance shall take effect on the earliest date allowed by law.

Section 6. This Ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II(D)(3)(d) of the Charter, be effective immediately. The reason for the emergency is the immediate need to implement the program and authorize the contributions at the earliest possible date.

Passed this _____ day of _____, 2026.

President of Council

Attest:

Clerk of Council

Approved:

Mayor

Date

ORDINANCE NO. 32-2026
EXHIBIT A

CONTRIBUTION SCHEDULE FOR
FULL-TIME EMPLOYEES HEALTH ACCOUNTS

Current Full-Time Employees

Coverage Type	Contribution Amount
Single	\$1,000.00
Employee/Spouse	\$2,000.00
Employee/Child	\$2,000.00
Family	\$2,000.00

New Full-Time Employees as of August 1, 2026

Month Employed	Single Coverage Contribution Amount	Employee/Spouse, Employee/Child, or Family Coverage Contribution Amount
August	\$1,000.00	\$2,000.00
September	\$916.67	\$1,833.33
October	\$833.33	\$1,666.67
November	\$750.00	\$1,500.00
December	\$666.67	\$1,333.33
January	\$583.33	\$1,166.67
February	\$500.00	\$1,000.00
March	\$416.67	\$833.33
April	\$333.33	\$666.67
May	\$250.00	\$500.00
June	\$166.67	\$333.33
July	\$83.33	\$166.67

ORDINANCE NO. 33-2026

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO A COOPERATION AGREEMENT WITH HAMILTON COUNTY, OHIO, PURSUANT TO THE PROVISIONS OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED, AND DECLARING AN EMERGENCY

WHEREAS, the Congress of the United States has enacted the Housing and Community Development Act of 1974 (the “Act”), which has as its primary objective the development of viable urban communities; and

WHEREAS, Hamilton County qualifies under the Act as an Urban County eligible to receive federal block grant funding for support of community development activities; and

WHEREAS, the Act provides for and encourages units of local government to enter into cooperation agreements with urban counties for purposes of undertaking essential community development and housing assistance activities; and

WHEREAS, the Council of the City of Springdale, Ohio, desires to enter into a Cooperation Agreement with Hamilton County for Program Years 2027, 2028, and 2029 of the Hamilton County Entitlement Program.

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

Section 1. The Mayor and City Administrator are hereby authorized to execute a Cooperation Agreement with Hamilton County, Ohio, for the Hamilton County Entitlement Program, Program Years 2027, 2028, and 2029 (the “Agreement”). A copy of the Agreement is attached as Exhibit A and incorporated herein by reference.

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.

Section 4. This ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II(D)(3)(d) of the Charter, be effective immediately. The reason for the emergency is to comply with the filing deadline established by the U.S. Department of Housing and Urban Development.

Passed this 15th day of July, 2026.

President of Council

Attest:

Clerk of Council

Approved:

Mayor

Date



COOPERATION AGREEMENT
for the
HAMILTON COUNTY ENTITLEMENT PROGRAM
Program Years 2027, 2028, 2029

This Agreement between the County of Hamilton, Ohio, hereinafter referred to as “County” and the _____ Ohio, hereinafter referred to as “City/Village”.

WITNESSETH:

WHEREAS, the Congress of the United States has enacted the Housing and Community Development Act of 1974, as amended, (hereinafter called the “Act”), which has as its primary objective, the development of viable urban communities, and whereby federal assistance will be provided for the support of community development activities which are directed toward the following specific objectives:

- 1) The elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally persons of low and moderate income;
- 2) The elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities;
- 3) The conservation and expansion of the Nation’s housing stock in order to provide a decent home and suitable living environment for all persons, but principally those of low and moderate income;
- 4) The expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for the development of viable urban communities;
- 5) A more rational utilization of land and other natural resources and the better arrangement of residential, commercial, industrial, recreation, and other needed activity centers;
- 6) The reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial deconcentration of housing opportunities for

persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods to attract persons of higher income;

- 7) The restoration and preservation of properties of special value for historic, architectural, or esthetic reasons;
- 8) The alleviation of physical and economic distress through the stimulation of private investment and downtown revitalization in Neighborhood Business Districts.

WHEREAS, both the City/Village and the County are desirous of entering into community development activities within Hamilton County, which are directed toward the above and specific objectives, and for that reason, desirous of seeking such federal funding as may be available to them pursuant to the Act; and

WHEREAS, the Act contemplates and encourages the joining together by agreement of counties and municipalities with populations less than 50,000, for the purpose of carrying out the objectives of the Act;

WHEREAS, municipalities and counties in Ohio have authority under Section 307.15 of the Ohio Revised Code (ORC) to enter into agreements whereby a Board of County Commissioners undertakes, and is authorized by the contracting City/Village, to exercise any power, perform any function, or render any service, on behalf of the City/Village which such City/Village may exercise, perform or render; and

WHEREAS, the City/Village and the County each have the authority to carry out the kinds of activities which are the objectives of the Act pursuant to Section 303.26 of the Ohio Revised Code, et Seq.; and

WHEREAS, the County has authority under Section 307.85(A) of the Ohio Revised Code to cooperate with other governmental agencies in operating any federal program enacted by the United States Congress; and

WHEREAS, the City/Village and the County have agreed that it is in the best interest of carrying out the objectives of the Act within Hamilton County that the City/Village and the County should join together in both the CDBG, ESG, and HOME Investment Partnership Programs.

IT IS AGREED BETWEEN PARTIES THAT:

1. This Agreement covers Program Years 2027, 2028, and 2029 from October 1, 2027 through September 30, 2030, of both the Community Development Block Grant (CDBG) Entitlement Program and the HOME Investment Partnership Program. By executing this Agreement and participating in the Hamilton County Programs, the City/Village

understands that it may not apply for grants under the Small Cities or State CDBG Program for fiscal years during the period in which it participates, and that it may receive a formula allocation under the HOME Program only through the urban county. Even if the urban county does not receive a HOME formula allocation, the participating unit of local government cannot form a HOME consortium with other local governments except for Hamilton County. The County shall also prepare and submit an application for “ESG” funds as they are made available. The City/Village may receive a formula allocation under the ESG Program only through the Urban County if funds become available.

2. The County shall prepare and submit an application to the Secretary of Housing and Urban Development for grants under the terms of the Housing and Community Development Act of 1974, as amended. These applications shall set forth a summary of a community development plan which identifies community development needs, demonstrates a comprehensive strategy for meeting those needs, and specifies both short and long term community development objectives, which have been developed in accordance with area wide development planning and national urban growth policies, and otherwise conforms with Section 104 of the Act. The community development plan described above shall hereinafter be called the “Plan”.
3. The City/Village may prepare applications of recommended projects and activities for community development within its boundaries, of which the activities and objectives must be in accordance with the objectives of the Act. These applications shall be submitted to the Hamilton County Department of Community & Economic Development, which will be the reviewing agency for all proposed activities and objectives to be included in the Plan. The Hamilton County Department of Community & Economic Development shall make recommendations to the Board of County Commissioners for the contents of the plan and for recommended priorities among these various projects and activities which may be submitted. Final approval of projects and activities to be included in the plan is the responsibility of the Board of County Commissioners. It is also understood between the parties that the County has the authority and responsibility to make decisions concerning the contents of the applications, and that the projects and activities for which approval and urban county formula funding is sought under these applications shall be in conformance with the purposes of the Act and the Plan.
4. If projects or activities with the City/Village are approved and funded, pursuant to the applications, the County will have the responsibility and authority for the overall implementation of the programs and for the proper use of the urban county formula funds and any and all program income generated from the expenditure of these funds in accordance with the requirements of the Act.
5. The County shall develop and maintain a uniform administrative procedure for the development of applications and the distribution of urban county formula funds. These procedures will of necessity reflect the requirements of the Secretary of Housing and Urban Development and the regulations which the secretary may develop for the distribution and expenditure of urban county formula funds.

6. The City/Village authorizes the County to do on behalf of the City/Village, in accordance with the conditions of this agreement, all things which the City/Village could do for itself in the making of the application for, and the expenditure of, urban county formula funds.
7. The City/Village and the County agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing.
8. Pursuant to 24 CFR 570.501 (b), the City/Village shall be subject to the same requirements as subrecipients, including the requirement of a written agreement, where applicable in accordance with 24 CFR 570.503.
9. If a City/Village is a subrecipient, it must inform the County of any income generated by the expenditure of CDBG funds and return such income to the County within thirty (30) days of its receipt, unless other specific arrangements have been negotiated and agreed to by the City/Village and the County. The City/Village shall maintain and supply such records and supporting documentation to the County to assure program income is being accurately reported and correctly expended. Any program income that is on hand or received subsequent to close out of the activity shall be paid to the County within thirty (30) days.
10. For any real property acquired or improved in whole or in part using CDBG funds, the City/Village agrees:
 - a) To notify the County within thirty (30) days of any proposed modification or change in the use of real property from that planned at the time of acquisition or improvement including disposition.
 - b) To reimburse the County in an amount equal to the current Fair Market Value (less any portion thereof attributable to expenditures of non-CDBG funds) of the property acquired or improved with CDBG funds that is sold or transferred for a use which does not qualify under CDBG regulations.
 - c) To return to the County (as provided in Section 8 and Section 9 above) all program income generated from the disposition, transfer, or rent of property acquired or improved with CDBG funds.
11. Both the County and City/Village agree to take all actions necessary to assure compliance with the urban county's certification under section 104(b) of Title I of the Housing and Community Development Act of 1974 and the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR part 1, and the Fair Housing Act, and the implementing regulations at 24 CFR part 100, and will affirmatively further fair housing.
12. Both the County and City/Village agree to comply with section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR part 6, which incorporates Section 504 of the Rehabilitation Act of 1973, and the

implementing regulations at 24 CFR part 8, Title II of the Americans with Disabilities Act, and the implementing regulations at 28 CFR part 35, the Age Discrimination Act of 1975, and the implementing regulation at 24 CFR part 146, Section 3 of the Housing and Urban Development Act of 1968, Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and the implementing regulations at 49 CFR Part 24, Section 104(d) of Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR Part 42 and other applicable laws.

13. Both the County and City/Village agree to affirmatively further fair housing. Further, no funding shall be made for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with the county's fair housing certification.
14. The City/Village agrees to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities.
15. The City/Village has adopted and is enforcing:
 - a) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
 - b) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions.
16. This agreement shall remain in effect for Program Years 2027, 2028, and 2029 and cannot be terminated, until CDBG, ESG, and HOME funds, as well as any program income received are expended, and the funded activities are completed, and that the county and participating unit of local government cannot terminate or withdraw from the cooperation agreement while it remains in effect, except if the County fails to qualify as an urban county or if the County does not receive a grant in any year of this period, in which cases this agreement is null and void.
17. Any amendments to the Housing and Community Development Act of 1974, as currently amended, necessitating a change to this agreement, shall be incorporated by a formal amendment to this agreement. Failure by either party to adopt an amendment incorporating all changes necessary to meet the requirements set forth in the Urban County Qualification Notice applicable for the year in which the next qualification is scheduled, shall automatically terminate the agreement following the expenditure of all CDBG funds allocated for use in the City/Village's jurisdiction, and that such failure to comply will void the automatic renewal of such qualification period.
18. This agreement shall be automatically renewed for one successive three-year qualification period unless either party exercised the option to terminate the agreement at the end of the urban county qualification period. If the City/Village fails to exercise that

option before the end of the urban county qualification period it will not have the opportunity to exercise that option until the end of the subsequent urban county qualification period. Such termination will be accepted only if it is submitted in writing before the end of each qualification period and a copy of that notice must be submitted to the HUD Columbus Field Office. Hamilton County will notify the City/Village by the date specified in HUD's Urban County Qualification Notice, of its right not to participate and to terminate the Agreement. City/Village and County agree to adopt any amendment to the agreement incorporating changes necessary to meet the requirements for cooperation agreements set forth in an Urban County Qualification Notice applicable for a subsequent three-year urban county qualification period, and to submit such amendment to HUD as provided in the urban county qualification notice, and that such failure to comply will void the automatic renewal for such qualification period.

19. The city/village may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

HAMILTON COUNTY:

President

Witness

Vice President

Member

CITY/VILLAGE: _____

Signature

Witness

Name

Title

LEGAL OPINION ATTACHED
and made part of this Agreement.

ORDINANCE NO. 34-2026

AN ORDINANCE AUTHORIZING THE CITY OF SPRINGDALE, OHIO TO ENTER INTO A THREE-YEAR LEASE-PURCHASE AGREEMENT BY AND BETWEEN HUNTINGTON PUBLIC CAPITAL CORPORATION AND THE CITY OF SPRINGDALE, OHIO IN A PRINCIPAL AMOUNT OF \$139,615.62 TO FINANCE THE PURCHASE OF A DUMP TRUCK FOR THE CITY OF SPRINGDALE AND AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY

WHEREAS, the City of Springdale, Ohio (the “City”) is a political subdivision of the State of Ohio (the “State”) and is duly organized and existing pursuant to the constitution and laws of the State; and

WHEREAS, pursuant to applicable law, the Council of the City of Springdale (the “Council”) is authorized to purchase, lease, acquire, and to encumber, real and personal property, including, without limitation, rights and interests in property, leases and easements necessary to the functions or operations of the City; and

WHEREAS, Council hereby finds and determines that the execution of one or more lease-purchase agreements including any and all exhibits thereto (the “Property Leases”) in the principal amount not exceeding \$139,615.62 (the “Principal Amount”) for the purpose of acquiring a 2026 Dump Truck together with all accessories thereto (the “Property”) and to be described more specifically in the Property Leases is appropriate and necessary to the functions and operations of the City; and

WHEREAS, Huntington Public Capital Corporation or an affiliate or related entity (the “Lessor”) is expected to act as the lessor under the Property Leases; and

WHEREAS, the City may pay certain capital expenditures in connection with the Property prior to its receipt of proceeds of the Property Leases (the “Lease Purchase Proceeds”) for such expenditures and such expenditures are not expected to exceed the Principal Amount; and

WHEREAS, The U.S. Treasury Department regulations do not allow the proceeds of a tax-exempt borrowing to be spent on working capital, and the City shall hereby declare its official intent to be reimbursed for any capital expenditures for Property from the Lease Purchase Proceeds.

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

Section 1. The Mayor and City Administrator, acting on behalf of the City, are hereby authorized to negotiate, enter into, execute, and deliver one or more Property Leases in a principal amount of \$139,615.62 payable over a period of three years at an effective interest rate of four and eighty-nine hundredths percent (4.89%) per annum in substantially the form set forth in the document presently before Council, which document is available for public inspection at the office of the Clerk of Council of the City. The Mayor and City Administrator acting on behalf of the City are hereby authorized to negotiate, enter into, execute, and deliver such other documents relating to the Property Leases (including, but not limited to, escrow agreements) as they deem necessary and appropriate. All other related contracts and agreements necessary and incidental to the Property Leases are hereby authorized.

Section 2. By a written instrument signed by the Mayor and City Administrator, the Mayor and City Administrator may designate specifically identified officers or employees of the City to execute and deliver agreements and documents relating to the Property Leases on behalf of the City.

Section 3. The aggregate principal amount of the Property Leases shall not exceed the Principal Amount and shall bear interest as set forth in the Property Leases and

the Property Leases shall contain such options to purchase or prepay by the City as set forth therein.

Section 4. The City’s obligations under the Property Leases shall be subject to annual appropriation or renewal by this Council as set forth in each Property Lease, and the City’s obligations under the Property Leases shall not constitute general obligations of the City or indebtedness under the Constitution or laws of the State. In addition, the funds necessary to meet the principal and/or interest payments under the Property Leases for the current fiscal year are hereby appropriated.

Section 5. Council anticipates that the City may pay certain capital expenditures in connection with the Property prior to the receipt of the Lease Purchase Proceeds for the Property. Council hereby declares the City’s official intent to use the Lease Purchase Proceeds to reimburse itself for Property expenditures. This section is adopted by Council for the purpose of establishing compliance with the requirements of Section 1.150-2 of Treasury Regulations. This Section does not bind the City to make any expenditure, incur any indebtedness, or proceed with the purchase of the Property.

Section 6. 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 7. This ordinance shall take effect on the earliest date allowed by law.

Section 8. This ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II(D)(3)(d) of the Charter, be effective immediately. The reason for the declaration of emergency is the immediate issuance of said lease obligation is required for the orderly and timely financing of the Property referred to herein including obtaining a favorable rate of interest.

Passed this 15th day of July, 2026

Attest:

President of Council

Clerk of Council

Approved:

Mayor

Date

CERTIFICATE

The undersigned Clerk of Council of the City of Springdale hereby certifies and attests that the undersigned has access to the official records of the Council of the City of Springdale, that the foregoing Ordinance No. 34-2026 was adopted by the Council of the City of Springdale at a meeting of Council, and that such Ordinance has not been amended or altered and is in full force and effect as of the date stated above.

Clerk of Council