

City of Springdale Council

September 4, 2019

President of Council Vanover called Council to order on August 21, 2019.

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

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

The minutes of the August 21, 2019 meeting were considered. Mr. Hawkins made a motion to accept the minutes; Mr. Anderson seconded. The minutes were approved with six affirmative votes. (Mrs. Ghantous was absent).

Communications

Mrs. McNear: I do have one from the Housing Network of Hamilton County. This is informing us that they are building three structures located on Werk Road, West Sharon Road in Springdale, and Cottonwood Drive in Springfield Township. We have the right to submit any comments regarding the proposal to this housing network. If we have any concerns, if you would like to see additional details, it will be on file in my office. That concludes Communications this evening. Thank you.

Communications from the Audience - None

Ordinances and Resolutions

Ordinance No. 24-2019

AN ORDINANCE REMOVING SECTION 153.460(C) AND AMENDING SECTIONS 153.253(C), 153.253(E) AND 153.600 OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGDALE, OHIO

President Vanover: With that reading, I will open a public hearing. First off, do we have a synopsis of what the ordinance is addressing? I know we do (Council). Does Administration or Joe (Braun) want to . . .

Mayor Webster: I think this came out of Planning Commission. Mr. Hawkins or Mrs. Sullivan-Wisecup do you want to . . .

Mr. Hawkins: We'd had some discussions. I believe this got sparked from, Mrs. Sullivan-Wisecup, can you correct me if I'm wrong, from we were going through the pet and storage place that's taking over where Staples used to be (Red Dog Day Care). With all the discussions we were having regarding electronic signage and signage by the highway that came up that, I believe part of that was, how they were able to work through some of the signs that they were requesting. So, it ended up kind of being, I think, a little bit of a loophole that initially was set there for the Tri-County Mall. Which, Tri-County Mall has not acted on since April of 2007 when that was first enacted. It was thought that it would be appropriate to get rid of that part of the section because we were doing it for the mall, and the mall is not using it. We don't want somebody else to come through and find a way to use it.

Mrs. Sullivan-Wisecup: This is also about 153.253(C) which was about the fabrication table. It's basically non-residential accessory uses of a conditional use of a GB, which is where we were talking about the sign. The other stuff was talking about fabrication in the General Business district. Basically saying we had different criteria for each thing and this one that says the fabrication in the General Business district had to have the criteria of "a maximum of 40% of the gross floor area of the business premise be used for fabrication, with the remaining 60% of the gross building area being used for showroom, sales and office." That "All fabrication is for the making of articles to be sold only at retail on the premises." That "All fabrication is to be conducted within a completely enclosed building." That it "Must be located a minimum of 300 feet from a Residential District." And, "Must not generate objectionable or hazardous elements such as smoke, odor, noise, vibration, water pollution or dust." It also has a definition under Section 153.600 of fabrication to say, "The assembly, alteration, processing, or treatment of a product. And it "does not include manufacturing or machine tooling."

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President Vanover: We're still in a public hearing. Is there anybody that would like to address this issue either for or against? (None)

Mr. Hawkins made a motion to adopt Ordinance No. 24-2019; Mrs. Sullivan-Wisecup seconded.

Ordinance No. 24-2019 passes with seven affirmative votes. (Mrs. Ghantous came in to the meeting after Council Roll Call)

Ordinance No. 29-2019

AN ORDINANCE AMENDING SECTIONS 152.33(B) AND 152.15 AND REMOVING 152.33(C) OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGDALE, OHIO

President Vanover: Okay, we've heard the reading; I'll open the public hearing.

Mr. Braun: As part of your public hearing, on behalf of staff, I can explain both Ordinance No. 29-2019 and Ordinance No. 30-2019. I will be happy to address them individually if you wish, but, I think they should be read in tandem. The history of this is that it was brought to Staff's attention that there were concerns by residents here in the City where, we did have one specific incident where someone had drained a swimming pool on to someone else's property and literally, the rush of water on to that property resulted in flooding to the individual's home. I contacted our Building Department and was surprised to learn that, while we had some protections in place, we did not have specific regulations that we felt, would adequately allow us to take action against that individual, in that particular instance, who may, have purposely done it. What it did is it undertook a more, I would call it, a thorough analysis of what regulations do we have for the flow of water generally when someone drains a swimming pool. Does it go into the street? Does it go into a ravine? Does it go into the water supply? We began to look at that and so both (Ordinance No.) 29-2019 and 30-2019 do a couple of things. Number one, we adopt it because we needed to. The most recent version of the City's Building Code and the International Building Code and the Building Code that we adopted no longer had the regulations that we previously had about swimming pools. So, in Ordinance No. 30-2019, we are adopting, as part of our Municipal Code, the old regulations regarding swimming pools that we have now updated to include these additional protections on drainage. Ordinance No. 29-2019 adds, and you'll see it repeatedly in the grading requirements, this phrase to prevent damage to adjoining properties. It never specifically outlined that. It talked about not flowing, but it didn't actually address that. The reason we did it is so that when damage is done, we can issue a citation against that individual, take and enforcement action, or, if it's something we anticipate happening, get some kind of injunction, or take some kind of relief to protect our residents. While we want everyone to have a pool, or to have a Jacuzzi, we also believe you should be able to enjoy it without injuring your neighbors. But, it also applies to the general drainage of water on your property as well. Meaning, if you have a pond, if you've got some kind of a flood in your basement, wherever you have an accumulation of water, you can't just pump it under your neighbor's property. That is the genesis of both Ordinance No. 29-2019 and Ordinance No. 30-2019. Together, that's what they do. So, I'm happy to answer any questions, but that's why it's before you and how it came to our attention.

Mr. Hawkins: So, these are both, in terms of enforcement, minor misdemeanors that people would be cited into Mayor's Court for? Or would they just be cited into Mayor's Court?

Mr. Braun: It would be cited into Mayor's Court, but I want to check on whether it's a minor misdemeanor. Yes, it is.

Mr. Hawkins: So, I think the ordinances are good and helpful in terms of protecting residents. I guess, my question would be particularly with the example of the pool. I don't know where things go in terms of consequences of significance. If it's something that's going to be an ongoing thing, I could see that. If we have folks that don't cut their grass, paint the fence, whatever. In this situation, if someone empties their pool, City is notified, that individual is cited; that damage is already done. Just an observation. I don't know in terms of enforcement how much teeth we get into that.

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Mr. Braun: In response to the Councilman's (Mr. Hawkins') comments, I would add a couple of things. Number one, this does not replace a civil action by that property owner. They would still have, there's actually a cause of action under Civil Law in Ohio for riparian water flow. I would also though point out that if the City were to issue a citation and prosecute someone, this would help a resident to be able to pursue a civil action by saying, "Well the City of Springdale cited them and they were found guilty for that water flow. Particularly if they're going to dispute, "Well, I didn't do it", or it could happen by cover of darkness, you wake up and suddenly you have flood in your neighbor's yard and they say, "I don't know how it happened". This would allow for that resident to have a piece of paper to be able to say, "The City found that they were in violation". I think it can be used proactively as well if it's ongoing. In the instance that it occurred, I think, and my memory may fail me and Councilmember Shroyer might be able to add some insight to that, but I think it was ongoing and we sent our inspector out there and they saw the drain and they were able to divert it into a street sewer. That did not prevent the damage from being done in that particular instance, but, with this mechanism, he could issue a citation on the spot and then testify, "I saw it happening". You're correct. It's not a magic wand, but at the same time, I think if a resident is going to face a dispute with their neighbor, that already causes a lot of heartache and our ability to demonstrate that we investigate and issue a citation could only help that resident.

Mr. Hawkins: With regard to Ordinance No. 30-2019, (Exhibit A), Section (A)(3), it references that "Such a discharge to a storm drainage system may not occur within 48 hours of the most recent application of chlorine to the pool water." I understand and appreciate it's to try and keep certain things out of our water system. Do we have a means to enforce that or check that?

Mr. Braun: Yes. That's an environmental requirement by the State of Ohio that's already in place. Unfortunately, we don't inspect before someone would do that. I think the only way we would have a check mechanism on that is if a neighbor were to report it. I'm familiar in my own neighborhood, I'm aware of an instance where someone was draining it and someone was concerned that maybe chemicals were going into the water supply, but even when the inspector came out, it's very difficult to know when that application occurred. I think some of that is there, I hate to say it, is a "feel good" thing. But, we would hope that people would self-monitor and not purposely pollute the water, but that is the purpose of it is obviously we don't want too much chlorine in our system, particularly the pool chlorine.

Mr. Hawkins: I know the EPA has the ability to check some of those things. I was just clarifying that it wouldn't be the Building Department. The Building Department doesn't have those resources.

Mr. Braun: I'm not aware of it. I think it would be an EPA issue. In a commercial pool, like if a Surf Cincinnati was here or something, that would be more practical probably. But, on residential pools, I don't know how long they take to drain, but I would think we probably don't get out there before they're drained.

President Vanover: With the Public Hearing still open, is there anybody else that would like to speak either for or against? (None)

Mr. Hawkins made a motion to adopt Ordinance No. 29-2019; Mrs. Sullivan-Wisecup seconded.

Ordinance No. 29-2019 passes with seven affirmative votes.

Ordinance No. 30-2019

AN ORDINANCE CREATING SECTION 152.38 OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGDALE, OHIO TO ADDRESS REGULATIONS FOR SWIMMING POOLS, SPAS AND HOT TUBS

President Vanover: With the reading, we will open the Public Hearing. Mr. Braun conveniently gave us a synopsis of this attached also to (Ordinance No.) 29. I'll open the floor; is there anybody that would like to address Council either for or against this ordinance? (None)

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Mrs. Emerson made a motion to adopt Ordinance No. 30-2010; Mrs. Sullivan-Wisecup seconded.

Ordinance No. 30-2019 passes with seven affirmative votes.

Ordinance No. 31-2019

AMENDING ORDINANCE NO. 20-2019 TO REVISE THE PAY TABLE FOR FULL-TIME PART-TIME AND SEASONAL EMPLOYEES, AND DECLARING AN EMERGENCY

Mr. Jones: The City Administration requests that this ordinance be removed from the agenda.

President Vanover: Council, I've had a request from the Administration that this be pulled from the agenda. I'll entertain a motion.

Mr. Hawkins made a motion to withdraw Ordinance No. 31-2019 from the agenda; Mrs. Emerson seconded the motion.

Motion to withdraw Ordinance No. 31-2019 from the agenda passes with seven affirmative votes.

Resolution No. R13-2019

APPROVING THE NECESSITY OF ACQUIRING, CONSTRUCTING, AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF SPRINGDALE, OHIO IN COOPERATION WITH THE SUBURBAN COMMUNITIES ENERGY SPECIAL IMPROVEMENT DISTRICT, AND DECLARING AN EMERGENCY

Mrs. Ghantous made a motion to adopt Resolution No. R13-2019; Mr. Anderson seconded the motion.

Mayor Webster: I would just like to say a few words on behalf of this resolution. We think this is a great benefit to our business community and, in this case, Princeton Properties, which, I'm assuming that's the corporate entity that houses Sheakley Group. We're very pleased to bring this forward to help these folks and with this \$700,000 improvement, and Mrs. Russell has been the one that has ushered this thing from its conception to the floor of Council here, I'd like to turn it over to someone that knows a lot more about this than I.

Mrs. Russell: First of all, thanks to Mrs. McNear for reading that. No matter how hard I try, whenever we are talking about TIF or Special Assessments, it's all needs to be in the legislation. We can't attach anything. I apologize in advance for that and the two others that are coming. (Laughter) I might just walk out this door before I get something thrown at me. So, here to introduce all three of these, as Joe (Braun) just did; speak once for multiples, we'll do the same thing on this. You may remember that a few months ago, I introduced the Property Assess Clean Energy program or PACE, as it's called. We discussed having Springdale join the suburban communities energy special improvement district along with our neighbors in Sharonville, Loveland, Deer Park, Symmes Township, and Sycamore Township. As a quick refresher, PACE is a financing tool the property owners can utilize to fund energy efficiency improvements at their property. The financing is provided by private lenders and is paid back through a special assessment process. Nothing in the PACE program obligates the City to pay those, nor does the City have to be responsible for any payments now in the future even in the case of a default. We are merely the organization that can affect this tool for our City. The driving factor for, as the Mayor mentioned, for Springdale to join this suburban communities ESID is that Sheakley is ready to move forward with an energy efficiency project using this PACE financing. They are looking at doing lighting upgrades, a new roof, and solar panels on their roof. That's a very exciting investment in their property. It should help them save money over the long term and energy costs. PACE financing allows them to pay back this financing over the life of the improvement, which is twenty years in this case. That is through special assessments on their property taxes. I want to briefly explain the three pieces of legislation that are before you tonight. The first is the resolution of necessity, the one Mrs. McNear just read. This legislation approves the petition that's been submitted by Sheakley and it adds that property to the suburban community's ESID. In addition, it declares the necessity of performing the project and using special assessments to repay the financing.

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Mrs. Russell (continued): The second is an ordinance and it's the ordinance to proceed. That states the City's intention is to enable the project to move forward using the special assessments. Similar, but takes that next step. The final is the ordinance that actually levies the special assessments and authorizes the City to enter into a cooperative agreement and a special assessment agreement that detail the responsibilities and actions of each of the parties in this program. One nuance that I want to point out that is contained in those agreements and those are not attached to your legislation because they're about 100 pages long, Joe (Braun) and I have read through them and are very comfortable with them. I want to point out one nuance in them though. These allow for the use of a third party to collect the special assessment instead of it just going to the County and then through the City. The benefit of this is two-fold. One is the lender will get their money more quickly than if they wait for the semi-annual payments through the County and secondly, is that Sheakley will avoid the fees that the County tax on to special assessment collections. However, in case the City is ever called on to participate in moving the money around for these special assessments, whether it's this project at some point in the future, or another PACE project that comes before us, we are going to go ahead and create a fund so that we're prepared in case we ever need to collect special assessments associated with this ESID. I wanted to particularly explain that; it's a little nuance. It'll be totally invisible to all of us, but it is something that's a little different, so I wanted to make sure to point that out to you. I want to pause for any questions and I also want to mention that Chris Jones, who is the PACE Financing Consultant with Bricker and Eckler and Joshua Hertzler who is the PACE Operations Manager for the Greater Cincinnati Energy Alliance are joining me here tonight in case there are any questions that I'm not able to answer.

Mr. Anderson: Just one comment to, I think, easy questions. I love that we're enabling energy efficient upgrades in Springdale. I think it's great that it gives businesses the opportunity to do these upgrades. I want to be clear that, unlike TIF's and special assessments, there is no giveaway or lost revenue that the City has in all of this. We're simply the one that's able to set it up for them. Is that correct?

Mrs. Russell: Exactly. That's exactly correct.

Mr. Anderson: Then, my second question is around that fund that's being set up. So, since it is going to be in our ledger, it will have a line item and will show up in our budget report. So, that will be public, so if there's money flowing in and out, people just need to understand that that's not really revenue for the City, it will just be flowing through our books. But, it will show up in our reports?

Mrs. Russell: It will and as long as that third party is doing the collection, my understanding is that will have a zero balance. We will only see money flowing in and out of it if the City becomes involved in collecting those. Again, that might be on a future ESID project that elects not to use this third party collection route. We're setting it up for now, but, also to support anything that might come in the future, so, you are correct.

Mr. Anderson: Thank you.

Mrs. Russell: The next steps, assuming these pass tonight, the near-term actions are that the City will enter into that cooperative agreement and that special assessment agreement. We will bring legislation to Council, likely at the next meeting to establish that fund that we just talked about and also to make appointments to those suburban community ESID board and I will bring more information about exactly what type of person and what the qualifications are to be appointed to that at that time. Concurrently, Sheakley will go ahead and close on that financing so that they can begin their project. Looking past those immediate actions, this now opens up the opportunity for PACE financing at any commercial property within the City of Springdale as new projects do come up in the future and submit those petitions to be included in the ESID, those will come to Council, just like this one has and we'll ask for your approval at that time. So, this is not a "carte blanche" approval of unlimited projects in the future; each project will come to you for your review and approval. That's all I have.

Mayor Webster: I think by establishing this process, it just gives Christine another arrow in her quiver here to recruit new businesses. It's a big deal. If you can take \$783,000 worth of improvements to your facility, and take 20 years to pay for it.

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Mr. Hertzler: There is an interest rate; it's not zero, but it is low in comparison.

President Vanover: Any further questions or discussion? (None)

Resolution No. R13-2019 passes with seven affirmative votes.

Ordinance No. 34-2019

DETERMINING TO PROCEED WITH THE ACQUISITION, CONSTRUCTION, AND IMPROVEMENT OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF SPRINGDALE, OHIO IN COOPERATION WITH THE SUBURBAN COMMUNITIES ENERGY SPECIAL IMPROVEMENT DISTRICT, AND DECLARING AN EMERGENCY

Mr. Hawkins: Based on the discussion that we just had with regard to all three ordinances, and how encompassing the Resolution R13-2019 was, I'd make a motion to read Ordinance No. 34-2019 by title only.

Mr. Hawkins made a motion to read Ordinance No. 34-2019 by title only; Mrs. Sullivan-Wisecup seconded the motion.

Motion to read Ordinance No. 34-2019 by title only passes with seven affirmative votes.

Mrs. Sullivan-Wisecup made a motion to adopt Ordinance No. 34-2019; Mr. Hawkins seconded the motion.

Mr. Anderson: Just one comment. People may not be aware, you're welcome to request the full ordinance and read it at your leisure at any time. Just because we didn't read it here, it is still available. Thank you.

Ordinance No. 34-2019 passes with seven affirmative votes.

Ordinance No. 35-2019

LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF SPRINGDALE IN COOPERATION WITH THE SUBURBAN COMMUNITIES ENERGY SPECIAL IMPROVEMENT DISTRICT; AUTHORIZING AND APPROVING AN ENERGY PROJECT COOPERATIVE AGREEMENT; AUTHORIZING AND APPROVING A SPECIAL ASSESSMENT AGREEMENT; AND DECLARING AN EMERGENCY

Mrs. Sullivan-Wisecup made a motion to read Ordinance No. 35-2019 read by title only; Mrs. Emerson seconded the motion.

Motion to read Ordinance No. 35-2019 by title only passes with seven affirmative votes.

Mrs. Emerson made a motion to adopt Ordinance No. 35-2019; Mr. Hawkins seconded the motion.

Ordinance No. 35-2019 passes with seven affirmative votes.

Ordinance No. 36-2019

AUTHORIZING THE MAYOR AND CLERK OF COUNCIL/FINANCE DIRECTOR TO ENTER INTO A CONTRACT WITH CT CONSULTANTS, FOR DESIGN ENGINEERING SERVICES NECESSARY FOR THE BEACON HILLS SUBDIVISION STREETS MILLING AND RESURFACING PROJECT AND DECLARING AN EMERGENCY

Mr. Anderson made a motion to adopt Ordinance No. 36-2019; Mrs. Sullivan-Wisecup seconded the motion.

Ordinance No. 36-2019 passes with seven affirmative votes.

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Ordinance No. 37-2019

DECLARING CERTAIN CITY PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE CITY ADMINISTRATOR TO DISPOSE OF SAID SURPLUS PROPERTY AND DECLARING AN EMERGENCY

Mrs. Emerson made a motion to adopt Ordinance No. 37-2019; Mrs. Ghantous seconded the motion.

Mr. Anderson: Just one question on the equipment. I know in the past, especially with fire equipment and police, we've looked for other departments or communities that could use it. I notice in this list there was turnout gear and boots. Is this not equipment that other communities might be able to use?

Mr. Jones: It is being donated to other jurisdictions.

Mr. Anderson: Great. Thank you.

Mr. Hawkins: I assume, as such, our name is going to be taken off of it?

Mr. Jones: Absolutely.

Mr. Hawkins: Thank you.

Ordinance No. 37-2019 passes with seven affirmative votes.

Resolution No. 14-2019

A RESOLUTION AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT BETWEEN PRUS CONSTRUCTION, INC. AND THE CITY OF SPRINGDALE RELATED TO ROAD WORK PERFORMED IN THE BEACON HILLS SUBDIVISION

Mrs. Ghantous made a motion to adopt Resolution No. R14-2019; Mrs. Emerson seconded the motion.

Resolution No. R14-2019 passes with seven affirmative votes.

Old Business

Mr. Anderson: I just have one question and I think it's for Administration. In our meeting on August 21, 2019, when Ms. Speed was up here talking about future plans for the City, I believe Mayor Webster mentioned the bridge plan that we had been undertaking and had described it as "going to last a year and a half to two years before we complete the plan". I just wanted to make sure that we're on the same page with what is going on there. Does "complete the plan" mean "build the plan" or "having executed the plan"? We're not expecting to take two years to build the bridge plan, are we?

Mayor Webster: Up to two years was to get the comprehensive plan completed.

Mr. Anderson: So, that's to get the plan completed, but the bridge plan we don't expect that to take two years to build.

Mayor Webster: The bridge (plan) is just a way to get to the comprehensive plan. So, we're not building anything, except we're planning and we're laying out a road map to follow to achieve certain objectives which we talked about in the bridge meeting.

Mr. Anderson: And that's how I understood it. I had gotten questions is, "Is it going to take two years to build the bridge plan". And there was some confusion over that comment. As I understand it, we're working on a comprehensive plan. That may take one to two years. In the meanwhile, we will have a bridge plan and that's what we're working on in those other meetings.

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Mayor Webster: That's exactly right. I think that as we would go through this thing, there's going to be some "low-hanging fruit" that we can pick, if you will. I can't imagine it taking two years, but, that's the outside limit. We should be able to get this comprehensive plan in place a lot sooner than two years.

Mr. Anderson: I would love that. I was afraid that we might wait two years to do some of those things that we talked about, especially in those meetings.

Mayor Webster: No. As opportunities arise, as financing arises, we will act.

Mr. Anderson: Perfect. Thank you.

Mrs. Ghantous: I'm glad you brought that up. Because, there's been something on my mind since our last meeting. One of the things that came forward in the last bridge meeting, was about the need for bringing the community together. Someone was talking about making sure that the folks that come into the community that are renters are included. Jeff and I were on the same roundtable and we were saying that we felt like it would be good if it wasn't just directed toward renters. If there were more things to bring us together. I don't mean necessarily activities; just bringing in that feeling of community. So, then what Laura Speed was mentioning the other day at this meeting, about making sure that newcomers know some rules and then Mrs. McNear then brought up that shouldn't just be directed at the renters. Everybody that is moving into the City does not know what is expected of them. Those of us who have been living here a long time are a little bit annoyed that they don't know. That doesn't seem quite right to me. So, I had said that maybe we could give something to the new rentals, because the Building Department usually knows when people are moving in. But, I was thinking really what we need to do and what I don't think that we should wait. This is my idea of "low-hanging fruit", I suppose, would be to get something started like now. We have those nice "Welcome to Springdale" books. We need something, somebody smarter than I am, to develop something with the "Top Ten Rules" or something. The "Top Ten Things That Annoy Your Neighbors", and then I really think that the Council should be responsible for handing those out. In my dream world, we would split the City into seven equal sections, and that wouldn't be too big of a territory. And then, we, ourselves, would go hand out the packet, introduce ourselves; answer any questions that they might have. I don't want to wait for that. I don't think that that's a good idea. I think it's "low-hanging fruit"; it's cheap; it wouldn't put Staff out to any great extent, because we already have the great welcome booklet. We would just need what I keep calling the "Top Ten Rules", or whatever. I just wanted to throw that out and see if everybody else would be interested in that. So, in the past twelve months, about 130 homes have sold. So, that's owner-occupants, not that's not all owner-occupants; that's both; owner-occupant investments. But, if you think of 130 plus the tenants and we broke that into seven; I think that's manageable. I'm a busy person. I've got a lot going on, but I can manage that. So, how do you guys feel about it?

Mayor Webster: I think that's a great idea. I wanted to follow up on one suggestion you made last time that we put this list of common sense items together that we should give to people who are moving into the City. Well, I want to relay to you an incident that happened that I'm sure would have made this list. We had a resident up in Mr. Anderson's neighborhood, a few doors down from him that moved out of their house, left the refrigerator full of food, and beverages. The new tenant comes in, they don't want that smelly thing. They move it out to the curb; the day after the garbage man comes. Not that the garbage man would have taken this. This was a huge refrigerator. A double-door freezer and everything else. So, I get a call from one of Jeff's neighbors up there. "Mayor Webster, is there anything you could do?" So, I don't like to publicly say this, because we're not in that business, but we had our Public Works Department go up, clean this stupid thing out, take it down to Public Works and then we had Rumpke pick it up from there.

Mr. Jones: We paid to have Rumpke remove it.

Mayor Webster: We had to pay our workers and everything else. So, we put together a comprehensive invoice, which has a very generous administrative fee tacked on it and that will be submitted to the people that set the box out curbside and if they don't pay it, we'll get a

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Mayor Webster (continued): mechanic's lien and put it on their property tax. The resident told me what I was going to see, but I still couldn't believe it. I had my windows up in my car and I could still smell it.

Mr. Anderson: That was one of the things I was thinking about when I wanted to make sure we weren't going to wait. That "low-hanging fruit". I would welcome the opportunity to get that list. I make that effort in my smaller neighborhood to meet the residents as they move in. But, especially with all these rentals, I don't always know when they're turning over. I think having that Welcome Kit, just being friendly, I think that's the first step in building some of that community. Be it a renter or a long-term resident. I would want that "Top Ten Don'ts" to also include the "Top Ten Next Things to Do in Springdale" or, "Restaurants Not To Miss", or the next few events. So, I don't want to just say, "Hey, welcome to the neighborhood, don't you dare put your garbage out before 6:00 p.m., or I'm calling somebody". I think that's great though. But I think those are the kind of things that we talked about in that planning meeting and we need to build more of them, but, in the short-term I would welcome the opportunity to do that. I think that would be great. Thank you.

Mrs. Sullivan-Wisecup: I think it's a great idea. I think maybe the list could be called, "Things to Know When You Move to Springdale". Because some people don't know you can't leave your garbage cans in front of your garage. There's all kinds of rules that people might not know about that they don't know about until they get that letter from the Building Department or until somebody calls. I think it's nice to be pro-active and send that out and say, "Hey, before you get that letter from the City, here's some things you need to know when you move in here." I do like the idea of having upcoming things in the City. The hours of the Community Center, different things that we have going on. The youth sports sign up dates. Anything on there that's pro-Springdale, here's what we offer so it's not all, "Hey, cut your lawn.", but it still say, "Cut your lawn".

Mrs. McNear: Perhaps we can do a pictorial view of that, "What's wrong with that picture" and show somebody's front yard that has cars parked on it and grass that's this tall, just bring in a little bit of humor into it and not that just that we're trying to slap people around that it's a detriment to your neighborhood if you do these things. Just a little "tongue-in-cheek". Welcome to the neighborhood, but be kind to your neighbors. Thanks.

Mrs. Emerson: I think it's a wonderful idea. I think you're going to really struggle with limiting it to ten, because there's a lot more than ten items on there.

Mrs. Ghantous: I just made that up. It just can't be 400.

Mrs. Emerson: So, my tag on to that and I know in the bridge meeting we had discussed updating the website, media stuff. Those are things that we could also put on our website and say, "These are some of the common rules or regulations and ordinances that we ask our residents to abide by" or something to that effect. When we get to that point down the road where we're updating those things, but to start out with your idea is wonderful.

Mr. Anderson: So, how would we move forward? Obviously, we can still talk about it here, but is this the type of thing where we could build a temporary committee to hash out the final details so we can execute it? I just don't want to have eight more meetings and then not have anything happen. I would love to have a focus group that would do it and then we start doing it. What are people's thoughts from moving to doing?

Mrs. McNear: I just think another thing that might be helpful, is that people move into a new place, they want to put their fingerprints on the houses too and they may want to build a deck right away, or they may want to put on new gutters or whatever the case may be. It would be nice if on that list we have a list of, "Here's what you need to get a permit for" and "Oh, by the way, it doesn't cost anything".

Mrs. Ghantous: I think some of that is in that Welcome Booklet.

Mrs. McNear: The things that the City can provide in guidance and, "Oh, by the way, don't forget to register with the City", so on, and so forth.

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President Vanover: Well, to answer Mr. Anderson, just so the forethought was in place, we actually have a subcommittee of Council, Public Relations, and I think that would fit right and Mrs. Sullivan-Wisecup and Mr. Shroyer we'll turn that over to you. I would, as far as the garbage stuff, one of the things that I'm seeing frequently is people not understanding that upholstery, mattresses, and all that stuff have to be wrapped before Rumpke will take it. Well, the refrigerators and freezers, you have to call on those, and actually the refrigerant has to be evacuated from it and there has to be a tag on the device before they'll touch it just because of EPA concerns on that.

Mayor Webster: I wasn't aware you had a standing committee there. I was going to suggest that we appoint a committee and the Administration would be more than happy to participate with that Council committee. I think there are a number of things that need to be done. Number one, we need to go back to the Welcome Packet and see how much of that we can salvage and what we need to do to embellish that to address all of the things that we talked about. Then, try and decide how we're going to identify these homes (court index, the Building Department) and there are several different ways that we have put in place to try to keep that document up to date as far as knowing when new people come into the community. There's the Building Department, the Tax Department, and the Rec Department. I think the Rec Department pulls all that together, as I recall. I know they get information from the Tax Department and the Building Department. This Committee needs to get plugged into that source.

Mrs. Emerson: I'd be more than delighted to help serve on there. I don't want to step on anybody's toes, but if you're looking for some help, I would love to help on that committee.

President Vanover: Well, I think with the committee assigned and they've been patiently waiting for something to do, we'll let them. And then, they can reach out to any of us for input, insight. I just always caution that "too many cooks spoil the soup". So, I think we've got the vehicle in place, let's work through that. If they need information or would like additional information, they can reach out to us individually, the Administration, I think that they should work closely with and luckily, we'll get this "low-hanging fruit" before it hits the ground.

Mrs. Russell: This is still under Old Business. The Mayor and Mr. Jones asked me to provide a status on the Springrose Meadows Infrastructure financing. I just want to report that we are continuing to investigate several financing mechanisms and do expect to come to the next regular Council meeting with more details and a recommendation.

New Business

Mrs. McNear: Council, you have two liquor licenses that I handed out to you. The first one, and I'm going to ask Mrs. Russell a question about this one after I introduce it. The first one we have is a transfer from the Noodle Shop at 11725 Princeton Pike to Productos Latinos at 401 West Kemper Road. This is a transfer for a D5 D6. D5 is "spirituous liquor for on premise consumption only, beer, wine and mixed beverages for on premise or off premise in the original sealed containers until 2:30 a.m." And then the D6 is "the sale of intoxicating liquor on Sunday, between the hours of 10:00 or 11:00 a.m. and midnight." Mrs. Russell, are you aware, is the Noodles and Company going out of business or just giving up their liquor license?

Mrs. Russell: I do not know the answer to that. That was the question that jumped in my mind too. I have not had time to investigate that yet, but I will for our next Council meeting.

Mrs. McNear: Great, thank you.

President Vanover: Well, another question that I had, Mrs. McNear, while we have Mrs. Russell there, is that the type is listed as a TREX, but my understanding was that TREX come in from other jurisdictions into ours, so, unless the Noodles one was a TREX to start with and once that shingle gets hung on it then it stays with it.

Mrs. Russell: I agree and in fact we have another one that is just a transfer of ownership for the same location. I would think that that would just be a transfer, but that's listed as a

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Mrs. Russell (continued): TREX also, so maybe I don't fully understand the difference or maybe it's a mistake. I can't explain that. I would've expected that to just be a transfer.

Mrs. McNear: In the meantime, we do have this transfer for the Noodle Shop to Productos Latinos. Any concerns?

Mr. Anderson: To be clear, it's not our job to police the type of transfer. We're just in a position where we get notified, and if we have an objection, because of any number of reasons, we would raise those, but be it the right filing or not, that's not for us to fix, we just want to understand it, correct?

President Vanover: Right.

Mr. Anderson: Thank you.

Mrs. McNear: Any concerns for this one? (None) I'll file the paperwork on that one. The second one we have is a transfer from ERJ Dining IV LLC dba Chili's Grill and Bar at 855 East Kemper Road and is being transferred to Brinker Restaurant Corporation, dba Chili's Grill and Bar at 855 East Kemper. You might recall, we had discussion on this a couple of meetings ago where the Chili's is a franchise and it was being repurchased by the corporation. So, that's the purpose of this transfer. This one is also a D5, D6. Any concerns with this one? (None) Alright, I'll file the paperwork on this one as well. Thank you.

Meetings and Announcements

Mrs. Emerson: The Board of Health will meet on September 12th at 7:00 in the conference room adjacent to here.

Mrs. Sullivan-Wisecup: Planning Commission will meet on September 10th at 7:00 p.m. in these chambers.

Mrs. Ghantous: Board of Zoning Appeals will meet on September 24th in the chambers here at 7:00 p.m.

Mrs. Russell: I also have another update. Just wanted to let everybody know that the CiTiRama festivities begin tomorrow at 10:30. At 10:30, there is a dedication ceremony, they're calling it or a ribbon cutting. Anybody is welcome to join that. The show officially opens on Saturday, September 7th at noon and it will go through September 15th, so the following Sunday. On Friday, September 13th, it is City of Springdale Day. So, all City employees, plus all residents of Springdale get a discounted admission to the show. It's \$3.00 off and we're planning to have different City Departments there during that day, fire apparatus, police cruiser, Parks and Rec, there to welcome residents and employees and do some demonstrations. Please come and enjoy it and I look forward to seeing everybody there.

Communications from the Audience

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None

Update on legislation still in development

Mr. Hawkins: As you review your Internal Memorandum, Item Number I was addressed with Ordinance No. 29-2019; An Ordinance Amending Sections 152.33(B) and 152.15 and Removing 152.33(C) of the Springdale Codified Ordinances of the City of Springdale, Ohio. That passed with a 7-0 vote. Item Number II was addressed with Ordinance No. 30-2019; An Ordinance Creating Section 152.38 of the Codified Ordinances of the City of Springdale, Ohio to Address Regulations for Swimming Pools, Spas, and Hot Tubs. That passed with a 7-0 vote. Item Number III was addressed with Ordinance No. 31-2019; Amending Ordinance No. 20-2019 to Revise the Pay Table for Full-Time, Part-Time, and Seasonal Employees, and Declaring an Emergency. That matter was withdrawn from the agenda with a 7-0 vote. Item Number IV was addressed with Ordinance No. 24-2019; An Ordinance Amending Various Sections of the Codified Ordinances of the City of Springdale, Ohio. That passed with a 7-0 vote. Item Number V was addressed with Resolution No. 13-2019; A Resolution Approving the Necessity of Acquiring, Constructing, and Improving Certain Public Improvements in the City of Springdale, Ohio in Cooperation with the Suburban Communities Energy Special Improvement District, and

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Mr. Hawkins (continued): Declaring an Emergency. That passed with a 7-0 vote. Item Number VI was addressed with Ordinance No. 34-2019; An Ordinance Determining to Proceed with the Acquisition, Construction, and Improvement of Certain Public Improvements in the City of Springdale, Ohio in Cooperation with the Suburban Communities Energy Special Improvement District, and Declaring an Emergency. That passed with a 7-0 vote. Item Number VII was addressed with Ordinance No. 35-2019; An Ordinance Levying Special Assessments for the Purpose of Acquiring, Constructing, and Improving Certain Public Improvements in the City of Springdale in Cooperation with the Suburban Communities Energy Special Improvement District, and Declaring an Emergency. That passed with a 7-0 vote. Item Number VIII was addressed with Resolution No. 14-2019; A Resolution Authorizing the Execution of a Settlement Agreement Between Prus Construction, Inc. and the City of Springdale Related to the Road Work Performed in the Beacon Hills Subdivision. That passed with a 7-0 vote. Item Number IX was addressed with Ordinance No. 36-2019; An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into a Contract with CT Consultants for the Design Engineering Services Necessary for the Beacon Hills Subdivision Streets Milling and Resurfacing Project and Declaring an Emergency. That passed with a 7-0 vote. Item Number X was addressed with Ordinance No. 37-2019; An Ordinance Declaring Certain City Property as Surplus Property and Authorizing the City Administrator to Dispose of Said Surplus Property and Declaring an Emergency. That passed with a 7-0 vote. All other items were forthcoming.

Recap of legislative items requested for next Council meeting

Mr. Hawkins: There is a request for An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into a Contract with CT Consultants for the Design Engineering Services Necessary for the East Kemper Road/CSX Bridge Repairs Project and Declaring an Emergency. That's all I have unless there's anything else from Council or the Administration.

Mr. Braun: I would point out that Mrs. Russell indicated that we're going to need a resolution making an appointment for the ESID and the creation of a fund for the funds, as Mr. Anderson pointed out, that will be flowing into the City. Both those will be forthcoming.

Adjournment

Mr. Hawkins made a motion to adjourn; Mrs. Emerson seconded the motion and Council adjourned at 8:22 p.m.

Respectfully submitted,

Kathy McNear
Clerk of Council/Finance Director

Minutes Approved:
Tom Vanover, President of Council

_____, 2019