

City of Springdale Council

November 17, 2021

President of Council Vanover called Council to order on November 17, 2021

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, Ramirez, Sullivan-Wisecup, and Vanover were present.

The minutes of the November 3, 2021 meeting were considered. Mrs. Emerson made a motion to accept the minutes; Mr. Hawkins seconded. The minutes were approved with seven affirmative votes.

Committee and Official Reports

Civil Service Commission

Mr. Coleman: Good evening Council. The Springdale Civil Service Commission did meet on November 4th, and the members of the Commission in attendance was myself and Michelle Darby. Also, present was Mr. Brian Uhl, Mr. Scott Williams, Miss Stephanie Morgan, and Miss Christina Ingle. There were several items on the agenda, and several pieces of correspondence as well. The first item that I wanted to report on has to do with the Fire Lieutenant promotional process. In moving forward with that, the assessment center for the promotional process was conducted on this past Thursday, November 11th at 9:00 a.m. here in the Municipal Building. There were four candidates participating in the assessment center process. That vacancy is moving forward, and, hopefully, the interviews will take place in a timely manner and we'll be able to fill that position. One of the items of correspondence that I wanted to bring to your attention was an item from Mr. Jones, the City Manager, to the Commission advising of the probationary period extension of Mr. Joe Parks, the Fire Lieutenant in the Springdale Fire Department. Things are moving so fast in the Fire Department that individuals were finding themselves being promoted and needing more time in the position in order to make sure that rules and regulations were being met and it seemed like the appropriate thing to, again, extend the probation and everybody was in agreement with that. The last item was an item from Mr. Brian Uhl informing the Commission that there are at least three firefighter vacancies in the foreseeable future, and, as a result, this is going to create an immediate need to put together a firefighter eligibility list. The problem is we're out of time because these individuals could be gone pretty quick, and we wouldn't have time to go through the process as far as the eligibility list, so, to accomplish this expeditiously, Mr. Uhl requested an exemption from Rule 4 of examinations, and Rule 7 appointments in the Civil Service Rules and Regulations to waive the entrance exam requirement in a non-precedent setting manner. Again, this will save us time, but the important thing is within the hiring process, it's going to require that all candidates to be certified coming in to submit their application; certified firefighter, certified paramedics. So, again, we'll have that information with those individuals making applications, and again, that should help to speed up the process. With that, it was motioned by Mrs. Darby to approve this timeline and to waive the written test on the non-precedent setting basis in order for us to move forward with getting some firefighters in here. That completes my report. Any questions?

President Vanover: I don't see any. Thank you sir.

Rules and Laws	Mrs. Emerson	-	No report
Finance Committee	Mr. Hawkins	-	No report

Planning Commission

Mrs. Sullivan-Wisecup: Planning Commission met on November 9th. We had six people present for the meeting. More on that to come at the end. We met at 6:00 p.m. and this was a different time than usual because we had decided on that time at the meeting before that. We had a Minor Development Plan at 120 Progress Place and that passed with a 6-0 vote. During the Chairman's Report, Mayor Webster came and spoke to us about changing back to the 7:00 p.m. time so that all of the different commissions would be meeting at the same. It just made more sense for everybody to be on the same kind of schedule, and that did pass

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Mrs. Sullivan-Wisecup (continued): with a 6-0 vote. We adjourned at about twenty until 7:00, which, at that point, Bob Diehl came in because he's been on commissions in the City for so long that everything always met at 7:00 p.m., that he had forgotten that we had voted to start at 6:00 p.m., so, it kind of went to the whole thing of keeping things the same as they always had been. He was walking in because everything always starts at 7:00 p.m., he had kind of forgotten that this was going to start at 6:00. The good thing is we are switched back to 7:00 p.m., so the next meeting will be at 7:00 p.m. again, and, so we will have Bob Diehl there. That concludes my report, unless you have anything to add Mr. Ramirez? (None) Thank you.

Board of Zoning Appeals

Mrs. Ghantous: The Board of Zoning Appeals met on October 26th. We only had one applicant, and that was the Oak Hills Cemetery located at 11200 Princeton Pike. They came because they are going to build a new maintenance building. They needed a lot of variances. One, two, three, four, five, six, seven variances. So, the first one was from Section 153.253(E)(20) to allow three accessory structures on the site where one was permitted. The next one was Section 153.253(E)(20)(b) to allow a storage structure and equipment accessory building to be located in the front yard where they are only permitted in the rear yard. Section 153.252(C) to allow an accessory or storage structure to exceed ten percent of the main building, or 750 square feet in the area, whichever was less. Section 153.302(J) to allow for a gravel chip seal drive parking lot, excuse me, yes, gravel chip seal parking lot where parking areas and drives are required to be asphalt or concrete. Section 153.253(10)(a) to allow outdoor storage in the front yard where it's only permitted in the side or rear yard. Section 153.253(10)(d) to allow for outdoor storage of vaults, soil storage area, fuel tanks, and propane tanks without screening. And Section 153.253(E)(10)(b) to allow outdoor storage, not to exceed 20 percent of the gross floor area of the principal building and not to exceed what was shown on the plan. And, all of those variances were approved unanimously. Jeff (Anderson) did I miss anything?

Mr. Anderson: No. Only that it's a unique situation being a cemetery, and a lot of the code doesn't really take into account the use. For example, like the storage and space. You know, they consider the core mausoleum the primary structure, even though it's very small on a huge lot. When, in practice, it doesn't really make sense in the cemetery. So, it sounds like a lot, but, it was netted out to one variance with seven or six components, and they were very accommodating to make it as minimal as possible and still maintain the intent of the code that didn't really account for that use. So, I think we felt comfortable with that, even though it sounds like a lot.

Mrs. Ghantous: Yes, so much of it just wasn't applicable in that use. And, that will conclude my report.

Board of Health

Mrs. Emerson: The Board of Health met on November 11th. For the Commissioner's Report, Ella Jergens is retiring from the Springdale Health Department on November 30th, following 18 years of dedicated service here. They are in the process right now of hiring a new Environmental Health Director. Since March of 2020, there have been 1,367 COVID-19 cases and 36 COVID-19 deaths in Springdale. For the Public Health Accreditation, they have kind of put that on hold. There's eight measures that they have to address and they're putting that on hold currently because of all the vaccinations and the boosters that are taking place now. They're going to readdress that in January of this coming year. The Medicaid Administrative Claiming. The Board of Health received \$9,301 for the September study time. The next study time will occur on December 12th through the 18th. For recent food program activity, Panda Express remains under construction. Five Guys Burgers is continuing to remodel. The Arby's which is going in the place of old Steak N shake on Princeton Pike; plans were approved and there's multiple requirements outlined. The Bully, which is the old Boulevard; they submitted plans and the initial walk through occurred on November 8th. We had three readings of regulations. R1-2021 dealt with fees for foods and services. R2-2021 dealt with fees for spas and swimming pools. And, R3-2021 dealt with fees for hotels and motels. That was the second reading of all three of those regulations. The third and final reading will happen on December 9th. For the Nurse's Report, we had four doses of Narcan given in October. Springdale Health Department is offering all three vaccines for boosters; Moderna, Pfizer, and Janssen (Johnson and Johnson). You can call the Health Department for times and dates of the clinic and the

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Mrs. Emerson (continued): booster clinic. They are giving flu vaccines, the initial vaccines for the COVID-19, and the booster vaccines. A little bit about the vaccines; to be eligible for the booster, you have to be 65 years or older at this time, or 18 years and older and live in a long-term care setting. Eighteen years and older who have underlying medical conditions, or 18 years and older who work or live in a high-risk setting. That is for the Moderna and the Pfizer booster. And, you have to be at least six months out from your initial vaccinations. For the Janssen, everybody is eligible for that, if you've had your first Janssen vaccine already. Anyone age 18 or older who have received the initial Johnson and Johnson vaccine, can get the second one, but it has to be at least two months following the initial dose. CDC has also passed the mix and match booster. So, eligible individuals may choose which vaccine they receive as a booster dose. Some people may want to stick with the same vaccine that they had given, and others may prefer to choose a different booster. That's all available at the Community Center. They're just asking that you call ahead and make an appointment and that you bring your vaccine card with you. That concludes my report unless there's any questions.

Capital Improvements

Mrs. Emerson

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No Report

O-K-I

Mr. Anderson: The OKI Executive Board did meet on November 10th, a day early due to Veteran's Day. I know people look forward to the traffic report. Just as a fair warning, this is the last one that you should expect to get for some time because OKI traffic studies have advised that they think this is the steady state now; the "new normal" if you like that phrase, at least for the foreseeable future. And, that remains what we've seen for the past three months. All traffic in the area is down about three percent; cars down about four percent, and trucks are up about 12 percent. The a.m. rush hour, which I thought was surprising, is still down about ten percent overall, which doesn't feel like that to me, but, that's what the numbers show. The other thing that's interesting is there was a presentation from OKI about a website that's available; oki.org/tree-for-me. It's a way that you can look to see what the environmental economic impact is of planting trees in your area, either as a community, or as an individual. It's a "wizzi wig" kind of dragon drop. You can find your address and then you can pick the type of tree down to what it is, you can see how big it will show up on the plot. It will overlay it on the auditor's site so you can see what it would look like if it's big, and then it gives you an idea of what that is in terms of impact for the nearby housing for cooling, water management; things like that. I thought it was neat. It's something they put together to help communities kind of build programs around just widespread tree planting, like the City of Cincinnati does if you live in that city, you can request trees from the park district every year. For like ten dollars, you get these nice oak trees. We don't have that here, but it's something to think about. But, if you're curious what a tree would do for your plot, how big it will grow, it's a nice site. It's at oki.org/tree-for-me. I thought that was interesting. The other thing too is we have more information coming back on surveys, I'm sorry, the census. Where Hamilton County was up about 3.5%, if you haven't seen the results of the latest census, Hamilton County grew substantially. About 29,000 folks got added to the County, which made it, I think, the second largest percentage or number gained for the State. So, people continued to move into the cities. Most of the collar suburbs have stayed relatively flat. The further outreach when you get in Clermont and that area tend to reduce, although Hamilton grew quite a bit also. So, I thought that was interesting, so I thought I'd share that. The one other thing to note, which we can talk about later, if it's more appropriate is we talked about committee assignments and placements; a number of them that are expiring, we are dealing with next month. The OKI one actually, is up for renewal too. I don't think that was on our list; they reminded me of that when I was there, so it's something else to add to our list is whatever that placement is going to be; we'll need to do that in December. That's it. Thanks.

President Vanover: Thank you.

Mayor's Report

Mayor Webster: I've got several items tonight. First off, Andy (Kuchta) is here to give you an update on the Comprehensive Plan, but I just wanted to tell you that I have postponed the public hearing from December (2021) in to January (2022). As the evening unfolds, you'll understand why I did that, and we'll talk about that in Executive Session, in Item Number 12. I had the pleasure of cutting the ribbon for the first full-service grocery store opening in the City

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Mayor Webster (continued): of Springdale in probably 30+ years, as Aldi's opened their doors to the public on October 28th. Things are going very well and they seem to be very happy here and I know there are a lot of happy shoppers to see a full service grocery store here in Springdale once again. We had an SOS (Springdale Offering Support) meeting this afternoon, and we had an update on where we stand as far as needy families, and the need is certainly there. We're looking for donors for about 30 families; 36 to be exact that have requested assistance that we do not have a sponsor to match them up with. So, if anyone out there would like to become involved with adopting a family, we'd love to hear from you. If you don't want to do that, and would like to make a cash contribution, we certainly have people that will take that money and go out and do the shopping for you, and so forth, and so on. So, just contact our Health Department at 346-5725. And, we also are looking for food. We've got about 30 drop boxes scattered throughout the City. In fact I see we've got one right out here in City Hall, and there's one down at the Police and Fire I believe have them also, and also at the Rec Center. The other item that we exposed you to at the last meeting was the December 4th Santa 5k, and we're going to follow that announcement up with a promo video and I think if you didn't fall in love with the program last week, there's something wrong with you after you see this video. (Showing of promotional video). Can I count everybody in? Seriously, that's great. That is Elizabeth Johnson's little daughter. I think she's two or three years old. I suspect that's who it was, but I verified it today, it was her daughter. Elizabeth (Johnson) is organizing this entire thing and is doing a marvelous job, so we're really looking forward to that and we hope to raise a few bucks for SOS in the process. A couple of other things have gone on in the last month. I've had the pleasure of serving on a Boys Scout Review Panel on October 27th. Springdale has a brand spanking new Eagle Scout and his name is Steven Higgins. His mom and dad and he live out on Observatory Avenue and a great young man. I was very pleased to serve on that panel. Also, just to mark your calendars, in addition to the Santa 5k on December 4th, on Monday, November 29th, out here in the rotunda, we're going to light the Christmas Tree. It's been an annual event for some time. This year, the Springdale Elementary School Choir will not be able to participate because of COVID-19, but we do have a choir coming from the middle school or the high school, but somewhere over in Princeton there's going to be a choir that's going to be here. We'll have music, we'll have treats, and so if you know any little kiddies, send them over because Santa will be here to meet them. Also, I'd like to request at this time three ordinances verifying or confirming my appointments to the Board of Health starting January 1st, 2022, and that's Scott Garrison, Carol Quinlan-Hall, and James Squires, and their terms expire 12-31-21, and so I'd like to request those three pieces of legislation for December 15th meeting. Don't forget our next Council meeting, December 1st is at 6:00 p.m., even though all other meetings are 7:00 p.m. (laughter), but we're going to break the rules here; 7:00 we have reservations at BJ's Brewhouse and I won't tell you what the "aka" is. Dinner at 7:00 p.m. and we've made reservations for 30 people. So, if you plan on bringing ten or 12, let me know, and I'll bump the number up. And, we also have a special Park and Recreation Commission meeting for November 30th at 7:00 p.m. down at the Community Center. I think that concludes my report. Thank you.

Clerk of Council/Finance Director

Mrs. McNear: The General Fund update through October 31st for receipts. Based on a net budget of \$22.941 million dollars, we have received \$20.745 million dollars, which is 91%. Those funds are made up of five general fund resources; Earnings Tax, Real Estate Taxes, Paramedic Services, Local Government Funds, and Mayor's Court for a total of \$19.570 million dollars, which is 94% of the receipts to date. For expenditures on a net budget of \$21.372 million dollars, we have spent \$16.427 million dollars, which is 74% of the budget. And, the General Fund through October 31, 2021 ending balance is \$6.928 million dollars and that concludes my report. Thank you.

Administrator's Report

Mr. Jones

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No Report

Law Director's Report

Mr. Braun: I have something to report to Council tonight. There was a hearing held on Monday before Judge Goering on a motion that I had filed on behalf of the City regarding the implement of sanctions against the individual that sued the City of Springdale earlier this year related to the annual goldfish event. And, I'm happy to report that, as a result of that hearing, Judge Goering did award sanctions in favor of the City of Springdale in the amount of \$3,000. So, that will be coming in to the City treasury and additionally, Judge Goering was rather

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Mr. Braun (continued): adamant about the fact that he was discouraging the individual that filed that suit from pursuing any other action like that in the future. And, indicated that the court system is not to be used to file frivolous suits against municipalities. As you're aware, other communities adjacent to us have had a problem with this in the past, and sanctions were also issued there, and so I was pleased to be able to report that Judge Goering followed suit and also awarded this. Those were ordered to be paid by the end of the month. So, I'll be giving those over to the Administration. That's all I have.

Engineer's Report

Mr. Riggs: I've just got a few items tonight. I'll begin with Community Center Reroofing Phase 2; work is about 90% complete. We're really just waiting on the skylights at this point. They're still in transit somewhere, but we're hoping to get them on sight by the end of the month and begin installation in December, but, it may be pushed until the beginning of next year before all work is complete. We've got the East Crescentville Improvement Project; we're still on track to go to bid in early January, so, Butler County is working with ODOT (Ohio Department of Transportation) to obtain final plan package approval. Northland Boulevard Reconstruction; preliminary right-of-way plans were submitted to ODOT on November 5th, and we're still on track to submit Stage 2 plans in early, or mid-February. The State Route 747 Curb Replacement Catch Basin Repair Project; we're looking to wrap up plans in February and go to bid sometime in March. The East Kemper Road Bridge/CSX Railroad Bridge Repair Project; we submitted final plans to CSX on November 10th, and we're still on track to have plans complete in December and go to bid in January of 2022. That concludes my report.

Comprehensive Plan

Mr. Kuchta: Thank you. As the Mayor mentioned, we're revising our schedule and pushing it out a little bit. We have a whole new series of dates penciled in. I'm just going to hit a few highlights. The folks that are on the Executive Steering Committee, which there are several of you up at the dais tonight, you should expect to receive a full draft plan, which is over 85% to 95% complete at this point from the consultants. You'll get the draft comprehensive plan around mid-December, and we're going to ask you to review those over the next few weeks; through the holidays, you'll a little bit of down time, and you can read through those at your leisure. We ask to get comments back right after the holidays. We're tentatively planning and we have a specific date, but I don't want to mention it until I've vetted it out, and made sure that there's no conflicts. But, for the public open house to be in mid-January, here in this building in the rotunda for several hours, and that entire week we're also going to have online opportunity for residents to review documents and provide comment forms that entire week as well. And, the plan will be finalized after those comments and that public open house has occurred, Executive Steering Committee will have one last meeting to review what will be the final draft plan in late January, and then the expectation is to have however many public hearings we need to have, the presentations in front the Council of the plan for adoption in February. That concludes my report.

Communications	-	None
Communications from the Audience	-	None

Ordinance and Resolutions

Ordinance No. 43-2021

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK OF COUNCIL/FINANCE DIRECTOR TO EXECUTE A COMMUNITY REINVESTMENT AGREEMENT WITH TRICON PROPERTIES LTD AND AMPAC PLASTICS, LLC RELATED TO THE EXPANSION OF MANUFACTURING FACILITIES LOCATED AT 12025 TRICON ROAD AND DECLARING AN EMERGENCY

Mrs. Emerson made a motion to adopt Ordinance No. 43-2021; Mr. Hawkins seconded.

Mr. Ramirez: Do we know the value of the tax exemption?

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Mr. Kuchta: The total value over the ten year term of the abatement would be \$259,000 over that life of that abatement if that \$2 million dollar increase in real property value actually is picked up by the County Auditor.

Mr. Ramirez: Thank you.

Ordinance No. 43-2021 passes with seven affirmative votes.

Resolution No. R16-2021

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY AND THE CITY OF SPRINGDALE POLICE DEPARTMENT RELATED TO PARTICIPATION IN THE HAMILTON COUNTY QUICK RESPONSE TEAM

Mrs. Sullivan-Wisecup made a motion to adopt Resolution No. R16-2021; Mrs. Emerson seconded.

Resolution No. R16-2021 passes with seven affirmative votes.

Old Business

Mr. Anderson: Sorry, on Old Business, can we get an update on the latest for the parking regulations we had talked about it I think now two months ago that an updated draft was coming for the rental car and I think that was going back to Rules and Laws.

Mr. Braun: Yes. I thought we updated that at the last meeting, but that was approved by Rules and Laws, but it is now going to Zoning, it's got to be approved by the Planning Commission because technically it's an amendment to the Zoning Code and then it's going to come to Council after they weigh in on it.

Mr. Anderson: Right. Was it at that last Planning (Commission) meeting, or will it be at the next one?

Mr. Braun: It's in the December meeting.

Mr. Anderson: It's in the December meeting. Okay, because I didn't hear it in the update, that's why I didn't know if it changed. Okay.

Mr. Braun: Alright.

Mr. Anderson: Thank you.

New Business - None

Executive Session Economic Development

Mrs. Emerson: Pursuant to the Charter I move to adjourn into Executive Session with the City Legal Counsel for the purpose of Economic Development.

Mrs. Sullivan-Wisecup: Second.

The motion to move to adjourn into an Executive Session for the purpose of an Economic Development matter passes with seven affirmative votes.

President Vanover: We will retire for Executive Session and I will also invite Councilman-Elect (Dan) Jacobs to join us.

Council departed chambers at 7:35 p.m. Council returned to chambers at 8:19 p.m.

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Meetings and Announcements

Mrs. Sullivan-Wisecup: Planning Commission will potentially have a special meeting on December 7th at 7:00 p.m., and we have our regular meeting on December 14th at 7:00 p.m.

Mrs. Ghantous: There will not be a Board of Zoning Appeals meeting this month because there were no applications.

Mrs. Emerson: The Board of Health will meet on December 9th at 7:00 p.m. in the conference room adjacent to here.

Mr. Anderson: I just wanted to extend a note of appreciation that I received from a couple of members in the community from the past Veteran's Day Ceremony that we had. I'm not sure if it was brought up. They appreciated the fact that we maintained it, specifically even though the weather was coming in and they appreciated that we were able to keep a solemn occasion and still recognize the veterans. So, I wanted to say, "Thank you". I know Public Works was out in the rain as they came in at the end of that ceremony, but it was still a powerful presentation and the speaker did a great job. Thank you for that.

Mayor Webster: Back to "Meetings and Announcements". Tentatively, we have a special Council meeting scheduled for December 22nd at 7:00 p.m. in these chambers.

Communications from the Audience - None

Update on legislation still in development

Mr. Hawkins: As you review your Internal Memorandum, Item Number I was addressed with Ordinance No. 43-2021; An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Execute a Community Reinvestment Agreement with Tricon Properties LTD and Ampac Plastics LLC Related to the Expansion of Manufacturing Facilities Located at 12021 Tricon Road and Declaring an Emergency. That passed with a 7-0 vote. Item Number II was addressed with Resolution No. R16-2021; A Resolution Authorizing the Execution of an Agreement between the Board of County Commissioners of Hamilton County and the City of Springdale Police Department Related to Participation in the Hamilton County Quick Response Team. That passed with a 7-0 vote.

Recap of legislative items requested for next Council meeting

Mr. Hawkins: With regard to that, there will be upcoming various resolutions confirming Mayoral and Council appointments to various boards, commissions, and committees including, but not limited to, the Board of Health, as well as Charter Revision, and Board of Zoning Appeals, because that term will end November 30th.

President Vanover: And Civil Service.

Adjournment

Mr. Hawkins made a motion to adjourn; Mrs. Sullivan-Wisecup seconded the motion and Council adjourned at 8:23 p.m.

Respectfully submitted,

Kathy McNear
Clerk of Council/Finance Director

Minutes Approved:
Tom Vanover, President of Council

_____, 2021