

# City of Springdale Council

December 15, 2021

President of Council Vanover called Council to order on December 15, 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, Ghantous, Hawkins, Jacobs, Ramirez, Sullivan-Wisecup, and Vanover were present.

The minutes of the November 17, 2021 meeting were considered. Mrs. Ghantous made a motion to accept the minutes; Mr. Hawkins seconded. The minutes were approved with six affirmative votes.

The minutes of the December 1, 2021 meeting were considered. Mrs. Ghantous 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. Uhl: I am subbing tonight for Mr. Coleman who had another obligation come up. In light of tonight's agenda, I'm going to keep it brief to the highlights of the Civil Service Commission meeting. We had a regular meeting on December 2<sup>nd</sup>. All three Commission members were present. Of note with that meeting, the firefighter hiring process is moving forward. We made a minor amendment to the timeline to speed up some interviews because there are some other agencies that are also looking for full-time firefighters, so we're hoping to get conditional offers out to these prospective candidates prior to some other agencies making their offers. There were six people who were able to compete for the firefighter agility test, and we have six interviews scheduled for next Monday, (December) the 20<sup>th</sup>. The firefighter lieutenant process has concluded. There were two individuals that were selected. We had an unexpected vacancy in the lieutenant process. One of the existing lieutenants stepped down, so it created a second position, so Josh Cook and Joe Hansen have been extended the opportunity to become fire lieutenants, and those will take effect on January 3<sup>rd</sup>. And that's the end of the report.

### Rules and Laws

Mrs. Ghantous - No report

### Finance Committee

Mr. Hawkins: The Finance Committee met on December 2<sup>nd</sup>. All members were present. We went through and reviewed the 2022 Budget that is before you all tonight, and we'll go into some deeper discussion at that time, but, I do want you to note that the Finance Committee did recommend the approval of the budget and will state that again, it's a easily digestible document; comprehensive, detailed, and appreciate the work that was put forth by Mr. Jones, Mr. Uhl, Mr. Williams, and most importantly, Stephanie (Morgan).

### Planning Commission

Mrs. Sullivan-Wisecup: We had two Planning Commission meetings. The first one was on December 7<sup>th</sup>. It was a special meeting for a Major Modification to a PUD at 11700 Princeton Pike, the Tri County Mall. David Wallace from Market Space Capital came and he gave a presentation for all of the many changes. I know that many of us up here were at that presentation, and that passed with a 7-0 vote. I look forward to him coming before us here at Council. Then, on December 14, 2021, yesterday, we had 12185 Princeton Pike, the Hooters came before us for a siding change, and that was tabled until the February meeting because he would be unable to come in January. The tabling was voted on with a 7-0 vote for the February meeting. 1145 Strategic Parkway, Sleep Number, came because their HVAC units on top of their roofs were visible from some views, and they were actually granted a variance because we found that it would be extremely expensive. They had plans to do a retention wall with a bunch of vegetation, trees, things like this, and it was suggested that through the staff that they had made a suggestion to grant a variance to allow them to just add different vegetation there because it would be such a great expense, and it would still be visible even with a retaining wall and things like that from certain views. It wouldn't really be worth it so that was voted on and

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Mrs. Sullivan-Wisecup (continued): granted with a 7-0 vote. Finally, we had 55 Progress Place; a Zone Map Amendment from Industrial to GB (General Business); that was voted 7-0 and that was for Quick Trip gas station. It used to be a doctor's office (Tri-Health) and they also had a development plan that was approved with a 7-0 vote and I am excited for that to come before Council as well. They do a lot of great things at Quick Trip and I'm excited for you guys to learn about it. I don't want to steal any of their thunder. They do amazing things for the community, and for everybody in general and I'm really looking forward to them coming and presenting for you guys.

Mr. Anderson: Just a question on the Sleep Number item. You had mentioned that Planning Commission had granted a variance. I've never heard of that being done through Planning (Commission). Was it a Minor Modification to the PUD and that's what was done? How do you do a variance inside of Planning (Commission)?

Mrs. Sullivan-Wisecup: That's what it was. It was a Minor Modification to the PUD.

Mr. Anderson: This was a Minor Modification to the PUD?

Mrs. Sullivan-Wisecup: Yes.

Mr. Anderson: Not a variance?

Mrs. Sullivan-Wisecup: They were calling it a variance last night when they were talking about it, they were calling it a variance to the PUD for simplification of what we were doing because of modifying what we have already modified within the PUD.

Mr. Anderson: So, that Minor Modification, just the Council members say that it's a minor change and it's handled inside of Planning, but it's not a variance, it's a change to the PUD.

Mrs. Sullivan-Wisecup: Correct. Yes. And, it's only, I also want to be very clear, that's it's only for that particular building that we have granted this that it does not extend to the other buildings for their HVAC units. It's only for that one because of the fact that it sits down lower than the other buildings, so, we're not saying that the other buildings don't have to have shielding from their HVAC units on top of their buildings, it was just for that particular building because of the way that they are set down below and back from the others.

Mr. Anderson: So, it's a unique situation for that.

Mrs. Sullivan-Wisecup: Correct.

Mr. Anderson: They're getting ready to build more units. Those units will still have shielding?

Mrs. Sullivan-Wisecup: Yes.

Mr. Anderson: Okay. Thank you.

President Vanover: Just for those that (might not know), it is the large building; on the plans it was building three, and Crescentville Road sits probably about 15 to 20 feet above it, and, quite honestly, there's really no way because even if you catch, because there are, I think I counted 13 or 14 units up there. If you catch the ones closest to Crescentville Road, you're going to see the back side and it's visible all along that point, and I was wondering how they were going to accomplish that, and probably this is the best solution.

Mrs. Sullivan-Wisecup: It really is.

President Vanover: I'm glad to hear that.

Mr. Ramirez: A note on that, I think it was \$550,000 for that wall, and it wasn't going to accomplish much, and, as Mr. Riggs had stated too, it was actually cause additional problems



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Mayor Webster (continued): Johnson, Charlie (Wilson) and his staff put on a show down there, and they did a great job with that. So, anyway, that really went a long way towards helping us with the SOS funding for the year. We had, our goal was to have 100 families, and it looks like we had 89 families, and we also had another 20 children that got to go out and Shop with a Cop. They did that on two nights. I understand the last night I think is this evening, and one last week, so, ten each time. So, altogether, if you add those to the 89, it gives us 109 and that's compared to combined amount last year we had 92. So, I think we really grew the program this year, and I just can't say enough, not only to about the community, the outpouring of support from individuals. It seems like every year we get more and more support from the corporate community, we had some manufacturing, one of the manufacturers came through and totally funded the Shop with a Hero program this year. We had one of the new businesses that just started three or four months ago, a little restaurant here in town and all of the sudden they came up with \$500 for a donation. So, we had several donations like that. We had one foundation that gave us a substantial donation. So, we did very, very well. We'll certainly be able to fund all of these families and also our scholarship program which is a new program. In 2022 this will be the first time we've awarded scholarships and you'll hear more about that as we go along, but we're very proud to be able to introduce that as another benefit. All in all, I'd like to thank everybody; corporate, retail, people on the dais here, anybody that participated in the Santa Run, or any other activity. We appreciate it. Thank you very much. That's all I have.

President Vanover: Thank you sir.

Clerk of Council/Finance Director

Mrs. McNear: I don't have a report this evening, but I will have an update at the subsequent meeting. Thank you.

Administrator's Report	Mr. Jones	-	No report
Law Director's Report	Mr. Braun	-	No report

Engineer's Report

Mr. Riggs: We'll start with the Community Center Reroofing Phase II. So, the good news is that the skylights are in the United States now. (Laughter) The bad news is one was damaged during the unloading. So, but that replacement panel could be shipped by air, so we don't have to wait as long. We're still expecting them to be on site in January, and wrap up everything in February, so it's been a long time coming on this project, but, we're getting there. The East Crescentville Road Improvements Project; actually, Butler County is hosting a pre-bid meeting on January 4<sup>th</sup> for a January 11<sup>th</sup> bid opening. The Northland Boulevard Construction Project; we're making our final right-of-way submission by January 14<sup>th</sup>. And, the State Route 747/Princeton Pike Curb Replacement Catch Basin Repair Project. We're wrapping up final plans and specs this week. It goes to bid advertisement on January 5<sup>th</sup>, and for a January 26<sup>th</sup> bid opening. The East Kemper Road CSX Railroad Bridge Repair Project; we're still waiting on CSX to get their review comments, but we submitted basically final plans so we believe that comments are going to be minimal, and we're expecting to wrap up plans in January and go to bid in February of next year. The Ross Park and Chamberlain Park Bridge Repair Project; Public Works issued a purchase order to forward development for the Ross Park Bridge Repair. They're expected to begin work in February. There was another project added to this list. It's something that's being managed by the City of Fairfield; it's the State Route 4 Urban Paving Project. They actually submitted Stage 3 plans to ODOT (Ohio Department of Transportation) on November 12<sup>th</sup>, and final plans are expected to be completed in April of next year, and that bid opening will likely be in January or February of 2023. That's all I have.

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Comprehensive Plan

Mr. Kuchta: Very brief report. I am in possession of the draft plan which is 111 pages. I think it looks great. I think everybody is going to be pleased with the overall product. I think we're on schedule for an open house in the second half of January. Public comments the second half of January, with final presentation and readings and adoption in February of the plan. Thank you.

Communications

Mrs. McNear: I do have one letter from Duke Energy dated November 29<sup>th</sup> from Amy Spiller who is the State President for Ohio and Kentucky. Now this is a first that I've ever read from Duke Energy, but the letter is to inform us that Duke is submitting an application to decrease rates of approximately \$750,000. Now, before you get excited that there's going to be a big change, it's going to reduce residential customer's bill by \$.09 a month. If anyone is interested in reading the rest of this, it will be on file in my office. Thank you.

President Vanover: Merry Christmas.

Mrs. McNear: Can even buy a stamp for \$.09.

Communications from the Audience - None

Presentation of 2022 Budget

President Vanover: Mr. Hawkins, Administration, we're going to turn the floor over to you.

Mr. Hawkins: You all have before you the Springdale 2022 Budget. And, before we go through that Department by Department, chapter and verse, I just want to open up comments from the Administration, Mr. Jones, if you have anything you want to speak to before we get started. I will say, again, just appreciate the work and effort from the Administration. I know all the Directors from the different departments and the time and energy and effort that goes into it to give us a document like this that is very easy to go through and digest and understand what's going on, so, appreciate that.

Mr. Jones: You're welcome, and with that I'll say, "No comments". Thank you.

Mr. Hawkins: We will go through, and, as you guys see the initial letter from Mr. Jones, you see sort of where we are right now with the impact from some of the CARES Act and funding we have that put us into a position initially right now with carryover that's significant, but you also see we're going to have some challenges going forward with regard to some estimated decreases in revenue potential. So, as we go through, we will start with the Police Department.

Police Department Budget - No questions/concerns

Fire Department Budget - No questions/concerns

Health Department Budget - No questions/concerns

Mr. Hawkins: You'll notice with regard to Police and Fire, we're not going to bring in any vehicles this year, which is something that's a little different from years past.

Parks and Recreation Department Budget - No questions/concerns

Mr. Hawkins: You'll see there's some significant cost with regard to making some repairs regarding the Rec Center there.

Building Department Budget - No questions/concerns

Waste Collection Budget - No questions/concerns

Public Works Department Budget - No questions/concerns

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Administrative Office Budget	-	No questions/concerns
Economic Development Department Budget	-	No questions/concerns
Finance Department Budget	-	No questions/concerns
Legislative Body Budget	-	No questions/concerns
Other Commissions Budget	-	No questions/concerns
Tax Department Budget	-	No questions/concerns
General Administration Budget	-	No questions/concerns

Mr. Hawkins: You can see some significant building and maintenance repairs listed there.

Transfers and Advances Budget	-	No questions/concerns
Adult Sports Fund Budget	-	No questions/concerns
Street Maintenance Budget	-	No questions/concerns
State Highway Improvement Budget	-	No questions/concerns
Grants Fund Budget	-	No questions/concerns
Court Computerization Budget	-	No questions/concerns
Springdale Youth Boosters Fund Budget	-	No questions/concerns
Commerce Park TIF Budget	-	No questions/concerns
Drug Law Enforcement Budget	-	No questions/concerns
Law Enforcement Budget	-	No questions/concerns
DUI Fund Budget	-	No questions/concerns
Law Enforcement Training Fund Budget	-	No questions/concerns
Insurance Trust Fund Budget	-	No questions/concerns
Health Insurance Trust Fund Budget	-	No questions/concerns
Street Improvement Operations Fund Budget	-	No questions/concerns
Street Improvement Debt Fund Budget	-	No questions/concerns
Capital Improvements Fund Budget	-	No questions/concerns

Mr. Jones: Mr. Hawkins, I'd just like to point out for those in the audience who are listening, that this is a 218 page document and Council has had the opportunity in advance to provide us with questions, so I think a lot of those have been asked and answered and we appreciate that. It gave us a chance to address them prior to getting here this evening. The other thing we do is we work closely with the Department Heads and then actually Stephanie Morgan puts the final notes together on it, but there's very detailed budget notes on each and every subject matter that Mr. Hawkins is going through, so a lot of those questions that may arise have already been answered or have been answered by Council members contacting

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Mr. Jones (continued): us, so it really makes the process smooth here tonight, but I thought if perhaps someone is listening like, "how are they not asking any questions?" A lot of them have been already answered. I just thought I'd share that.

Mr. Hawkins: Thank you.

Mrs. McNear: In addition to the comments from Mr. Jones, the Finance Committee has also met already too and went through this document page by page, so a lot of the other questions that we may have had have also been answered in advance. Thank you.

Mr. Anderson: And to be clear, after this is approved, assuming it is, it will still be posted on the website as an electronic link so that anybody that wants to review the detail in those and the metrics each department uses, that's available for anyone in the public to get and the notes I find especially useful in each section because it highlights what's being purchased or intended. It talks a lot about the plans, which is why I find this budget and this approach each year to be very effective. But that is available publically. It's not out yet. It's going to be after it is approved that it will be posted and that's on the Finance page on the Springdale site. Thank you.

Mr. Hawkins: Thank you.

Residential Recycling Fund Budget	-	No questions/concerns
Tri-County Mall TIF Fund Budget	-	No questions/concerns
Parks and Urban Forestry Fund Budget		

President Vanover: Just a quick question there. Administration, I see that State of Ohio has deemed those God forsaken pear trees as an invasive species. Do we have any idea how big an impact we're going to have because I know we've got some out there?

Mr. Jones: Public Works, we had several folks within their department that specialize in that and some of that training. We knew those trees were going to be an issue and that's part of the reason why we started this process of replacing them in our downtown so, it's not going to be overnight, but you're going to slowly start to see them removed and we've talked about should they be trimmed, should they be replaced; they're coming out. Those will be addressed in the near future.

President Vanover: Well, there's no tears on that one from me, because there's plenty of Mother Nature's revenge out there to counter any of that.

Northwest Business Center TIF Budget	-	No questions/concerns
Unclaimed Monies Fund Budget	-	No questions/concerns
OBBS Assessment Fund Budget	-	No questions/concerns
Fire Insurance Proceeds Fund Budget	-	No questions/concerns
Revenues	-	No questions/concerns

Mayor Webster: Mr. Hawkins, good job. That's less than 20 minutes.

Mr. Hawkins: It's a record.

Mayor Webster: It brings back a lot of memories. I can remember some of the first budgets we passed in the City. They were like two or three pages long. We only had about six departments and each department had three accounts. We had a personal services account, we had an operations/maintenance, and capital improvements. So, three times six, we had 18 line items versus all of this. We had no explanations, we showed up with a couple pieces of

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Mayor Webster (continued): paper, and we distributed those. That's the way we managed the finances back then. So, we've come a long way, but, anyway, back then we could probably get through the budget in 20 minutes, but this has got to be a record setting performance. So, good job of getting through this. But I really would like to take this opportunity to say that if you hear this loud boom in the City, you're going to hear the collective sigh of relief that you're going to hear from these two guys here (addressing Mr. Jones and Mr. Uhl), and Stephanie Morgan, and Jeff Williams back there in the back row that the budget is finally over with for this year, and these guys and girls start working on this thing in August, so, it's four months of this thing hanging over their heads. They know they have to get it to the Finance Committee, get it to Council, blah, blah, blah, and so I'm sure, like I said, it's a collective sigh of relief that you're hearing that this thing is over with and they've done just an absolutely marvelous job of this. I think the budget letter itself is three and one half pages. Several years ago that was 31 pages long. Needless to say, nobody read it. If anybody read it, they didn't understand it. So, I think it's clear, concise, to the point, and so John (Jones), Brian (Uhl), and Stephanie (Morgan), you have done an absolutely marvelous job with putting this budget together and we appreciate your support of it. Thank you very much.

Mr. Ramirez: I also want to echo the great job that, I'm on Finance with Mr. Hawkins. They made our job so easy. We went through this whole budget and we did not have to make one change. We did every line item and the way Stephanie (Morgan) lays it out, it totally explains what each expenditure involves, and it just made it so easy on us, which, by the time we get here, everything is resolved and there aren't any questions to really ask. But, again, I appreciate the work that Administration and Stephanie's hard work assembling this. Thank you.

### Ordinances and Resolutions

#### Ordinance No. 44-2021

ADOPTING A SUPPLEMENTAL APPROPRIATION/ESTIMATED RECEIPTS ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES AND ADJUST ESTIMATED RECEIPTS FOR THE CITY OF SPRINGDALE, OHIO FOR THE FISCAL YEAR ENDING DECEMBER 31, 2021

Mrs. Sullivan-Wisecup made a motion to adopt Ordinance No. 44-2021; Mr. Hawkins seconded.

Ordinance No. 44-2021 passes with seven affirmative votes.

Mr. Anderson: Sorry, just to be clear, was this a second reading for this is why we acted on it? Because it doesn't have the emergency clause. It doesn't need it since it's a financial ordinance? Resolutions don't. So, because it's financial, it's not required?

President Vanover: Right.

Mr. Anderson: I just wanted to make sure that's right.

President Vanover: Right.

Mr. Anderson: Okay. That is right?

President Vanover: Right.

Mr. Anderson: Thank you.

#### Ordinance No. 45-2021

ADOPTING A TEMPORARY APPROPRIATION ORDINANCE FOR THE PERIOD JANUARY 1, 2022, UNTIL THE FISCAL YEAR 2022 APPROPRIATION PERMANENT ORDINANCE IS ADOPTED BY CITY COUNCIL

President Vanover: Again, since this is a fiscal ordinance, we can act upon it this evening.

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Mrs. Ghantous made a motion to adopt Ordinance No. 45-2021; Mrs. Sullivan-Wisecup seconded.

Ordinance No. 45-2021 passes with seven affirmative votes.

### Ordinance No. 46-2021

AN ORDINANCE AMENDING ORDINANCE NO. 52-2020 TO PROVIDE FOR WAGE INCREASES FOR CERTAIN CITY EMPLOYEES AND DECLARING AN EMERGENCY

Mr. Hawkins made a motion to adopt Ordinance No. 46-2021; Mrs. Ghantous seconded.

Mr. Jones: As you can see here, we're asking for a two percent increase for the staff members outside of the unions, as you were well aware, the unions, both Fire and Police are covered by contracts so those are negotiated separately, and something that will certainly be bringing to Council at a later date. This is consistent with what was put in the budget and, in fact, we put in every year and we always start with that, and we know that we speak for the staff across the board that they appreciate your consideration on this.

Mr. Anderson: I know that it's a very dynamic labor market right now, and the current inflation rate that was published is closer to six percent, or four percent depending on what you include or exclude. I know we only do this historically once a year at the end of the year. Is this the kind of thing where we might want to also revisit in six months to see where things are at and if the finances have stabilized at all with the COVID work-from-home business if we can do more. It just seems like two percent is rough for a lot of people because, in essence, they're getting a pay decrease in terms of real buying power. I don't know if you guys have talked about that inside of Administration, or if we're sitting with the current process.

Mayor Webster: This is a two percent increase and, Mr. Anderson, we're constantly comparing our salaries to other communities, and I'm very proud of where we stack up there. So, I don't think we'll be looking at it in six months to try and adjust it. I think we'll let it ride for 2022.

Mr. Anderson: Oh, and I'm not being critical of that, I just want to understand where Administration sees it. I'm glad that we're comparing against other municipalities and we continue to do that. That's good to know.

Mr. Hawkins: Obviously, I think everybody would love to have people get paid even more, but, we talked about Police, Fire, and we talked about non-union employees when we had the Finance Committee meeting, and lots of discussion in terms of how competitive we are with particularly some of those other positions. But, again, the other issue we have before us that's coming up is we've got a significant decrease in estimated revenues going forward of millions of dollars that we hope get recaptured and we hope that Mr. Kuchta does excellent work in terms of economic development in terms of bringing in and keeping folks, but, there's a very real situation we need to deal with economically that we're trying to be as careful and fiscally responsible as we can going forward a little bit guarded. Still not going back to 2009 where we're not doing increases or having furloughs or anything like that, but we really do have to be careful going forward as we see how some of this work-from-home stuff impacts us, our tax base, and see how some of these things evolve. While, at the same time, we do have some hopefully promising things on the horizon, but, in the interim of the next 12 months, 24 months; don't know exactly how all that's going to play out.

Mr. Anderson: Is that true for seasonal workers too? I understand that. It's just I'm hearing a lot of people having trouble finding work; people to apply for summer work, and this includes seasonal workers from Public Works, as well as Parks and Recreation. I just want to make sure we're still able to staff those positions with the rates that we are approving tonight. But, that's why I suggested looking at it again is based on what applications we get in for some a lot of that seasonal work where we're competing against not just municipal positions, but other job opportunities as well to maybe target some of those positions for adjustment to stay competitive. But, again, I trust what Administration is saying, I just wanted to make sure that we have that conversation.

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Mr. Hawkins: I think, we've had things that have happened in the middle of the calendar fiscal year where there could be an adjustment to the pay scale that could come before Council to do that if we had a situation like that where we say, "Hey, look we're not getting folks coming in and applying for this position", and Administration looks at it and says, "We're not competitive with other municipalities", then we could have that situation take place, but, in terms of the broad two percent across the board, I think it's appropriate, but at the same time, being guarded with regard with what we have looking forward in 2022.

Mr. Ramirez: Mr. Jones, is this pay scale that we have, "Exhibit A", is this before the two percent raise or is this the current pay scale?

Mr. Jones: This is before.

Mr. Ramirez: Thank you.

Mayor Webster: I think Mr. Hawkins covered it pretty well with the \$4 million dollar shortfall in revenue which we're projecting, and we start off with \$2 million dollars just from the work-from-home, we figure it's going to cost us \$2 million dollars. We've got another \$2 million dollars in revenue from the vacant office buildings, and I would hate to make a commitment that we're going to take a look at it in six months. Because if we did take a look at it in six months, we very well may want to ratchet it back to one percent. So, I hear what you're saying, inflation is rampant, but I don't think that we can afford to come up with raises to our employees that our going to match the rate of inflation. Even the inflation in the Carter years where we were up to 18 percent, we weren't giving 18 percent raises, we were giving six and eight percent raises, which now seems like a real give away, but anyway, I think the two percent is very generous, and as Lawrence (Hawkins) said, if we've got a category that we think is out of line, and we do a survey through the Center For Local Governments and we find out that our street maintenance, for example, were vastly underpaid, then yes, and we've got the money, then we would come before the Finance Committee and Council and say, "Here's a group that's vastly underpaid and we need to make an adjustment", and we've done that before, but I don't think Jeff (Anderson), in all of the years that I've been associated with the City that we've ever had mid-year just said, "Okay, we're going to adjust the blanket raise up or decreases" either. Whatever we decided tonight is usually what we stick with for the year.

Mr. Jones: I wanted to go back to Mr. Ramirez. The tables and exhibits provided are inclusive of that, so, that would incorporate that two percent.

President Vanover: Well, correct me if I'm wrong, but did we just, about two years ago, we had surveyed our seasonal employees I think for Parks and Recreation, and we bolstered that because of competitiveness.

Mayor Webster: Well, yes we did because for years, we had not adjusted those raises. The previous Administrator didn't think we needed to take care of the part-time people, so those positions fell way, way, way behind, and yes, we did go out to the marketplace and see what other cities were paying lifeguards, concession workers, and so forth, and so on, and we made some across-the-board adjustments to bring those people up to something that's comparable to what they could earn in other cities.

Mr. Ramirez: Could we not, if we have difficulty hiring a certain pay grade bring them in at other than the "A" step. Can you bring them in at a "B" or "C" step instead of changing the whole pay scale?

Mr. Jones: Correct. And, we do that. We do that generally if we're bringing somebody in that's somewhat inexperienced or maybe not the education or training that we're looking for, we would start them at the bottom of the pay scale, but for folks that have certifications, the education, bring in years of experience, then we move them along. For example, when we're recruiting Police and Fire, just to use as an example, if we're bringing somebody in from another jurisdiction, they're not going to come here and work for the beginning of the pay scale. They're going to want comparable or a slight increase. Yes, the beauty of the range is

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Mr. Jones (continued): we can plug them in and we do that, Brian (Uhl), and I study that, we make recommendations to the Mayor with the Department Head's recommendation and then we make a decision based on that. So, the pay range really helps us out.

Ordinance No. 46-2021 passes with seven affirmative votes.

Ordinance No. 47-2021

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE TRI-COUNTY MALL PLANNED UNIT DEVELOPMENT AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN AT 11700 PRINCETON PIKE FOR A MIXED USE DEVELOPMENT

President Vanover: Council, this is a first reading. We do have a public hearing scheduled for next Wednesday, December 22<sup>nd</sup> during our special Council meeting. We will address this again then. Is there any discussion this evening? (None)

President Vanover: Next up we've got Resolution No. R18-2021. This is for Board of Zoning Appeals. Mr. Nienaber is currently serving in that position. I have been in contact with him, and he was interested in continuing, so, at this point, I will open the floor for nominations for the appointment to BZA.

Mr. Anderson made a motion to nominate Mr. Nienaber to return as a member of the Board of Zoning Appeals.

President Vanover: Then, by acclamation we'll put Mr. Nienaber's name in there.

Mr. Anderson: And he's been an excellent member, for what it's worth.

Resolution No. R18-2021

A RESOLUTION APPOINTING DAVE NIENABER TO SERVE AS A MEMBER OF THE CITY OF SPRINGDALE BOARD OF ZONING APPEALS FOR THE TERM ENDING NOVEMBER 30, 2025

Mr. Anderson made a motion to adopt Resolution No. R18-2021; Mr. Hawkins seconded.

Resolution No. R18-2021 passes with seven affirmative votes.

Resolution No. R19-2021

A RESOLUTION CONFIRMING THE MAYOR'S RE-APPOINTMENT OF SCOTT GARRISON TO SERVE ANOTHER TERM AS A MEMBER OF THE CITY OF SPRINGDALE BOARD OF HEALTH FOR THE TERM ENDING DECEMBER 31, 2023

Mrs. Sullivan Wisecup made a motion to adopt Resolution No. R19-2021; Mr. Hawkins seconded.

Mayor Webster: I'd like to speak in favor of the following three Resolutions. Resolution No. R19-2021, Resolution No. R20-2021, and Resolution No. R21-2021. They all three involve members of the Board of Health. Reappointing existing members, and I can't say enough for the contributions that Scott Garrison, Carol Quinlan-Hall, and James Squires contribute to the Board. They're invaluable to us, and they've done an excellent job, good attendance, and I urge a "yes" vote to reconfirm all three of these folks. Thank you.

Resolution No. R19-2021 passes with seven affirmative votes.

Resolution No. R20-2021

A RESOLUTION CONFIRMING THE MAYOR'S RE-APPOINTMENT OF CAROL QUINLAN-HALL TO SERVE ANOTHER TERM AS A MEMBER OF THE CITY OF SPRINGDALE BOARD OF HEALTH FOR THE TERM ENDING DECEMBER 31, 2023

Mr. Hawkins made a motion to adopt Resolution No. R20-2021; Mrs. Sullivan-Wisecup seconded.

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Resolution No. R20-2021 passes with seven affirmative votes.

### Resolution No. R21-2021

A RESOLUTION CONFIRMING THE MAYOR'S RE-APPOINTMENT OF JIM SQUIRES TO SERVE ANOTHER TERM AS A MEMBER OF THE CITY OF SPRINGDALE BOARD OF HEALTH FOR THE TERM ENDING DECEMBER 31, 2023

Mr. Hawkins made a motion to adopt Resolution No. R21-2021; Mrs. Sullivan-Wisecup seconded.

Resolution No. R21-2021 passes with seven affirmative votes.

President Vanover: Next up is Resolution No. R22-2021. This is seating an individual on Charter Revision Committee. At this point, I'll open up the floor for nominations.

Mrs. Sullivan-Wisecup: I would like to bring up the name of Jeff Singleton. Jeff has 40 plus years in healthcare management, primarily as a licensed nursing home administrator and executive director. His last position was as a vice president of operations for Boulder Healthcare overseeing nine nursing homes in southern Ohio, and his civic responsibilities have been in Yellow Springs Chamber of Commerce, Treasurer, President, and he has also been a Councilman of the Village Council of Yellow Springs and he's currently a member of the Springdale CRA Housing Council which he will step down from if he is put in this position. He is a long time resident of Springdale. He lived here from 1983 through 1990, and then moved away, and he came back from 2009, and he currently is here.

Mayor Webster: I think Mrs. Sullivan-Wisecup covered it, but, he is my appointment to CRA, and so he has assured me that he will tender his resignation assuming that he's appointed to this position.

President Vanover: Any other nominations? (None) Then by acclamation, Mrs. McNear will you read Resolution No. R22-2021 with Jeff Singleton.

### Resolution No. R22-2021

A RESOLUTION APPOINTING JEFF SINGLETON TO SERVE AS A MEMBER OF THE CITY OF SPRINGDALE CHARTER REVISION COMMITTEE FOR THE TERM ENDING DECEMBER 31, 2026

Mrs. Sullivan-Wisecup made a motion to adopt Resolution No. R22-2021; Mrs. Ghantous seconded.

Resolution No. R22-2021 passes with seven affirmative votes.

President Vanover: Next up we have Resolution No. R23-2021. This is to fill a position. The term expired on Civil Service and I was in contact with Mr. Coleman and he would be very much interested in continuing on. At this point I'll open the floor for nominations.

Mr. Hawkins made a motion to nominate Mr. Robert Coleman for the Civil Service Commission.

President Vanover: Any other nominations? (None) Then, by acclamation, Mrs. McNear would you read Resolution No. R23-2021.

### Resolution No. R23-2021

A RESOLUTION APPOINTING ROBERT COLEMAN TO SERVE AS A MEMBER OF THE CITY OF SPRINGDALE CIVIL SERVICE COMMISSION FOR THE TERM ENDING DECEMBER 31, 2024

Mr. Hawkins made a motion to adopt Resolution No. R23-2021; Mrs. Sullivan-Wisecup seconded.

Resolution No. R23-2021 passes with seven affirmative votes.

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President Vanover: Next item, Council, I have reached out on numerous occasions to Mr. Roy Mitchell to see of his interest in continuing, and I have yet to get contact back. This Committee is not pressed that it is necessary that we have to act this evening, so I'd like to, if it's okay with you ask that we table this and reach out one more time and if not, then next meeting address it.

Mr. Anderson: I see Roy (Mitchell) on walks most weeks. If I catch him, I can reach out to him if you'd like too. He walks right by my house most days.

President Vanover: Okay. That would be perfect. I called twice and the voicemail was full, and then today, about, noon, I called and left a voice message. So, I'd hate to shut somebody out that's interested.

Mr. Anderson: If I catch him, I'll be sure to let him know you're looking for him.

### Resolution No. R24-2021

A RESOLUTION APPOINTING \_\_\_\_\_ TO SERVE AS A MEMBER OF THE CITY OF SPRINGDALE TAX REVIEW BOARD FOR THE TERM ENDING DECEMBER 31, 2023

Mr. Hawkins made a motion to table Resolution No. R24-2021 to our January 5<sup>th</sup> meeting; Mr. Anderson seconded.

Motion to table Resolution No. 24-2021 until the January 5<sup>th</sup> meeting passes with seven affirmative votes.

### Old Business

President Vanover: We have some Council appointments that need Council approval. First off would be the position of Board of Zoning Appeals (BZA). Mr. Anderson has expressed his willingness to continue, but, at this point, I will open the floor for nominations.

Mr. Hawkins made a motion to nominate Jeffrey Anderson to the Board of Zoning Appeals; Mrs. Ghantous seconded.

President Vanover: Any other nominations? (None) Then, by acclamation we will vote on the appointment of Mr. Jeffrey Anderson to Board of Zoning Appeals.

Motion to nominate Mr. Jeffrey Anderson to return to the Board of Zoning Appeals passes with seven affirmative votes.

President Vanover: Next up would be Planning Commission, and Mrs. Sullivan-Wisecup has expressed an interest in continuing. So, I will open the floor for nominations.

Mr. Hawkins made a motion to nominate Mrs. Megan Sullivan-Wisecup to Planning Commission; Mr. Ramirez seconded.

President Vanover: Any other nominations? (None) Then, by acclamation we will vote on the appointment of Mrs. Meghan Sullivan-Wisecup.

Motion to nominate Mrs. Meghan Sullivan-Wisecup to return to Planning Commission passes with seven affirmative votes.

President Vanover: We have one more that Mrs. McNear brought up earlier; the position to O-K-I. Mr. Anderson has expressed his willingness to continue, so I will take nominations.

Mrs. Sullivan-Wisecup made a motion to nominate Mr. Jeffrey Anderson to O-K-I; Mr. Ramirez seconded.

Mr. Anderson: You guys are really missing out. We talk about roads, and bridges, and TIF's. We're going to do the Brent Spence Bridge here in the next couple of years; it's going to be pretty hot.

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Mrs. Sullivan-Wisecup: You're so excited about it, I really just don't want to take it away.

Mr. Anderson: Alright. Thank you.

President Vanover: I'm not going to hold my breath on the Brent Spence Bridge.

Motion to the appointment of Mr. Jeffrey Anderson to O-K-I passes with seven affirmative votes.

President Vanover: Mr. Anderson is back and he's going to bring home the Brent Spence Bridge (laughter).

Mr. Anderson: You know, Mr. President, we actually have, one of our Planning Commission members, Mr. Okum was appointed recently to a special committee for the Brent Spence Bridge for the regional planning committee. So, we've got two heavy hitters now lined up, and from Springdale on that so, it's going to happen.

Mr. Ramirez: Just bring it to Springdale. (Laughter)

Mr. Anderson: I've got some other bridges I can sell you if you're interested. (Laughter)

New Business - None

Executive Session – Economic Development

President Vanover: We have a request for an executive session. Mr. Jones, there was an additional item.

Mr. Jones: Yes, we have both of those ready.

Mrs. Sullivan-Wisecup: I ask that we be excused into Executive Session for Ohio Revised Code Section 121.22(G)(4) to prepare for conduct or review negotiations or bargaining sessions with public employees concerning their compensation, or other terms or conditions for their employment, and under the City Charter to discuss economic development.

Mrs. Ghantous: Second.

The motion to move to adjourn into an Executive Session for the purpose of an Executive Session for Ohio Revised Code Section 121.22(G)(4) to prepare for conduct or review negotiations or bargaining sessions with public employees concerning their compensation, or other terms or conditions for their employment, and under the City Charter to discuss economic development passes with seven affirmative votes. Council departed chambers at 8:23 p.m. Council returned to chambers at 9:39 p.m.

Meetings and Announcements

Mrs. Sullivan-Wisecup: Planning Commission will meet on January 11<sup>th</sup> 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 in terms of several resolutions for Council appointments to various boards and commissions and committees. We had R18-2021; appointing Dave Nienaber to Board of Zoning Appeals, R22-2021; appointing Jeff Singleton to the Charter Revision Board, R23-2021 appointing Robert Coleman to the Civil Service Commission. All of those passed with a 7-0 vote. We also had R24-2021 which was tabled to our January 5<sup>th</sup> 2022 meeting. Item Number II was address with Ordinance No. 44-2021; Adopting the Final Appropriation and Transfer

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Mr. Hawkins (continued): Ordinance for 2021. That passed with a 7-0 vote. Item Number III was addressed with Ordinance No. 45-2021; Adopting a Temporary Appropriations Ordinance for the Period January 1, 2022 until the Fiscal Year 2022 Appropriations Permanent Ordinance is Adopted by City Council. That passed with a 7-0 vote. Item Number IV is addressed with Ordinance No. 46-2021; An Ordinance Setting the Employee Pay Rates for 2022 and Declaring an Emergency. That passed with a 7-0 vote. Item Number V was addressing Three Separate Resolutions Confirming the Mayor's Appointments to the Board of Health. Resolution No. R19-2021 appointed Scott Garrison, R20-2021 appointed Carol Quinlan-Hall, and R21-2021 appointed Jim Squires. All of those passed with a 7-0 vote. Item Number VI will be addressed in our next meeting, or, I'm sorry, our January meeting. Item Number VII was addressed with Ordinance No. 47-2021; an Ordinance Approving a Major Modification to the Tri-County Mall Planned Unit Development and Approving the Preliminary Development Plan at 11700 Princeton Pike for a Mixed Use Development. We had a first reading on that. All other matters were going to be forthcoming. They are listed. We also did appoint Jeffrey Anderson to the Board of Zoning Appeals, and OKI, and Meghan Sullivan-Wisecup to the Planning Commission.

Recap of legislative items requested for next Council meeting

Mr. Hawkins: With regard to our next Council meeting on December 22<sup>nd</sup>, we will have a second reading regarding the Ordinance Approving a Major Modification to the Tri-County Mall Planned Unit Development and Approving the Preliminary Development Plan at 11700 Princeton Pike for a Mixed Use Development. We will also have additionally, another three or four related ordinances that will come before us.

Adjournment

Mr. Hawkins made a motion to adjourn; Mrs. Sullivan-Wisecup seconded the motion and Council adjourned at 9:43 p.m.

Respectfully submitted,

Kathy McNear  
Clerk of Council/Finance Director

Minutes Approved:  
Tom Vanover, President of Council

\_\_\_\_\_, 2021