

## City of Springdale Council

February 21, 2018

President of Council Vanover called Council to order on February 21, 2018.

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

Mrs. McNear provided the Invocation.

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

Mr. Parham: Council, we continue to move through the process of adding new employees. This evening we have a new employee in the Fire Department. At this point, I'm going to ask our Fire Chief, Chief Mike Hoffman to come forward and introduce our new employee.

Mr. Hoffman: Good Evening and thanks for having us again. As you may know, we had a vacancy in our full-time ranks at the Fire Department and we had a hiring process that had started sometime last year. We needed to fill that vacancy. We're very fortunate to have the gentleman to the left of me. His name is Benjamin Diesel. He has been assigned to Unit Two where that vacancy came from. He actually graduated from Anderson High School and when I was putting his bio together, I said, "Anderson High School? That's right next to where I graduated, Amelia High School. We had to have just missed each other." (Laughter from the audience) Well, what year did you graduate? He (Benjamin Diesel) said, "'08". I said, "I was 1983, but I guess if you had an eight in there, it was close." Ben is here with his mother and father and girlfriend and some other family members here to celebrate this great evening. Ben has his Firefighter Two Certification and also his Paramedic Certification. He got that from the University of Cincinnati just a few years ago. He has worked at Monroe Fire Department and West Chester Fire Department. He was hired toward the end of November of last year and we're very fortunate, because, as Mr. Parham has mentioned in the past, we've always looked to hire good people and Ben is definitely a good person and we're very fortunate to have him. At this time, Benjamin Diesel.

Mr. Diesel: Just wanted to thank everybody for the opportunity that has been afforded to me and to work for the City of Springdale full time. I just wanted to let you know I'm looking forward to continuing my education and spend a long and prosperous career here. So, thank you.

Mayor Webster: Ben, I'd just like to say, "Welcome to the City of Springdale". You've joined a great department as evidenced by the guys and girls standing in the back row back there. It's a great fraternity and I'm sure they welcomed you with open arms and we've heard nothing but good things about you. Welcome to the City. I understand you brought with you a \$600,000 vehicle today? Is that right?

Mr. Diesel: Yes, somebody brought it in for me when I left work, but there's a truck over there now for us.

Mayor Webster: So, the Chief was just telling me beforehand, he's even got a picture of it out there already in the trophy case. If you want to see what a \$600,000 set of wheels looks like, just go out and go across the street and look at it. I understand that it's ready to hit the street. Right Chief?

Chief Hoffman: Yes, we've got some training to do on it and a little bit more equipment to put on it. We want to make sure everything is right because the technology is a lot different than what we've had. We want to make sure that everybody is comfortable driving the vehicle and operating the vehicle in a safe manner. We're looking probably at the end of next month before we actually get it into service. We want to make sure everything is just right.

The minutes of the February 7, 2018 City Council meeting were considered.

Mrs. Emerson made a motion to adopt; Mr. Hawkins seconded. The minutes were adopted as published with seven affirmative votes.

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### Committee and Official Reports

#### Civil Service Commission

Mrs. Zimmerlin: Civil Service did not meet in February, however we did hold the test for Firefighter/Paramedic on February 10<sup>th</sup>. We had 108 applicants. Eighty people actually showed up to take the test. We are currently accepting applications for Patrol Officer to establish a list for hiring there. That closes on Thursday, March 1<sup>st</sup>.

#### Rules and Laws

Mrs. Emerson

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No report

#### Finance Committee

Mr. Hawkins: Finance Committee met on February 14<sup>th</sup>. All members were present. We had a couple of matters of discussion. We had discussion on the potential purchase of a bucket truck. The bucket truck, its total price would be \$131,280. Also had discussion on the purchase of a backhoe. The total price on that would be \$98,736. Finance Committee felt that it would be appropriate to make the purchases with regard to those two. The City has been going without those items for some time now and there's a significant need. Finance Committee also determined that it would be appropriate to not finance those, but just pay for those all at once and we would not have to pay for those items until they actually were to come in. It would be some time before that would take place. Finance Committee also discussed the addition of a part-time Administrative Assistant for the Building and Health Department. Finance Committee believes that it is also appropriate. Some of that comes to the additional duties that we have with two folks taking care of our minutes for Planning, BZA as well as Council and that takes them away from their normal duties. So, to be able to have somebody else there to help balance it out and manage the phones, manage people walking in, would be of great help and the other part of that is we don't want to mess with the way the minutes are going right now, because they are going so well. We don't want to bring somebody else in. Finance Committee thought that would be appropriate as well. The last item that we discussed was with regard to health insurance for part-time firefighters. We had a significant amount of discussion about this even back to when we went over the Budget and deemed it as appropriate to offer our part-time firefighters health insurance. Couple of reasons, you obviously with regard to some of the federal changes that have happened over the years, once you get past 30 hours, then you have to give them health insurance. The reality is that it's a great marketing tool to bring in part-time firefighters. Some of the part-time firefighters that we already have and Administration has already checked with would not even want it, but at the point that we offer it, they don't have to accept it, but they can work more hours. Which, makes our Fire Department a more attractive place for folks that are doing part-time firefighting. It was deemed that also would be an appropriate thing to move forward with. That concludes my report on the Finance Committee unless there's any additions or questions.

#### Planning Commission

Mrs. Sullivan-Wisecup: Planning Commission met on February 13<sup>th</sup> at 7:00 p.m. Speedy Signs came representing Home Front Nursing located 12124 Sheraton Lane. Requesting a lighted cabinet sign. They were voted down 5-2. It's located in a General Business sub area A in the corridor district. Right now, the rules are that they have to have channel letters in their signs and earth tones and they wanted to have a back-lighted sign and a cabinet and we just felt that wasn't appropriate. They had indicated they would be coming back with another plan and another application at a later date. Marsh Architects came representing Rooster's at 12120 Springfield Pike. They're going to be renovating and expanding to make that restaurant uniform with the others to help with branding and things like that through all the locations. They are going to be adding seasonal outdoor seating, as well and they're going to be kind of changing where the front door is and things like that. We did discuss with them several different things, including the lighting in the back of the restaurant. Anyone who has been at Rooster's at night knows that the back is very dark and we felt this needed to be looked at. They are going to look into that and make some changes. Their plans were passed with an affirmative 7-0 vote. Lempke Construction came representing Calvary Church at 11965 Kenn Road asking for a conditional use permit for the daycare at the old Temple Baptist Church. It was a Public Hearing. They said they would have about 77 students and 10-12 staff that they would only be operational during school hours which would be 8-4 Monday through Friday for the daycare as well as the school once it's in there. There were several questions asked about the shielding between the daycare and the community, the kind of fencing they were going to use, where the playground was going to be, and they really didn't have the plans

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Mrs. Sullivan-Wisecup (continued): available to show us what we needed and what we wanted to know. They said that they wanted the chance to give us what we needed to make a decision so they wouldn't be voted down based on not having the plans that we needed. They asked for a continuance and that was granted with a 7-0 vote and they will be back on March 13<sup>th</sup> and the Public Hearing will continue at that time. That concludes my report, if there's any questions or additions.

Board of Zoning Appeals

Mrs. Ghantous

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No report

Board of Health

Mrs. Emerson: The Board of Health met on February 8<sup>th</sup>. They discussed again the Spring Sports Camp; they continue to work on that. Public Health Accreditation; we are 55% complete on the domain documents. The goal is to be 70% complete on that by June 30<sup>th</sup>. They have two interns who are working towards Masters Degrees in Public Health. One is from Western Kentucky University and the other is from Wright State University. Medicaid Administrative Claiming; we have Springdale Health Department quarterly payment from them is expected in March and that's going to be for \$9,646. Another quarterly payment is expected in June and that's going to be for \$6,715. The Narcan Report for January was that they gave two doses. The Nurse's Report; Influenza Season; the CDC reports widespread flu. There were nearly 12,000 hospitalizations and 37 pediatric deaths as of the week of January 20<sup>th</sup>. Most often strains seen out there are H3N2 and the H1N2. The Latino Coalition of Southwest Ohio; the committee continues to meet monthly on the first Thursday morning of the month. The date for the Latino Expo in the Fall will be on Sunday, October 14<sup>th</sup>. Participation at the Heritage Hill Sports Camp on March 26<sup>th</sup>-29<sup>th</sup> is continuing to be planned. The mammogram van will be here at the Community Center April 6<sup>th</sup> from 1:30 p.m. to 3:30 p.m. The Children's Health Fair is scheduled to be Friday, May 18<sup>th</sup>. That concludes my report unless there's any questions.

Capital Improvements

Mrs. Emerson

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No report

O-K-I

Mr. Shroyer

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No report

Mayor's Report

Mayor Webster: All of us have been requested to attend a training session on open records and I'd just like to commend Mrs. Sullivan-Wisecup for finding this on-line training class. I think all of us were under the impression that we had to spend three hours on a Saturday or something in a classroom and thanks to Meghan, she found a website where you can go on-line, get your certificate, do it in increments; has like 13 different modules and you can do one at a time or however many you want. I drug this out over two days and I passed the test, by the way, at the end. Anyway, I would urge all of you; I think several members maybe have already done this and I think everyone has given their certificates to Derrick to maintain a file so I would urge the rest of you to take advantage of this. It's a heck of a lot better than sitting in a classroom for three hours and giving up part of your day. When you print off your certificate, you might want to consider letting Derrick maintain a file so we can present that to the Auditor's when they come in. Very briefly, once again I'd like to thank our Public Works Department on a fantastic job that they've done all winter long. Don't have any numbers for you on salt and so forth, but that'll be forthcoming when we're through with the winter. I'm sure we're probably going to have to do something that we haven't had to do for a couple of years and that's buy salt because there has been a good bit of salt put on our streets this year. Just a commentary here. I'm not sure if all of you have seen this or not. Two or three meetings ago, we had these young fellas in here from the Better Bus Coalition. They did a fantastic job. I think those guys are really dedicated to what they're doing and I thought they did a fantastic job with their presentation. It's so disturbing to pick up the paper in the last few days and see that SORTA has found \$8 million dollars. How in the hell, pardon my French, do you lose \$8 million dollars? I mean, if we ran the City like that, the State Auditor would close us up, plain and simple. How an organization can lose \$8 million dollars and then turn around and renew the contract for the Director and him a big salary bump. He's making over \$220,000 a year with a terrible transit system and a trolley system that doesn't work, the streetcar system doesn't work. Then they're going to come knocking on our door and want us to approve a sales tax or property tax increase to subsidize this mess. The only bright spot that I read this morning, was that the Business Coalition from downtown has all chipped in and they're going to do an

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Mayor Webster (continued): extensive audit of SORTA. Thank God. They need somebody from the outside to take a look at it and see what the devil is going on and maybe they'll turn up another \$8 million dollars and they won't be knocking on our door for a tax increase. That concludes my report.

Clerk of Council/Finance Director

Mrs. McNear: The General Fund report for receipts for year to date through January 31, 2018. Based on net receipts of \$18.907 million dollars, we have received \$1.515 million dollars and that's 8%. Those General Fund receipts are made up of the top five items of Earnings Tax, Real Estate Taxes, Paramedic Services, Mayor's Court, and Local Government Funds. That is a total of \$1.409 million dollars or 93% of the net receipts. Also, the Earnings Tax is \$1.278 million of that \$1.409 million so, as I've mentioned in other reports, that Earnings Tax is critical. The expenditures; our Net Expenditures Budget is \$18.834 million dollars. We have spent \$1.552 million dollars, that is also 8%. Our ending General Fund Balance as of January 31<sup>st</sup> is \$2.858 million dollars and that concludes my report. Thank you.

Administrator's Report

Mr. Parham: Council, I have a few items for you. I'll sort of "piggy back" on a couple the things from the Finance Committee Report by Mr. Hawkins. He spoke to you about the bucket truck and the backhoe and, because of a recommendation on the part of the Finance Committee, if it is acceptable to Council, we would ask for an ordinance to purchase a bucket truck for a total of \$125,280 off of the State bid process. We shared with you that the total cost is \$131,000; the additional \$6,000 is for the lighting upgrade that will be purchased through another vendor. In addition to the bucket truck, we have the backhoe. The backhoe cost is \$98,736. There is a trade-in of \$4,000 that's included as a part of that program. There is no trade-in as part of the bucket truck. Sorry, they didn't want our truck. There is an additional \$4,000 for the lighting package for the backhoe. So, again, if acceptable to Council, we would ask for an ordinance to also purchase a backhoe off of the State bid package and ask for those two pieces of legislation at the next meeting; the March 7<sup>th</sup> meeting.

Mayor Webster: I might add we'd also like to have the emergency clause on both of those ordinances.

Mr. Parham: In addition, Mr. Hawkins spoke about the health insurance for our part-time firefighters. What we would need to do in order to provide that opportunity, is an ordinance that would allow us to provide health insurance for our part-time firefighters and one of the requirements is that the individuals that choose to take advantage of that opportunity; as long as they're committed to working an average of 48 hours per week, then they would have the opportunity for the health insurance. You have to understand that they work 24 hours on and they have two days off, sorry about that. We would also like to have that legislation for the March 7<sup>th</sup> meeting.

The fourth item that came out of that meeting, Mr. Hawkins talked about the fact that our recommendation, and that was also acceptable to the Committee is that we, instead of financing the purchase of those two vehicles, the backhoe and the bucket truck, over a three-year period, which the 2018 budget represents us financing those two vehicles over a three-year period; where we would pay \$41,000 out of the Street Maintenance Fund (061) and another \$41,000 out of the Capital Improvement Fund for a total of \$82,000 each year, that we purchase the two outright. The cost to finance the two would come out to about \$246,000. If we purchase those two units outright, the cost is \$230,000. The Finance Committee agreed with us and because of that, we would need to have a Supplemental Appropriation Ordinance because we had not planned for that amount of a transfer into the Capital Improvement Fund from the General Fund as well as that purchase for those two items in 2018 outright. As Mr. Williams and I were preparing so that I can present this information to you this evening, one of the things we also recognized is that due to the fact that we're not going to, more than likely, sell the property for the hotel this year, we also then need to have a larger transfer to cover a number of other items that are already in the 2018 Budget. Instead of asking simply for the Appropriation Ordinance to include the difference of \$159,000, which is that \$230,000 minus the \$82,000, we would also ask for an additional \$650,000 to be transferred from the General Fund into the Capital Improvement Fund. The items that are identified there are things such as the Kemper Road Resurfacing Project, which we discussed with you during the budget process. That's about \$200,000, \$186,000 for construction; another \$14,000 for the engineering. About \$250,000 for the renovations and upgrade of the locker rooms at the

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Mr. Parham (continued): Police Facility and a number of other items that go along with that as well. In order that we would have the proper amount of funding in the Capital Improvement Fund, either we do it now, or we're going to find ourselves doing it on a repeated basis. I think it's easier if you do it all at once and then the next time we have to face any appropriations would be during the Budget season. Unless, we're lucky enough that the Fire Department will secure another one of those large grants. If that's acceptable to Council, then we'd like to have an Ordinance as well for that transaction.

President Vanover: So noted.

Mr. Parham: The other item I have for you is a bit of an update. At the last meeting, I talked to you about the Chesterdale Road project that the City of Sharonville is going to need to upgrade a water main. The last time that we reported to you, we were under the understanding that Water Works would engage in the water main upgrade in 2018. The City of Sharonville would come back in 2019 and resurface the road. Now we have learned that Water Works and the City of Sharonville have reached an agreement that Sharonville is going to bid out the entire project, and they're going to bid it out in 2018. This means the water main project would take place this year as well as the resurfacing. The main, itself, is pretty much on the Sharonville side of the road. Which means, in order for them to engage in that improvement, they're going to need to be in Springdale which is going to tear up the Springdale side of the road. We really don't want to have their road nice and shiny and our road torn up after the project. So very similar as the project on West Kemper Road where we partnered with the City of Forest Park, where we were the lead agency, Forest Park from Southland to Kenn Road was included and they simply reimbursed us at the end of the project. I would suggest that we consider, while we still need to have a meeting with Sharonville, that we consider partnering with them on that project this year. I think the funding is available under the (087) fund, which is the fund that took care of a lot of the major projects under our Comprehensive Capital Improvement Program that we engaged in last year more will occur this year. The estimated cost for our share of the Chesterdale project is somewhere around \$50,000. I'm not ready to ask for legislation at this point, but I just wanted to provide you with the information so, as we begin to move closer, we would then come to you and ask you to take some action or at least authorize us to enter into an agreement with them. With that, I think those are the only things I have and I will be happy to answer any questions you may have. Thank you sir.

### Law Director's Report

Mr. Forbes: Just two items tonight, both of which are litigation updates. You'll recall at the last Council meeting, Council authorized me to execute and submit an agreed entry in order to resolve a pending lawsuit. I just wanted to give you an update on that. The agreed entry has been finalized. Both sides have signed off on it and it has been submitted to the Court. At this point, we're just waiting for the judge to sign it and send it back to the Clerk's Office so that it gets docketed and that will conclude that matter. The other issue is one that we've been talking about for some time and that's about House Bill 49, centralized collection, the income tax issue. Just so that everybody remembers the City decided to join in a lawsuit along with 137, I think, other municipalities, which, by the way, in the months since then, has grown to more than 150 that were joined together. What we've talked about, if you remember, is that we're waiting for a decision on an injunction. If the injunction was granted, there was nothing that you needed to do. If the injunction was denied, there was a chance that you'd need to take some action to make some required changes to your Code. We found out today that the Judge issued his decision in that matter. Unfortunately, for the 150+ municipalities, he denied the preliminary injunction and then actually took the extra step in ruling on the case on the merits and ruled against all 150+ municipalities and in favor of the State. The short version is he said, "the collection provisions that were being challenged are constitutional and are allowed to stand". We got the decision today; and that's why when you came in tonight you see that Ordinance No. 13-2018 was at your seats. This is the legislation that we had already prepared just in case we need to take any action. Given that we got the decision today, it was timely in that we had a meeting tonight. At the appropriate time, I would suggest that you add that to the Agenda and consider it for action tonight. I'm sorry, yes, you should also know though that in talking with the attorneys that handled this matter on behalf of all the municipalities, they have already indicated that the next step will be to file an appeal with the Court of Appeals. That would be the 10<sup>th</sup> District Court of

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Mr. Forbes (continued): Appeals and they've indicated that what they will likely do is when they file that appeal, they're also going to file a motion to stay this trial court's decision so that it would kind of be a "time-out". That's okay. If that happens, that's good news. You'll note the legislation that we have prepared for tonight has a provision that says, "we're going to adopt these changes, under duress, because we've been coerced by the State to do it and in the event that any stay or any future injunction is issued or the Court ultimately throws out the whole State law, the same thing would happen to our ordinance". I would suggest you take action on it tonight, but with the understanding that if the case still goes the City's way, we can deal with that also.

President Vanover: Is there any objection to adding Ordinance No. 13-2018 to the Agenda?

Mrs. McNear: Don't we need a motion?

President Vanover: We will need a motion. Can I get a motion?

Mrs. Sullivan Wisecup made a motion to add Ordinance No. 13-2018 to the Agenda; Mr. Hawkins seconded. Motion was passes with seven affirmative votes.

### Engineer's Report

Mr. Shvegza: Starting off with the Beacon Hills Kenn Road Project. The pre-construction meeting was held on January 30<sup>th</sup> for that and they noted that the tentative schedule would be for the inlet construction work to begin by the end of February. Curb replacement work to begin in April, and pavement and resurfacing work to begin in September. The overall contract completion date is September 28<sup>th</sup>. On the Jake Sweeney Place Reconstruction project, the contract was awarded to Barrett Paving Materials at the January 17<sup>th</sup> Council meeting. We've had the pre-construction meeting which was held on February 9<sup>th</sup> and their tentative schedule is: start the project and essentially close the road and establish the detour in late May, complete installation of the new storm sewer in late June, complete removal of the existing roadway, basically remove the existing surface, and prepare it for paving, but doing that by mid-July. At such point, they'll be able to open the road to part with traffic July 27<sup>th</sup> and complete installation, curb and intermediate asphalt surface in early August, with completion of the final asphalt surface mid-August and project substantially completed by late August. The overall contract completion date on this project is September 10<sup>th</sup>. On the Glensprings Drive Repair/Resurfacing Project, legislation to award the contract to Adleta Construction in the amount of \$880,980.04 is before Council tonight. There was an error in the bid of RB Jergens, so they have withdrawn their bid. As far as the Cloverdale Area Resurfacing Project, one aspect that has been added as an alternate bid is the repair/resurfacing of the Municipal Building parking lot, so that has been added on. If that's a part of the project, the work would not be permitted to start until after the last day of the Springdale Elementary School and that would be May 31<sup>st</sup>. That would allow us to use the full parking facilities in that area. Currently, the project is out to bid. The schedule is for open bids February 28<sup>th</sup> hopefully to award the contract on March 21<sup>st</sup> and begin construction early April 2018. The Police Department roof replacement; there was an issue with a leak in one particular area. They did find that and corrected it. They are observing it now that we've had the opportunity to have some substantial rains, so I haven't heard anything to that case. They should be able to complete or close that project out. The West Kemper resurfacing project which is from Northland Boulevard to Jake Sweeney Place is scheduled to advertise for bid March 15<sup>th</sup>. Award contract April 18<sup>th</sup> and begin construction late May this year with completing construction late July this year. That concludes my report.

### Communications

Mrs. McNear: I do have one item from a resident this evening. From Daniel J. Mastrullo, 518 Lafayette Avenue, Springdale, Ohio, 45246. It is addressed to Clerk of Council Kathy McNear for reading at the February 21<sup>st</sup> 2018 City Council Meeting. It states, "As a long-time resident of Springdale, I watch all of the Council meetings on ICRC T.V. In this communication, I hope to bring this to the view of all residents for input and public record. The last few Council meetings I have noticed something that is very disappointing. A Council member by the name of Jeffery Anderson not wearing proper attire to show respect for the office in which he was voted to serve. In all the years of Springdale City Council, this is the

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Mrs. McNear (continued): first person I see looking like a bum in disrespect of the Council Chambers. Members of Council are all compensated for their time and should always dress suitable for their position. Maybe it's time to put in writing a dress code. I know most residents would be in favor of this after they thought enough to vote a person in office. Another item that Councilman Jeffery Anderson is guilty of is that he thinks his job or duty is to police every action taken in the City of Springdale. If the T's have been crossed or the I's dotted. He acts in a way that which he alone is above all others on Council and Administration. He fails to realize there are seven members of Council and each are equal and have the same rights. Having just one person like this on Council is no good. City Council's a team effort to carry out the mission of the City. A divider on Council is very much wrong. A divided unit is not a strong unit. No matter if you are a sports team, military, or City government. I hope this letter will open a few eyes and maybe improve things for all seven members of City Council. Sincerely, Mr. Daniel J. Mastrullo". That concludes the report for this evening.

Communications from the Audience - None

### Ordinances and Resolutions

#### ORDINANCE NO. 5-2018

AUTHORIZING THE MAYOR AND CLERK OF COUNCIL/FINANCE DIRECTOR TO EXECUTE AN AGREEMENT WITH THE CITY OF MONTGOMERY TO PROVIDE PRISONER CONFINEMENT

Mr. Hawkins made a motion to adopt; Mrs. Emerson seconded.

Ordinance No. 5-2018 passes with seven affirmative votes.

#### ORDINANCE NO. 6-2018

AMENDING THE ZONING MAP FOR THE PROPERTY AT 11345 CENTURY CIRCLE WEST CHANGING THE ZONING DISTRICT FROM GENERAL INDUSTRIAL (GI) TO PLANNED UNIT DEVELOPMENT (PUD) (VINEYARD MINISTRIES)

President Vanover: At this point we have a Public Hearing associated with this ordinance. So, I will open a public hearing. Anybody like to address Council either for or against on this issue, please come forward.

Ms. Roberts: Good Evening. I'm Monica Roberts, the Executive Director at The Healing Center. I just wanted to provide a little background for those of you who may not be familiar with who we are or what we do. We are a ministry of Vineyard Cincinnati Church. We have been operating as The Healing Center since 2008. We serve annually approximately 4,500 households, roughly 10% of whom reside in the City of Springdale. Our mission is to inspire hope, foster growth, meet needs, build relationships, and reflect God's love. As a practical demonstration of that, we offer over 34 unique services ranging from food assistance to job coaching to English as a Second Language, and many other services in between. In order to provide the kind of help for the whole person that we seek to provide, we are asking for a zoning change so that we can provide enhanced health services for individuals who require some kind of medical home. We see a number of folks who are uninsured and the University of Cincinnati School of Medicine would like to open a free clinic at The Healing Center. We would love to be able to partner with them in that and provide that kind of service to the citizens of Springdale and the surrounding area, so we are requesting a zoning change.

Mr. Shroyer made a motion to adopt; Mrs. Emerson seconded.

Ordinance No. 6-2018 passes with seven affirmative votes.

#### ORDINANCE NO. 7-2018

APPROVING THE PRELIMINARY DEVELOPMENT PLAN OF THE PROPERTY LOCATED AT 11345 CENTURY CIRCLE WEST (VINEYARD MINISTRIES)

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President Vanover: At this point we have a Public Hearing associated with this ordinance. So, I will open a public hearing. Anybody like to address Council either for or against on this issue, please come forward.

Ms. Roberts: Good Evening again. We do not plan to make any changes to the building.

Mr. Shroyer made a motion to adopt; Mrs. Sullivan-Wisecup seconded.

Ordinance No. 7-2018 passes with seven affirmative votes.

### ORDINANCE NO. 8-2018

APPROVING A MAJOR MODIFICATION TO THE PRELIMINARY TRANSITION DISTRICT DEVELOPMENT PLAN FOR 242 W. SHARON ROAD (THE HOUSING NETWORK OF HAMILTON COUNTY)

President Vanover: At this point we have a Public Hearing associated with this ordinance. So, I will open a public hearing. Anybody like to address Council either for or against on this issue, please come forward.

Ms. Gehm: Good Evening. My name is Gina Gehm. I'm the Executive Director of the Housing Network of Hamilton County. I'd like to take a minute and just describe a little bit about our organization and why we're at this site and what we're hoping to accomplish. The Housing Network of Hamilton County exists solely to provide affordable, quality accessible housing for individuals with disabilities. We do that largely through two contracts; one with Hamilton County DDS (Developmental Disabilities Services) and also with Clermont County in that area. We currently manage 57 buildings throughout Hamilton County. Twenty nine of which have significant accessibility features. We do have single-family homes, condos, duplexes, and small, multi-unit buildings. Our goal here is to meet the needs of the individuals with disabilities in creating this housing. We often acquire buildings and then make accessibility improvements. However, given the average age of housing in Hamilton County and the need to make those disability adjustments and then the recent passage of the international building code requiring sprinkler systems, that has become pretty cost ineffective. We also need to provide different housing solution for individuals with disabilities than we have in the past. There's a lot of individuals who desire or need to live independently. That's not very affordable out in the regular marketplace. As we searched for sites, this one seemed perfect because it was close to a bus line which allows us to get access service to that site. It's also close to Goodwill, where some of our individuals work. It's nice because it's in that transition district, so we already have multi-family around us in commercial and single family homes. It's also nice because the site is big enough for us to have buffer for our neighbors. It provides enough room for us to have adequate parking. We also think, from the City's perspective, that it would be a good use of the site, because we often have individuals who will work at that site as well and so that will be an opportunity to provide some income tax source. I don't know if you have any questions for me, but that's basically what we're looking to accomplish here.

Mrs. Emerson: I had one question. Do you already have the residents set up for these facilities at your building?

Mrs. Gehm: For this specific site?

Mrs. Emerson: Yes.

Mrs. Gehm: No, not at this time. Once we have the PUD approved, we'll be able to actually go and solidify the funding. This is part of a three sided development of 12 total units, so it'll be a little while before the site is developed and the individuals are identified.

Mrs. Emerson: Are these rented? Are they purchased?

Mrs. Gehm: They would be rented. We currently own all of the 57 sites that I talked about and rent all of them. We have a very strong maintenance-to-site ratio. Our maintenance individuals cover no more than 20 sites and we're in every single unit at least once a month. We very tightly manage our properties.

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Mrs. Emerson: Thank you.

Mayor Webster: Just a couple of questions. Looks like there is a lot of land behind the three buildings. Is that just going to be left for green space?

Mrs. Gehm: Yes.

Mayor Webster: I guess I've got a question maybe for Mrs. McBride. Could you explain to us exactly what we're here tonight? I look at the title of the ordinance and it says we're approving a major modification to the preliminary transition district. Are we creating spot zoning multi-family district here or is this still single family or what are we doing?

Mrs. McBride: That property actually has the transitional district overlay on it. That is a district that's been in place in the City since way before I was here. The transitional district acts very much as a PUD overlay in that it allows you to bring in other uses, but it also takes you through the same kind of process that the PUD district does in that you have to submit a preliminary development plan, it goes to Planning Commission, and then to Council, and then they have to come back and file a final development plan that gets reviewed and approved by Planning Commission. It treats modifications to an approved plan in the same manner that the PUD does. If it's a major change, as you may recall, there were office buildings that were originally approved for this property and the adjacent properties. So now to come in and do something different on that property, they have to go back through and do a major modification and that's why it's before Council this evening.

Mayor Webster: Okay, for them, at some future date, they'll expand this or build more of these units on that site, they would have to come back to the same process?

Mrs. McBride: They would have to come back through the same process.

Mayor Webster: So we're not granting any blanket approval on any of the other; just these four buildings.

Mrs. McBride: I'm assuming that the two members of Council who sit on Planning Commission would make the determination, staff would certainly recommend that if they wanted to do another four-units, that that would be a major change to the plan and it would come back to Council as part of that.

Mayor Webster: Alright. Thank you.

Mr. Hawkins: This is for the applicant. Not that I don't want to talk to you Mrs. McBride. The Mayor had asked the question and I think we talked about it in Planning Commission, but just wanted to make sure that it's known, and you heard from some residents at the Planning Commission that there were great concerns with regard to that property how it sort of dog-legs back behind another one of the other resident's homes that that part of the property is not disturbed.

Mrs. Gehm: Yes, and honestly even if that was a direction that we had planned to go, and it's not, it's not anything that is intended, part of the reason that we're doing four units and no more, why we started this process without planning to put more than four units on a site is that it really impact the ability of the individuals that live there to access some of the services. So, if I had five units on that site, it would impact their ability to live there and be supported in the way that we need them to be. We wouldn't be seeking that.

Mr. Hawkins: When was the property purchased?

Mrs. Gehm: Over the summer; I think August if I remember correctly.

Mr. Hawkins: So it was purchased prior to knowing if there was going to be an approval to change the zoning.

Mrs. Gehm: That's correct.

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Mr. Hawkins: Did you guys look at all around the corner on Springfield Pike. I know that's got a GB zoning, but did you look at that? I don't know if that's big enough.

Mrs. Gehm: At the time that I was looking, I was unable to find another site that was similarly sized. It was very important to us that we had enough room for parking. I'm not sure of what site you're talking about, but I felt like I turned over every rock in Hamilton County trying to find a site, but Hamilton County is so built up that it's very hard for us to find a site. So, I'm not sure, specifically, the site that you're talking about, but it did not come up in our searches.

Mr. Hawkins: Thank you.

Mr. Shroyer: From an accessibility standpoint, it looks like you've got plenty of room on your lot, but you're on a fairly busy street with, as far as I know, no sidewalks. Accessibility once you leave your property, I guess there's a bus route there. Do you anticipate at some point, after this is built out, a need for infrastructure updates for sidewalks for any public accessibility type of improvements?

Mrs. Gehm: I don't anticipate a need for it. Part of what is important to us is how close the nearest bus stop is. If the bus stop is within a certain distance, then we can actually get access services to that site; access buses. The proximity of the bus stop was important to us, but only because it allows us to get, not only, but in part because it allows us to get the access buses on the site to provide transportation. Some of the individuals that we serve, also have other transportation services associated with them. So, in the perfect world, there would be a sidewalk and that would be accessible to them, but given the population that we work with, it's not a major impediment because they have supports in place to ensure that transportation occurs.

Mr. Shroyer: So, the pick-up and drop off is going to occur on your property.

Mrs. Gehm: Yes. I think the picture you may see that there's kind of a circle there and that's part of why that circle is there. To try and make that access as easy as possible for transportation for the individuals there. I think you'll also note there's ten parking spaces which is more than what code would normally provide, but that's in part because we want to make sure that people as they are coming and leaving and getting the service that they need that there's not a lot of trouble with that kind of transportation on the site.

Mr. Shroyer: Alright. Thank you.

Mr. Hawkins: I just want to say I think what you guys are doing in terms of the housing network and making sure you're providing housing that has all the accessibilities that are needed and it's close by public transportation and everything is great. What I personally wrestle with is just making sure there's not an adverse impact on the residents that are close by there as it sits between two houses. I do want to state that what you guys are doing is noble and a good thing.

Mrs. Gehm: I do want to say that's obviously my position; critical for me as well. We strive to be the best neighbor possible. I will say that the one complaint; I don't get many complaints over the course of the year, but the one I get the most is about public street parking. I feel like, in that respect, this site is really well designed for that. I really only get a couple of complaints all year and most of them are really about that parking.

Mrs. Emerson: Either Mr. Hawkins or the applicant; what is the buffer distance between where these buildings are going to go and the housing that Mr. Hawkins is talking about. What is the distance? Do we know that?

Mrs. Gehm: I'm sorry. We don't have final drawings yet. I couldn't tell you with any certainty. I know it's got to be at least twice the distance that is required by Code, if not more. Our goal is really to make it as easy as possible on everyone around us.

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Mr. Hawkins: I could not tell you. I'd defer to Mrs. McBride and our Staff, but I don't know what it is.

Mrs. McBride: I would just add to that, the final setbacks will be determined with the final development plan which will go to Planning Commission. Staff felt that the setbacks that they were showing on the Preliminary Development Plan were sufficient. I don't have the exact number in my head. Again, we would be looking at that, reviewing it again as a part of the final development plan.

President Vanover: Just for note, just to the left of that last unit (referring to attachment with Ordinance No. 8-2018), there's a line and in between that, the distance is marked as nine feet and it looks like going to the corner is an equal distance. Ballpark, 18 feet. I didn't bring my architect scale tonight. Any other questions?

Mr. Anderson made a motion to adopt; Mrs. Ghantous seconded.

Ordinance No. 8-2018 passes with six affirmative votes and one opposing vote (Hawkins).

### ORDINANCE NO. 9-2018

APPROVING A MAJOR MODIFICATION TO THE PLANNED UNIT DEVELOPMENT AND PRELIMINARY DEVELOPMENT TO THE CASSINELLI SQUARE PUD FOR THE CONSTRUCTION OF A SMALL HOSPITAL

President Vanover: At this point we have a Public Hearing associated with this ordinance. So, I will open a public hearing. Anybody like to address Council either for or against on this issue, please come forward.

Mr. Kirkpatrick: Good Evening members of the Council. My name is Steven Kirkpatrick, I'm with Embree Asset Group and we are the developer for this neighborhood hospital. I wanted to talk a little bit about the details since it's a little bit unusual in that it is a hospital, fully licensed, but just fits in a much smaller box. Our hospital has two core functions; in-patient nursing as well as an emergency department. The in-patient nursing facility has eight beds. It does have the ability to keep patients overnight. Average length of stay would be between usually two and five days. We'd see people with ailments such as needing respiratory care, vital sign monitoring, perhaps end-of life hospice care as the need would arise. The emergency department is classified as a level four trauma center which is one of the lower levels of acute care. Kind of between the Urgent Care level and of course the more major emergencies. It is also supported by in-house laboratory services as well as some food service that's not prepared on site, but obviously, if you have patients overnight, then they need to be fed and properly cared for that way. It is always open as I said. It's employed by board-certified physicians and nurses and accredited by the center for Medicare and Medicaid services as well. I'm available for any questions if I can clarify anything further.

Mr. Shroyer: Have you developed this type of facility before or are you familiar with operating these types of facilities?

Mr. Kirkpatrick: We have been on the development side of these. We're not the operator, but we have developed other similar facilities in other markets.

Mr. Shroyer: I guess my question or concern goes to the percentage of when you advertise an emergency room or an emergency department, most folks don't know the difference between a level four or a level one trauma center. All they know is that it is an emergency department. My concern is percentage of treated and released as opposed to treated and transferred, which becomes a draw on the City services for those folks who go to an emergency room with a condition that's beyond a level four facility treatment and need to be transferred to a three or two or some other definitive care facility. Do we have any idea what that number is?

Mr. Kirkpatrick: I do not have those statistics. I will say the majority of our folks are either driven themselves or driven by a friend or family member and I would venture to guess

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Mr. Kirkpatrick (continued): that number is very low. They will take anybody and treat anybody of course who walks through the door with any level of emergency, but then will have to arrange for a transport obviously if it's something higher than we can provide, but our goal is to be very convenient, very close to the rooftops and the commercial centers near the higher traffic count areas in the retail corridors so that it is familiar and it is convenient and when seconds count, you're not minutes away.

Mr. Shroyer: I understand that, but our experience has been with even some of the smaller urgent care type facilities is that it creates an increase in run volume for our paramedic services that, yes people are driving themselves or being driven by family or friends, but once in your facility, your doctor is not going to let them walk back out if they have a condition that needs a more definitive level of treatment than what your facility can provide and at that point, it becomes a 911 call for our paramedic services to make that transfer to another facility. That occurs often enough with an urgent care facility when you put up a sign that says that you are a hospital with an emergency room, I'd be real interested in how many patients they expect to see through their emergency room in a 24 hour period and what percentage of those are going to be treated and released and what percentage will be treated and then need to be transferred to another facility.

Mr. Kirkpatrick: As I said, I don't have the exact numbers, but they do expect to see about 30-35 patients in a 24 hour period. That would be what they would consider very successful. In general, we haven't had the experience where many, a very low percentage have been transferred away. I just don't have the exact statistics.

Mr. Shroyer: I'm also assuming that they don't intend to have any ambulatory transfer capabilities of their own? An on-site ambulance or anything of that nature?

Mr. Kirkpatrick: That's correct. They'll have transfer agreements with, of course, the higher level facilities in the EMS network, but no, it will not, to my knowledge, will be having an ambulance stationed out all the time.

Mr. Shroyer: Alright. Thank you.

Mrs. Sullivan-Wisecup: This was addressed during our Planning Commission meeting when he first came and talked to us. From what I remember, it was basically said that this, if it was a situation like you're talking about, it would be no different than our urgent care or anything like that. It would be the same kind of situation where an ambulance would come in and take them someplace else just like any other kind of lower level care center where someone comes for something that's above what they're able to give, services wise. There didn't seem to be any kind of a problem with that with the City as far as I was understanding. Mr. Parham was there if he wants to address that. Basically, it was said that it was sort of like if it was an urgent care kind of situation, that there would be that 911 call and that they would do the appropriate call for what is needed for the patient. Obviously, ultimately, the patient's care is what's important, whether it has to go by an ambulance or whether a friend can drive them. That was the major thing; that they got where they needed to go for proper care.

President Vanover: Mr. Parham. Since you were "called out".

Mrs. Sullivan-Wisecup: Sorry

Mr. Parham: That's quite alright. Thank you. Mrs. Sullivan-Wisecup is correct. I was attending that meeting sitting in the audience and I did address the Planning Commission. I can think of two things: one is, on my cellular phone, I receive text messages whenever we have life squad or fire runs. There was concern at the Planning Commission whether or not they (the small hospital) would add more pressure to our life squads or runs, and that perhaps there's an abundance of calls we are receiving now. I don't see that many calls to Urgent Care, that's the first thought. However, the second thought is that, as Mr. Shroyer presents a different perspective as well in that the Urgent Care does not have a sign up that says they are an emergency hospital. Because of that, you may have a tendency of more individuals to look at this facility; think it is an emergency room that can handle the level of services that a Mercy, a Children's or some of these others are capable of handling and then stop at this location costing them perhaps some valuable time. I'm more so worried about the value of time as

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Mr. Parham (continued): opposed to the call-outs by our life squad. Part of me is saying, "Well, I guess the sooner they can begin to receive some sort of medical attention, perhaps the better", but it's far better that they are located in the proper location that can provide that service. Again with the Urgent Care, there's nothing out there that's going to attract an individual who's having an emergency to say, "I need to go to Urgent Care", but if there's a sign that sits out on this location that says this is an emergency room and a hospital, you may find individuals stopping at that location seeking the assistance, only to find that they are incapable of providing the level of service that is needed for that particular client.

Mayor Webster: Under what conditions would our squad take a patient here instead of taking them to Mercy or Bethesda or wherever they normally take them?

Mr. Parham: I can't identify a specific illness or injury, but there are times when I see a run, it is simply that the individual, it may be a more generic call out, needs assistance and that means our folks have to respond to that facility, to Urgent Care to retrieve that patient and take that patient to the hospital.

Mayor Webster: I'm talking about the first run; the pick-up of them off the street, the home, or whatever. What dictates what hospital that we're going to take that person to?

Mr. Parham: I think that we take them first of all to the closest hospital.

Mayor Webster: That's what I thought. Is this going to qualify now as the closest hospital?

Mr. Parham: I don't think this is going to qualify as the closest hospital. They take them to first of all, the closest hospital, second of all, if you as a patient say, "I'd rather not go to Mercy, I'd rather go to Bethesda", then based on the seriousness of it, they'll try to take you to Bethesda.

Mayor Webster: Okay, my primary question was is this going to be considered the closest hospital and if so, then I share Mr. Shroyer's comments about, okay, we drop them here, and then ten minutes later we've got another run to transport them from there to Bethesda or Mercy or wherever and I think that would be a real strain on the City's resources.

Mr. Parham: I think that they will identify what level of services that they are able to provide, correct?

Mr. Kirkpatrick: That is correct. Yes.

Mr. Parham: I believe, Mr. Shroyer will have a better knowledge of this, but it seems to me that the Department is aware of what level of service that they are able to provide, whether it's Mercy, whether it's Urgent Care, or whether it's, I guess these are rather new to the market. We should be knowledgeable as to what level of service they can provide. Can you recall that?

Mr. Shroyer: Yes, I would agree that we could be or should be knowledgeable and be able to make recommendations. I think probably part of the concern would be when the applicant indicates that they are a fully licensed hospital, although they are, by terms of trauma levels, a level four, they still are a fully licensed hospital, which makes them the same as Mercy, or Bethesda, or anybody else from our standpoint. I guess the issue that could arise is if the patient has a particular medical condition that requires a particular facility, then we are obligated to take them to that level of care. If the patient, if that's not the case, the patient has a cut that needs sutures, or some type of a non-life-threatening injury, we generally would ask what hospital do you want to go to. If the answer is this hospital, then I think if they are a fully licensed hospital, we would treat them the same as a request to go to any other hospital and make that transport to here at the patient's request.

Mayor Webster: But there's no protocol that says we have to take them there because it's closer?

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Mr. Shroyer: No. Well, no. With conditions.

Mr. Parham: It seems our employees would be able to assess the seriousness of the injury or the illness and make a determination whether or not this would be the appropriate place to take them based on the knowledge we have of this facility or we're going to run them to Mercy or wherever they then desire they would like to be treated.

Mr. Shroyer: Yes.

Mayor Webster: I guess I have another question. I guess you're still not in a position to identify who is going to be the operator of this facility. Is that right?

Mr. Kirkpatrick: Unfortunately, that is correct. Yes.

Mayor Webster: I don't recall us ever approving a business coming into the City without knowing who in the hell it is. I mean, are you just going around the country building these and hope that somebody moves into them?

Mr. Kirkpatrick: No. We know who the operator is; the operator has asked us not to disclose it at this time.

Mayor Webster: You know who the operator is; you just can't tell us at this time.

Mr. Kirkpatrick: That is correct. I wish I could.

Mayor Webster: Let me ask you a question. Would we recognize the name if you told us?

Mr. Kirkpatrick: I can say that you would.

Mayor Webster: I would?

Mr. Kirkpatrick: You would.

Mayor Webster: Okay. Thank you.

Mrs. Emerson: I have several questions. Have you guys set this type of system up elsewhere in the United States or Ohio? How much experience do you have in doing this?

Mr. Kirkpatrick: We have done this in other markets, specifically Kansas City and Indianapolis.

Mrs. Emerson: Kansas City and Indianapolis?

Mr. Kirkpatrick: Yes.

Mrs. Emerson: Okay. My other question is, "Why would I go there?" I've got Urgent Care, I have Bethesda North, and I have Mercy. So, why would I choose your facility over any of those? They're all within miles. Urgent Care is less than that from you guys; from where you're going to set up.

Mr. Kirkpatrick: That's a great question. I'd be happy to answer that. Urgent Care is: number one, they close at night, which is a lot of where the blur between an Urgent Care case and whether you want to wait until 8:00 or 9:00 when they open or if you want to get treated immediately, that's one reason. The other reason is low wait times; probably less than ten minutes on average, if any, and very high nurse and doctor to patient ratios. That's really the benefit that we provide and that our client will provide. Just being there, very accessible. Obviously, there's multiple options, but my past personal experiences in the emergency room have been for something where I needed stitches, and I waited for five hours because there are more severe cases coming at a Level One or a Level Two facility and I get placed in the waiting room and they say, "We'll call you when we're ready" and that's just the way it is

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Mr. Kirkpatrick (continued): because my case was not as severe as somebody else's. That's the kind of patients that we would be really aiming to get which are the ones that are waiting in the waiting rooms at the larger facilities.

Mrs. Emerson: A couple of things. I really question financially if this is going to make it with those bigger hospitals and Urgent Care down the street. Second of all, being a medical professional, I know which hospital I need to go to. I'm not sure we're doing residents benefits by setting up like Mr. Shroyer said and the Mayor had said about setting up the hospital that's marked emergency room, full accredited hospital and these residents and people close to us are going to go to those facilities not knowing any different and we lose a ton of time. If you're talking about a stroke or you're talking about a heart attack something like that, to go to your facility where you can't handle that, and you're talking about a normal layperson who doesn't know any different, I'm not sure that that benefits us. So it's a big concern.

Mr. Kirkpatrick: Sure, and I would argue that the initial care that one would get for a stroke or a heart attack or any kind of condition where time is very important, they're going to get that at this facility.

Mrs. Emerson: Yes, but you can't provide the ongoing care for those people. You're going to have a cardiac Cath lab? Are you going to be able if somebody is having a stemi or something like that, can you cardiac Cath them? No, you might be able to stabilize them, but then they'd have to be transferred again.

Mr. Kirkpatrick: That's correct.

Mrs. Emerson: So, that's all lost in time. That's all a time table. Strokes are time tables. They've got to be where the need to be. A lot of lay people don't know that. We're still trying to educate the people out there right now with CPR and things like that. So that's very concerning to me.

Mr. Kirkpatrick: You are correct. Our job would be to stabilize and then arrange for transport and they would not be transported until they were stabilized.

Mr. Parham: I was just scrolling through my text messages and unfortunately, on Valentine's Day, we did have a transport from Urgent Care for a possible heart attack. A question for the applicant. You indicated that your organization has built/created these types of facilities before. The unknown organization, have they operated one of these facilities before?

Mr. Kirkpatrick: Yes. We have other facilities that we've developed that they're being operated. I'm not sure if I understand the question.

Mr. Parham: Well, we know who you are. The group that we don't know, that you cannot reveal, they're going to be the ones who actually run the hospital?

Mr. Kirkpatrick: That is correct. Yes.

Mr. Parham: Are they running a hospital somewhere else currently?

Mr. Kirkpatrick: They are. It is somewhat complicated in these joint venture partnerships. Yes.

Mr. Parham: One of these facilities. I don't mean anything other than that. I mean one of these facilities.

Mr. Kirkpatrick: Yes.

Mr. Parham: Where is that location?

Mr. Kirkpatrick: The ones in Indianapolis and Kansas City.

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Mr. Parham: Okay. So they have experience in these?

Mr. Kirkpatrick: Yes. Oh yes.

Mr. Parham: How long have they been in existence do you know?

Mr. Kirkpatrick: I do not know specifically.

Mr. Parham: More than a year?

Mr. Kirkpatrick: Oh yes.

Mr. Parham: More than five years?

Mr. Kirkpatrick: Their experience goes beyond their company. They come from I suppose it's a newer company, but they do have many many years of experience in managing these types of facilities, staffing these facilities, and running these facilities.

Mr. Parham: Well, what I'm trying to get to is based on the concerns raised by Mrs. Emerson. The question really is whether or not this sort of facility would be not only successful monetarily, because I'm not really concerned about that, but successful in providing the services needed because it has occurred somewhere previously.

Mr. Kirkpatrick: Yes, we obviously believe it's going to be successful.

Mr. Parham: Has it been successful in another location?

Mr. Kirkpatrick: Yes.

Mr. Parham: For perhaps between one and three years?

Mr. Kirkpatrick: Yes.

Mr. Parham: Okay. Thank you.

Mr. Shroyer: On the other side of that equation, these facilities that are in operation, have they been in operation long enough to know if they're successful and if they're successful, do they grow? When we start out with a 17 bed hospital and emergency room, and it is successful, there's a lot of room for development over there. Do we at some point end up with a Mercy Hospital or Bethesda North or are these only designed to be what they are? They don't grow with success or they do?

Mr. Kirkpatrick: They do not. They are not designed to expand. There will be no additions for a second story or other locations. They are designed to be what they are; small hospitals. They intend to stay small for the entirety or perpetuity.

Mrs. McNear: Yes, I understand that you are the developer and not the operator, but I wondered if you had any information about the pay structure, so if you're looking at different levels according to insurance, you know normally you would go to your primary care physician first. If you had something beyond that, you might go to the Urgent Care which has deductibles and copayments of a little bit more than you would pay for your PCP, and then you have your option for your emergency room. Does your facility, your proposed facility fall somewhere equivalent to Urgent Care or somewhat above that, but lesser than what a hospital emergency care charges would be?

Mr. Kirkpatrick: No, it would be much more similar to what an emergency room visit would be. It is not trying to look like Urgent Care, but it is an emergency room visit and would be billed as such.

Mrs. McNear: Thank you.

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Mrs. Emerson: On these other areas in Kansas City and Indianapolis, are they located within twelve miles, two hospitals and an Urgent Care? So what's the locations of those successful hospitals?

Mr. Kirkpatrick: I can't speak to the location of the other hospitals.

Mrs. Emerson: Because that's going to make a big difference.

Mr. Kirkpatrick: Some of them are close, but they are in the retail and high traffic corridor areas, so they're not in what you would traditionally see as a hospital district or things of that nature. So it's very similar to what we're proposing here.

Mrs. Emerson: Are we looking at treating more like Medicaid, Medicare, those types. Is this what it's going to focus on? Those types of patients with insurance?

Mr. Kirkpatrick: I don't know that the focus is going to be there, but they will have of course the ability and the acceptance of those types of patients.

Mrs. Emerson: Then my other question to all of us up here and if this is not successful, and we build this hospital, what do we have? If it doesn't make it. We have a hospital that's a Sheraton.

Mr. Hawkins: I'm not worried about that. We used to have a movie theater. So, we've had a whole bunch of different things. The operator will worry about that working out. We had a lot of discussion on Planning Commission in terms of what the impact is going to be on our EMT's and what have you. We've got to remember that we still have mutual aid if there's a need. Obviously it's a concern. We spent a lot of time talking about the very issue of our fire being occupied going here, taking people to other places. The market is going to dictate what's going to happen with them. I'm personally not worried about us having a vacant building and that building is not going to be the size of the Sheraton. I don't think that's going to be an issue for us.

Mr. Parham: Very recently, the Economic Development Director, Christine Russell, shared an article with us that identified that you're seeing a lot more of these sort of smaller type hospitals that are going into retail centers, that are going into old malls, that are going into these sort of locations where they, in the past, you did not see these identified. If we just think about what's happened around the Greater Cincinnati area, you used to be able to ride along an interstate, and you would see the big "H" that told you there is a hospital nearby. Well, as you ride along the interstates these days, you don't see the "H", but you actually see the building. They're beginning to build these facilities and these structures right along the interstate for the visibility. They are building these into these old retail centers because it is surrounding where people are and it gives a faster quicker access to provide some level of service to those individuals who may have an event, who may have that possible heart attack that can get at least some sort of service of stabilization, and I don't have all the expertise and the knowledge on how I need to treat them further, but at least to be able to stabilize them. You are seeing that sort of trend occurring around, not only Greater Cincinnati, but around the country as well where they are putting these smaller hospital facilities in these type of areas; in more retail, more commercial areas than they were in the past.

Mrs. Sullivan-Wisecup: At the beginning of the school year this year, my daughter goes to Eastern Kentucky University in Richmond, Kentucky. She was in a car accident; someone hit them. There's this really big hospital there, there's an Urgent Care and there is one of these smaller hospitals. They brought her to the smaller hospital because all she needed was x-rays. They said if she went into the bigger hospital, somebody that was more major, she might be waiting there forever. They said that the Urgent Care might not have what she needs and so they sent her to one of these smaller hospitals and it was convenient for her, she was in and out really quick. It was nice. I knew right way that she wasn't going to die. For a parent, it was nice to have one of these facilities nearby. I'm assuming it's the same kind of thing as what she has down there because she said that it wasn't a big hospital and it wasn't an emergency. It wasn't like an Urgent Care, but it was called an emergency hospital. It was just really small and so I was kind of assuming when you came before

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Mrs. Sullivan-Wisecup (continued): Planning Commission that it was the same kind of a thing. Is that the kind of care that we are talking about and stuff that's stitches, x-rays, because I believe when you came to Planning Commission you said there would be x-rays and things like that. Do you have like CT scans, MRI's? Do you have anything like that you know that they are planning? What kind of services do you have?

Mr. Kirkpatrick: Yes, the Imaging Department does include CT and x-ray and then, of course, the ability, if we had someone that we needed to monitor, we'd keep them overnight. That's the goal is to get them in, get them seen, not have them sit in the waiting room. Get the treatment or the imaging they need and send them on and of course, the follow up with specialists or primary care physicians, not just sending them out the door and sending them a bill as well. So, there is some follow up to that, but the main goal is convenience and speed.

Mr. Shroyer: I'm kind of in need of some information from Mrs. McBride. Aside from the debate of whether they may or may not be successful; to me, it's their money, if they want to invest it if it works fine, if it doesn't, fine. My question is this entire PUD has a history of hoping that it would be what we would like to see it to be someday. We had a similar discussion with the property across the street when they were interested in changing from a motel/hotel to more a residential or assisted living facility that we had concerns about that type of occupancy in this district and what that may or may not do to the rest of the development of that district. Do we have that concern if we put this facility in here now? Do we have any feeling for whether it affects one direction or the other. The remainder of what we would hope to see the development of that district be?

Mrs. McBride: I don't think it would be detrimental to the balance of the PUD. They have over-parked it by our parking standards. They did submit parking information to us saying that the smaller type hospitals require more parking than an average hospital. From a parking standpoint, I don't think that would be a problem. In terms of obviously, it would still have to go through a final development plan approval from Planning Commission, but we would hope that we would make sure that the building was compatible, the landscaping was compatible, and so forth. From the land use itself as we were talking about just a little bit ago, what you're seeing is more the incorporation of different types of uses within retail centers. For example, 15 years ago we probably didn't see the Aspen Dental services in retail centers. They are now branching out and having medical clinics. Things like the "Little Clinics" in Kroger; you're seeing more integration of types of uses within what was traditionally retail areas. I think that these retail centers are really going to have to expand what they incorporate into their developments in order to survive, because there just aren't as many brick and mortar retailers anymore.

Mr. Shroyer: Do we see it as an asset? I think at some point there was some discussion of maybe some type of retail upscale residential combination in that area? Do we see that as a draw for the residential aspect if there's an on-site hospital?

Mrs. McBride: I guess, maybe if it was a senior community, maybe that would be seen as an asset. Mrs. Emerson is certainly much more versed in the medical end of it. I think having a different variety of services for our residents is typically a good thing.

Mr. Shroyer: Alright. Thank you.

Mr. Hawkins made a motion to adopt; Mr. Anderson seconded.

Ordinance No. 9-2018 passes with five affirmative votes and two opposing votes (Emerson, Shroyer).

### ORDINANCE NO. 10-2018

APPROVING A MAJOR MODIFICATION TO THE PLANNED UNIT DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN TO THE NORTHWEST BUSINESS CENTER PLANNED UNIT DEVELOPMENT (PUD) AT 325 PICTORIA DRIVE (FORMER BAHAMA BREEZE)

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President Vanover: At this point we have a Public Hearing associated with this ordinance. So, I will open a public hearing. Anybody like to address Council either for or against on this issue, please come forward.

Mr. Nagar: Good Evening everybody, my name is Devin Nagar. I am the President of Ora Management. To tell you a little bit about myself and my company. My partners and I, we develop, own, and manage very upscale hotels in the Cincinnati area. Some examples, I would like to give you are the Holiday Inn Express in Sharonville, the new Hyatt that is part of the Convention Center, the Hampton Inn and Suites, it's a brand new hotel over in Mason. The Homewood and Holiday Inn Express in Blue Ash and in Mason; so very successful. We've been in the hotel business for a very long time; for 20+ years. What I'm looking to do here in the City of Springdale, we have seen a demand for an upscale hotel and the location that we are looking to build this hotel is actually the Bahama Breeze which is on 325 Pictoria Drive. Looking to tear out and close that restaurant down and put the hotel right there so it's visible off the exit and along Route 4. To give you an idea, the reason why it's upscale is it's a Hilton brand. So, if you're familiar with Hilton brands, they are a very very good brand. This one in particular is called a Home2. It's an extended stay brand. It's all suites. With an extended stay, every room has a refrigerator, full kitchen, etc. My goal here is to change the current zoning, that is a, I believe it is zoned for a restaurant, to be able to accommodate a hotel.

President Vanover: Again, Council, this is a second reading, we can act this evening. What is your pleasure?

Mrs. Sullivan-Wisecup made a motion to adopt; Mrs. Emerson seconded.

Ordinance No. 10-2018 passes with seven affirmative votes.

### ORDINANCE NO. 12-2018

AUTHORIZING THE MAYOR AND CLERK OF COUNCIL/FINANCE DIRECTOR TO ENTER INTO A CONTRACT WITH ADLETA, INC. FOR THE GLENSPRINGS DRIVE REHABILITATION PROJECT AND DECLARING AN EMERGENCY

Mr. Hawkins made a motion to adopt; Mrs. Emerson seconded.

Ordinance No. 12-2018 passes with seven affirmative votes.

Mrs. McNear: I really don't want to read this. Not because of the length, but because of the content.

### ORDINANCE NO. 13-2018

TO AMEND THE CITY OF SPRINGDALE INCOME TAX CODE TO ADOPT SECTIONS 718.80 THROUGH 718.95 OF THE OHIO REVISED CODE AND DECLARING AN EMERGENCY

Mr. Hawkins made a motion to adopt; Mrs. Sullivan-Wisecup seconded.

Mrs. McNear: Just want to express my utter disgust that we are forced into this situation. Thank you.

President Vanover: Agreed.

Ordinance No. 13-2018 passes with seven affirmative votes.

### Old Business

Mr. Parham: Council, at the last meeting, I shared with you information relative to the Crescentville Road Improvement Project that is being requested by Butler County and asked the City of Springdale and the City of Sharonville to participate in the improvements. As I shared with you before, and some information is going to be new. The project would extend from approximately just to the east of the GEEAA Park as far east through the intersection of Crescentville and Chesterdale Road to the first street in Sharonville that's a northbound street. I think it's called International Way. I believe it is something of that nature. Those

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Mr. Parham (continued): are the limits on both sides of the street; on the north side as well as the southern side of the street. The project would entail drainage improvements, repaving, addition of curbs, addition of storm sewers and other improvements to the infrastructure in and around those limits. The plan is to submit an application for a Surface Transportation Program Grant or STP Grant. The STP Grant funds are typically 80% of the construction as well as 80% of the construction engineering. That was a part of the project for our Southbound Lane Addition.

The distribution relative to responsibility of cost of the project is a breakdown of 50% for Butler County. I think at the last meeting, I shared 33% for Springdale and 17% for Sharonville and it's actually 37% for Springdale, and 13% for Sharonville. The grant application deadline is June 1, 2018. The estimated cost, and again this is very preliminary, is \$4,850,000. If the group decides to move forward and is successful, the breakdown would be 80% of that \$4.85 million dollars in STP funds in the amount of \$3,880,000. The other 20% would be shared by the three jurisdictions, still with that formula of 50%, 37%, and 13%. Butler County's share for the construction would be \$485,000. Springdale's share for \$358,900 and Sharonville for \$126,100. If we then look at the construction engineering, I used 12% of the construction cost. It comes out to \$582,000, breaking that down again through the STP funds and the jurisdictions. STP funds of 80% comes out about \$465,600. The remaining \$116,400 divided among the three jurisdictions with Butler County at \$58,200, Springdale at \$43,068 and Sharonville at \$15,132. If we look at each communities share, if we're successful with the funding for \$4 plus million dollar project, Butler County's share would be \$543,200, Springdale's share would be \$402,000 and Sharonville \$141,000. What we discussed at the last meeting as I introduced the project to you is that the groups would like for Springdale to serve as the applicant for the STP funds. We need to let them know whether or not we have an interest of participating in the process. If so, then we need to start the process of getting the application completed and submitting the application for the STP funds. After that, we simply wait for the results. Again, the application is submitted in 2018. The construction is not anticipated to take place until 2022. With that, I'll try to answer any questions that you may have.

Mr. Anderson: After we met last time, I went back and looked at the traffic impact study that was done as part of the GEEAA Park. This is a road that will now be running right up against that development. I know in that traffic study they forecasted a 2% traffic increase year over year. When we're evaluating the impact on Crescentville and 747 as part of that redevelopment that's still being considered, my question is, as part of this work, is there anything that we need to do or evaluate or change based off of that. Is the changes to this road section affect our anticipated traffic use that we need to consider or is there any information there that we should look at?

Mr. Parham: All that is information that I would probably defer to our traffic engineer. Unless Don feels comfortable to provide you with that information. Just again, as a highlight, what this project would entail, probably the biggest part that I omitted, is that it would add westbound an additional lane, so thereby maintaining the current two lanes that the road has, one eastbound one, westbound, the current eastbound lane would remain in place. The existing westbound lane would become a turn lane. Then they would add a new westbound lane coming out of Sharonville heading west on Crescentville. Again, the specifics of the traffic study, I'm not sure that I can address those. I know sometimes I play attorney, I never really play an engineer, so I'd have to get the traffic engineer to address that specifically. I have to think that adding the ability of additional lanes would offer an opportunity for traffic to perhaps flow at a much smoother pace. I think in some instances, currently where you have a vehicle travelling eastbound on Crescentville and they may want to turn left, the traffic behind that vehicle is at a standstill and has to wait. With the addition of a new westbound lane, and the current westbound lane becomes the center turn lane, you can allow that vehicle to move over into the center and allow the continuous traffic to move to the east. Don, I don't know if you have anything that you want to try to add to his question.

Mr. Shvegza: I think the one other aspect of the project would be the inclusion of a signal there at Chesterdale and Crescentville. So, obviously, that opens up the efficiency of the roadway system and of course, at that point, once the final design is started, they would utilize the traffic numbers to do the final design for that.

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Mr. Anderson: Where is that traffic coming from I guess is part of the question. You know, if we're expanding that lane, the traffic direction I get and in the study they talked about there's some sensitivity for how to build the lanes based on the traffic that was expected. So it sounds like we need to go back and look at that and see if that's still true. I'm okay with that, but where's that traffic coming from for the new lane? Is this existing traffic that they're trying to flow better or are they anticipating more traffic coming from the Sharonville side to come through Springdale that will then run up against the GE Park traffic that we're talking about.

Mr. Parham: I think that the traffic is, as I pointed out last time, I think it's to address primarily the existing traffic that's coming, heading westbound. Again, when you're in Sharonville and you're heading westbound for a period of time, there are two lanes and those two lanes then narrow down to one lane before it actually gets to the corner of Chesterdale and Crescentville. What this would then do is allow them to continue that traffic into, I guess there's a turn lane. It would add that efficiency for them. One of the things that they talked about from the information that I was given through our staff, is to eliminate the bottleneck out of Sharonville. That's one of the reasons that Butler County said if we're going to start addressing the drainage issues, we need to also go back to the plan of adding that additional lane to head westbound and begin to clear up some of that. The traffic is already there. We're seeing a lot of traffic on Crescentville. We're not going to be nor have we been able to stop or limit that traffic on Crescentville. You have the facilities that's off of Mosteller, those trucks use that traffic. You have trucks coming off of 747 from the north or either from 275 that is using that Crescentville road as well.

Mr. Anderson: My concern is just about if that we're facilitating that traffic, do we need to now take that into account with what we're doing to GE Park. So, if it's the same traffic and they're not expecting new traffic, then it's already accounted for. It's just flowing a different pace. The traffic study didn't have a lot of flex room in the study that was done for additional traffic without making modifications to the signals. That was my concern. Obviously we're still early and we can talk about this later. I just wanted to raise that concern that I think the traffic study needs to be looked at if we're going to take advantage of additional flow or lane on that side.

Mr. Parham: I think Butler County right now, not knowing about our GEEAA development was looking to address their issue. We know about the GEEAA development and we have now shared that information with them as well. The fact with the development that we're talking about there with two buildings, that's 374,000 square feet and then three other buildings that's in excess of 150,000 square feet, we're going to add more traffic to the road. There will be more traffic heading eastbound and clearly will then be more traffic coming westbound that maybe turning into that site as opposed to the current traffic that's going away from that site. I think that the development definitely will have an impact on Crescentville road.

Mr. Anderson: My thinking was that it might deter some of that thru traffic if our section is busier anyway. We're going to take that away if we're going to expand the lanes. I don't expect answers on the traffic study tonight, I just wanted to make sure that that was brought up. That we look at what our GE Park plan does in light of this proposed change.

Mr. Hawkins: Butler County and Sharonville are committed to doing this regardless of what we are doing, correct?

Mr. Parham: I think they want us to participate. Now, if we do not participate, will they move forward? Is that part of your question?

Mr. Hawkins: Yes.

Mr. Parham: I don't know that they will. Again, as I talked about last time, they've asked us to take the lead with the application because if Butler County takes the lead with the application, the priority for this project falls. As long as one of the other jurisdictions are leading the way with it, then they can, however they do it, they find that they have the ability to contribute their share towards this project.

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Mr. Hawkins: Thank you.

Mayor Webster: Well I was going to make the point also that we are going to contribute to the traffic on that road with the development of the GE Park with all those buildings and the employees and customers coming and going and so forth. So, that's one reason why it needs to be done. There are improvements that need to be made that's set aside just on Crescentville Road and if we don't participate in this and try to get some help, then we're going to have to belly up to that totally on our own. If you stop and look at what they're proposing here, there's no reason why they couldn't go ahead and do it on their own. They're going to take what is now the westbound lane and they're going to make that the turn lane, so they're going to expand the road to the north. So, if they really want to do the project, and we don't want any part of it, then they could go ahead and do it themselves and then we'd be stuck with making the repairs to the eastbound lane totally on our own and have really no say on the whole project and I think that's a long term thing like Mr. Parham says. Construction is not going to start until 2022. By that time, I think GE Park will be at full boar hopefully and I think we're going to need some relief in that road system over there. Having said that, I'm sure there are people in Heritage Hill that are not going to be in favor of this, but you just have to look at the alternative. Do you want to just trucks backed up and the pollution and so forth and so on from traffic not moving or moving at a snail's pace throughout that subdivision.

Mr. Parham: The other information I just wanted to share with you as you recall from the last meeting we talked about, and again, these are all rough estimated numbers. We talked about our share, which is now a part of this project and if successful, our cost is about \$402,000. We have talked about before, the estimate for our share of this project without any funding is \$1.4 million dollars. We've not been very successful the last couple of years with receiving SCIP Funds or OPWC Funding. Unfortunately, a lot of that funding has gone to the City of Cincinnati and to County projects. What makes this opportunity possible is you are adding a lane. You are adding capacity, and the STP funding is for increasing capacity or adding lanes. If we are making only the improvements on Springdale side, there are no lanes being added. As a result, we cannot achieve this funds. So their participation is what is making these funds possible. One of the other things that they indicated is that they are also going to attempt, both jurisdictions, to put in an application for SCIP Funds both in Hamilton County as well as Butler County. So you may be able to receive some relief in that area as well.

Mayor Webster: I think the other thing to consider that all of these funding sources, if you make a multi-jurisdictional proposal, a request, it's looked upon much more favorably than just Springdale or Sharonville or Butler County alone. I think we've got that going for us. I feel pretty good about our ability to receive these funds.

President Vanover: Mr. Parham or Mr. Shvegza, currently there is a, if you're headed west on Crescentville Road, but you are east of the traffic light at the top of the hill at Tivoli. There is a turn lane that goes into that development over there. Are they going to maintain that turn lane there so, essentially, it becomes four lanes wide? Because it's three lanes wide right now with the inclusion of that turn lane.

Mr. Parham: I'm not familiar with that one, but I would doubt it.

Mr. Shvegza: As I recall, that would be just essentially to continue a third lane basically in through there. It wouldn't widen out additional at that point.

President Vanover: Okay. Council, the Administration is looking for direction. Is there interest to pursue? (Council members nodded in agreement).

Mr. Parham: Okay, we will then move with legislation to enter into an agreement with those jurisdictions and then we'll also start the process of completing the application. Thank you.

### New Business

Mr. Shroyer: I don't know if it's new or old business, but I would like to respond to Mr. Mastrullo's letter since he raised two issues that he thought Council should consider. One of those being a dress code. Which, I would not want to see us venture down that path. I don't

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Mr. Shroyer (continued): know that we would ever get to the end of that path. I don't think that attire has a great bearing on an individual's ability to conduct the City's business and there are seven council members here tonight. We, to this point, have successfully conducted the City's business and four of those Council members are not wearing ties. I don't believe that anybody's attire is inappropriate. I don't think anybody's attire here tonight is detrimental to our ability to conduct the City's business. I would not want to see us start down a path of telling folks what they should or should not wear to conduct the City's business. The other issue that he raised was, I think, whether or not an individual Council member should say, ask, or question specific things or whether any of those questions or indications would be perceived as, for lack of a better term, bullying or trying to point Council in a direction. I have never felt that from any Council member up here and certainly I think we were all elected to make our own decisions and as far as I've seen, we make our own decisions. The electors elected a voice. If they're not happy with what that voice says, then they have an opportunity to make another choice in two years or four years, so I don't want to leave his letter without a response, but my response would be, in both cases, that I disagree with his position on both of the issues. Thank you.

Mrs. McNear: Council, you have a copy in your packet of a transfer request for a liquor license. This is from Bistro's of Ohio and Kentucky, Inc. DBA TGI Friday's at 11340 Princeton Pike and Patio. This is again, a transfer only in name. It will be transferred to TGIR LLC dba TGIR LLC at the same address. The liquor license is for a D5-D6. A D5 is spirituous liquor for on-premises consumption. Only beer and wine and mixed beverages for an on-premises or off-premises in original sealed containers until 2:30 a.m. The D6 is sale of intoxicating liquor Sunday between the hours of 10:30 a.m. or 11:00 a.m. and midnight. Any questions, concerns with this?

President Vanover: My only question is has the City of the Administration been aware that we may have a new entity coming in?

Mr. Parham: Well, we're not sure. If you look at the document, it then says "safekeeping" and just on the 14<sup>th</sup> of February, the Police Chief sent an email and indicated that his perception is that this, and Mr. Forbes and I talked about this just before the meeting, it appears that maybe they are transferring it to this other group that the name is very similar, but they also appear to be putting it away in safekeeping and not activating it.

Mrs. McNear: Initially, I thought it was a typo. If there aren't any issues or concerns with this, I'll have it filed with the Department of Liquor Control. Thank you.

Mayor Webster: I'd sort of like to follow up on Mr. Shroyer's comment. I totally agree with Dan as far as us adopting a dress code. I'd hate to see us have to go down that path, but we're all adults here and we shouldn't have to do that. I think if you want to dress what you want to dress like, but then suffer the consequences of it. Then if you want to be taken seriously, then you show up in a serious manner. That's my own personal opinion. Thank you.

### Meetings and Announcements

Mrs. McNear: For elected officials, this is your monthly reminder that your 2017 Financial Disclosure Statements are due to the Ohio Ethics Commission by Tuesday, May 15<sup>th</sup>. Do not be late. They will fine you and they are serious about it. Thank you.

Mrs. Sullivan-Wisecup: March 13<sup>th</sup>, Planning Commission is meeting in these chambers at 7:00 p.m.

Mrs. Zimmerlin: Just a couple of announcements from the Rec Center for you. Registration is continuing for Youth Sports for Baseball, T-Ball, Girls Softball and Spring Soccer. You can contact the Community Center for more information. I know I've mentioned it many times before, but the AARP Tax Service is still available through April 6<sup>th</sup>, but you'll need to call the Community Center to set up an appointment. That is on Friday mornings. I also wanted to let you know that applications are being accepted for seasonal employment through the Parks and Rec Department. Opportunities are available for seasonal park maintenance, and lifeguard. Lifeguard certification is required, and pool gate keeper. Applications are also being accepted for part-time positions of customer service

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Mrs. Zimmerlin (continued): assistant and fitness instructor. Detailed information is posted on the City's website and applications are also available there if anyone is interested.

Mrs. Emerson: The Board of Health will meet on March 8<sup>th</sup> at 7:00 p.m. in the room adjacent to chambers.

Mr. Shroyer: Just a reminder. I believe this Saturday is the Cinema Horse Races which is a major annual fundraiser for the Youth Sports Program. I'm sure that they would appreciate anyone's support.

Mayor Webster: Doors open at 7:00 p.m. First race is at 8:00 p.m. Is that right Mrs. Sullivan-Wisecup?

Mrs. Sullivan-Wisecup: Yes. Eight dollars at the door. You can also purchase your tickets between now and Saturday at the Community Center for \$8. You must have your license when you come. I don't care if you're the Mayor of Springdale or if you're just anybody off the street, they will card you and we do have a liquor license that requires that everyone be carded on the way in. We do follow the rules. Thanks.

Communications from the Audience - None

Update on legislation still in development

Mr. Hawkins: As you review your Internal Memorandum, we had Item Number One which was addressed with Ordinance No. 8-2018; an Ordinance Approving a Major Modification to the Transition District Preliminary Development Plan at 242 West Sharon Road (The Housing Network of Hamilton County) which passed with a 6-1 vote. Item Number Two was addressed with Ordinance No. 9-2018; an Ordinance Approving a Major Modification to the Planned Unit Development and Preliminary Development Plan to the Cassinelli Square PUD at 11530 Princeton Pike for the Construction of a Small Hospital which passed with a 5-2 vote. Item Number Three which was addressed with Ordinance No. 6-2018; an Ordinance Amending the Zoning Map for the Property at 11345 Century Circle West Changing the Zoning District from General Industrial (GI) to a Planned Unit Development (PUD) (Vineyard Ministries) which passed with a 7-0 vote. Item Number Four which was addressed with Ordinance No. 7-2018; an Ordinance Approving the Preliminary Development Plan for the Property Located at 11345 Century Circle West to Permit a Variety of Uses (Vineyard Ministries) which passed with a 7-0 vote. Item Number Five which was addressed with Ordinance No. 10-2018; an Ordinance Approving a Major Modification to the Planned Unit Development and Preliminary Development Plan to the Northwest Business Center PUD at 325 Pictoria Drive for the Construction of a Hotel at the Former Bahama Breeze Restaurant which passed with a 7-0 vote. Item Number Six which was addressed with Ordinance No. 5-2018; an Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Execute an Agreement with the City of Montgomery to Provide Prisoner Confinement which passed with a 7-0 vote. Item Number Seven which was addressed with Ordinance No. 12-2018; an Ordinance Accepting the Bid, and Authorizing an Agreement with Adleta, Inc. for the Glensprings Drive Rehabilitation Project and Declaring an Emergency which passed with a 7-0 vote. We also had the introduction of Benjamin Diesel, the new firefighter and we had an item that was not in your Internal Memorandum, Ordinance No. 13-2018; to Amend the City of Springdale Income Tax Code to Adopt Sections 718.80 Through 718.95 of the Ohio Revised Code and Declaring an Emergency which passed with a 7-0 vote.

Recap of legislative items requested for next Council meeting

Mr. Hawkins: There is a request for an Ordinance for a bucket truck with declaring an emergency. An Ordinance for a backhoe with an emergency clause. An Ordinance for Health Insurance for part-time firefighters with an emergency clause. There is also a request for a Supplemental Appropriations Ordinance involving \$650,000 plus the cost of the backhoe and the bucket truck, also with an emergency clause. Legislation to enter into an agreement with Butler County and Sharonville to address the Crescentville Road project with an emergency clause.

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Mr. Parham: Just one correction. I guess I wasn't clear; my apologies. The appropriation ordinance is \$650,000 plus the \$159,000, so the number is going to be \$809,000.

Adjournment

Mr. Hawkins moved to adjourn. Mr. Anderson seconded the motion and Council adjourned at 9:17 p.m.

Respectfully submitted,

Kathy McNear  
Clerk of Council/Finance Director

Minutes Approved:  
Tom Vanover, President of Council

\_\_\_\_\_, 2018