

# City of Springdale Council

January 17, 2024

President of Council Anderson called Council to order on January 17, 2024.

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

President of Council Anderson provided the Invocation.

Mrs. Browder took roll call. Council members Anderson, Gleaves, Jacobs, McFarland, Sullivan-Wisecup, Vanover, Webster were present.

The minutes of the December 20, 2023 meeting were considered. Mr. Jacobs made a motion to accept the minutes; Mr. Vanover seconded. The minutes were approved with seven affirmative votes.

The minutes of the January 3, 2024 meeting were considered. Mr. Vanover made a motion to accept the minutes; Mr. Jacobs seconded. The minutes were approved with six affirmative votes and one abstention (Sullivan-Wisecup).

## Committee and Official Reports

### Civil Service Commission

Mr. Coleman: Good evening Council. At this time, we have no report. Civil Service did not meet for the regular January (meeting). If there's any additional information, I'll defer to Mr. (Brian) Uhl. Thank you.

Rules and Laws

Mr. Jacobs

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No report

### Finance Committee

Mr. Vanover: Two things, I guess. First off, Finance Committee met and, as we presented in the December meeting, and ask for your support approving the budget this evening. Also, the year-end General Fund balance was \$13,089,916.04. That concludes my report.

### Planning Commission

Mrs. Sullivan-Wisecup: Planning Commission met on January 9<sup>th</sup> in these chambers. We met at 5:00 p.m. We had a training and organizational session. We took a small break after that, and then reconvened at 7:00 p.m. for our (Planning) Commission meeting. Our training and organizational meeting was Planning, Training, and Ethics of Planning, and, then when we had our meeting. We voted that the new Chair is Dave Okum, Vice Chair is Steve Galster, Secretary is Joe Ramirez, and we also voted that Steve Galster be the liaison to BZA (Board of Zoning Appeals). We heard a few different things. The first thing that we heard was for Aunty Awa's Academy at 1275 Kemper Road. This was previously Little Miracles Daycare, and it had been empty for over six months, so, the Conditional Use went away, so we voted 7-0 on passing the conditional use for Aunty Awa's Academy to go where Little Miracles used to be. Just for informational reasons, they will be open 7:00 a.m. until 7:00 p.m. They will have a maximum of 130 students. They didn't ask for any signage at this time, and any signage that they will want in the future will have to go before the City and they will need a permit. Next, we had Best Buy Minor Modification to a PUD. The old Best Buy building is now the new Best Buy Outlet, and, they came asking for a trash compactor to be put in the rear of the property. It is not viewable by right-of-way, and there is a mound that was existing, so, no screening was needed, and that was what we voted, and that passed with a 7-0 vote. GE Aerospace came; 181 Progress Place. They came with a development plan, and it's in the Avon building and they want to expand beyond where they currently are. And, they are in the GI (General Industrial) district, and we voted 7-0 to allow them to expand in that area. They are going to have big industrial equipment, and, so, we had voted on the screening. They will be sending lighting and landscaping to staff. We had a development plan for the 150, 200, and 230 Northland Boulevard, and those were all voted 7-0. And, our next meeting will be February 13<sup>th</sup>. Do you have anything to add Ms. McFarland?

Ms. McFarland: No ma'am.

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Mrs. Sullivan-Wisecup: Thank you very much. Is there any questions?

Mr. Jacobs: It's a side question, you may not be able to answer. I've had residents ask when that Best Buy Outlet is going to open. I was there two weeks ago. There was a sign that said, "Don't come in", but it didn't say anything.

Mrs. Sullivan-Wisecup: They opened Friday.

Mr. Jacobs: Oh, awesome. Great. Thank you.

Mrs. Sullivan-Wisecup: That was the question that we had asked. We said, "When were you expecting to be open?", and that was on Wednesday, and they said, "We open Friday". And all of us were like, "Okay, cool." So, they are open. Please go shop there.

President Anderson: So, does that mean we no longer are going to call the Avon Building, the "Avon Building". (inaudible)

Mrs. Sullivan-Wisecup: Well, as we still call Strategic Park, I still refer to that as GE Park. I don't know. As it develops further, I have a feeling it will absolutely be known as the GE Area space, but, I did want to say Avon for anyone who needs the context of where that is going. Thanks.

Board of Zoning Appeals

Mr. Gleaves

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No report

Board of Health

Ms. McFarland: Board of Health met on January 11<sup>th</sup>. All members were in attendance. There was an issue brought up about a former Cincinnati Health Inspector that was going into businesses asking for licensure payment. They have sent out notices to business owners in English and Spanish, including food and hotel operators to let them know about the issue and to let them know how those fees are taken care of. They also had a Lefty's Tobacco employee; that's over by McDonald's, across the street from the old mall, reach out about some concerns about their water, and we are working with Greater Cincinnati Water Works to do some testing and figure out what those concerns are. We also have decided to change the Board of Health meeting time to 6:30 p.m. It will still be the second Thursday of every month. We have a new Director of Nursing who started yesterday. So, it's okay for me to say her name. I didn't want to announce it if I wasn't supposed to. So, her name is Brandiss Ewing-Jackson. So, I know her from school, so, very excited. She started yesterday. So, we'll look forward to meeting her soon. Tortilleria Mexicana began operations December 23<sup>rd</sup>. Ida Mae's was due to begin operations January 15<sup>th</sup> which was two days ago. And, BJ's Brewhouse did close on December 31, 2023. In relation to COVID, we had 45 COVID cases last month. Our vaccine rates in the Springdale zip codes; in 45240 is 71%, and in 45246 it's 75.5%. The fiscal year Medicaid Administrative Claims revenue for 2023 was \$77,612. And, we did want to also recognize the Director of Nursing interim, Amy Kruep, Peggy Boyle, and Pat Baker. They're all retired nurses that have helped out throughout the community with vaccine clinics, home visits, blood pressure clinics; the things that the Director of Nursing would do. While we didn't have one, they were a huge help. We appreciate everything that they did. Then, our next meeting is February 8<sup>th</sup> at 6:30 p.m.

Capital Improvements

Mrs. Sullivan-Wisecup

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No report

O-K-I

President Anderson: OKI did meet on January 11 this year. There are two items worth sharing from the Board of Directors meeting. The first is a reminder that the Carbon Reduction Plan Funding Application deadline is February 1<sup>st</sup>. That was the one program I described a couple of months ago that can pay for charging stations, and things like that. I believe that's a program had no local match required for it. So, it's a very attractive program. If we're not taking advantage of it, there's still an opportunity to do that. The second item, this is more informational, one of the TIP (Transportation Improvement Program) amendments, which is how the money gets distributed, was amended, which is pretty typical in these meetings. The one item inside of the amendment worth mentioning is the Winton Woods/Glenwood Gardens Connector Path. This is something Springdale residents have been tracking, at least when we were doing the bike connectivity plan. It was an item that people were excited about. I know I was. It included as an

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President Anderson (continued): amendment because the local match had to go up, I believe, from increased costs, for those interested, it's a \$6 million dollar payment that was in the TIP from OKI. The funds from the local match had to go up from \$1.6 million (dollars) to \$3.9 million (dollars), which is a substantial cost increase for that connector, but, they're telling us that it doesn't change the plan at all. The effective date is still in the works for the fourth quarter of 2025, which is good news. On that front, it's not good news as an omen for how much things are starting to go up for construction like that. So, it's something to keep an eye on. That's it for OKI, unless there's any questions.

### Mayor's Report

Mayor Hawkins: We had the Winter Pep Rally and Coaches Memorial inductions on January 5<sup>th</sup>. Well attended by the kids and the elected officials, and others. We inducted in Mr. Keith Perkins, and Mr. Charlie Hormann; two folks who have given tremendously with regard to the City and Mr. Perkins was my principal going way back. He was lots of people's principal. He was around for a long time. But, that was a wonderful event. Also, the City was awarded the Award of Financial Reporting Achievement for Excellence in Financial Reporting. The report is judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report. So, that was an honor for the City and our Financial Department. With that, that concludes my report.

### Administrator's Report

Mr. Jones: A few things here. Reminders that you can register by contacting our Community Center regarding basic State and Federal tax services that will be provided free of charge. Again, want to remind folks that we're taking registrations (for) softball, baseball, t-ball, coach pitch, soccer, and volleyball. Also, applications for employment for lifeguards, concession workers, gate attendants, and Aquatics Director. We'd like to thank Mr. Agricola for taking photos this evening for our Council. Remind folks that, sorry for the confusion, the Building Official and the Director of Parks and Rec will be making the introductions at the next Council meeting of new staff. Thank you.

### Law Director's Report

Mr. Braun: Since Mr. Agricola is here, I just wanted to point out that I truly appreciated all of his work, and I'm happy to report to Council that on the Northland Boulevard Project, all of the land easements were obtained without us having to engage in any kind of litigation or appropriation. It was a good effort on Mr. (Shawn) Riggs part, Mr. (Jeff) Agricola, and the contractor that we hired, and so, you won't see anything else on your agenda about it. All of them were obtained in what I would consider to be record, if not rushed time, and, I would also want to thank the Ditsch Pretzel folks for working with us to resolve some issues that they had, and, as usual, they're good corporate citizens, and they did not fail here either, and, so, we were able to get them all taken care of. So, I just wanted to report that to Council.

President Anderson: Thank you.

### Engineer's Report

Mr. Riggs: My report will be brief. Last month, we primarily focused on Northland Boulevard; getting the easements. We're going to submit, I believe the right-of-way certification (to) ODOT (Ohio Department of Transportation) as early as tomorrow. It's due Friday, at least in the schedule. But, we'll be able to meet that schedule. We've also been working on a grant application for Hamilton County under the Community and Economic Development Assistance Program. It's another \$100,000 we're looking to acquire for the Northland Boulevard Project. That's all I had.

### Rental Program Committee

Mr. Vanover: The Rental Program Committee, we actually don't have a report this evening, but we are meeting on the 24<sup>th</sup> at 2:00 p.m. to press forward and deal with some of the original issues; come back to them, so, we'll have reports at a future time.

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Communications - None

Communications from the Audience - None

Ordinances and Resolutions

Ordinance No. 02-2024

AN ORDINANCE ADOPTING THE ANNUAL APPROPRIATION/ESTIMATED RECEIPTS FOR FISCAL YEAR ENDING DECEMBER 31, 2024

Mrs. Sullivan-Wisecup made a motion to adopt Ordinance No. 02-2024; Mr. Vanover seconded.

Ordinance No. 02-2024 passes with seven affirmative votes.

Ordinance No. 03-2024

AN ORDINANCE AMENDING CHAPTER 39 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, OHIO

President Anderson: Council, this is a first reading. We will see it again. Are there any questions? (None) We will see that next time.

Ordinance No. 04-2024

AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, OHIO

President Vanover: Council, this is a first reading. Are there any questions or discussion?

Mr. Vanover: Just a question, I don't ever recall ODNR (Ohio Department of Natural Resources) being involved in the FEMA (Federal Emergency Management Agency) Flood Plan. Is this a new hand off?

President Anderson: (addressing Mr. Agricola) I'm glad you were here for the pictures. It turns out you're going to help us with some of these ODNR questions.

Mr. Agricola: Right. My understanding is ODNR has always participated in this as kind of the State representative, if you will, for the national group. So, I think this is usual.

Mr. Vanover: Alright.

President Anderson: Did you want us to follow up, or is that enough?

Mr. Vanover: No. That's good.

President Anderson: Okay. Any other questions at this point? (None) We will see that ordinance again at our next meeting.

Executive Session – Economic Development

Mrs. Sullivan-Wisecup: I now move that we go into Executive Session pursuant to Article II(D)(1) of the Charter of the City of Springdale to consider Economic Development matters.

Mr. Vanover: Second.

The motion was passed with a 7-0 vote to go into Executive Session. Council departed chambers at 7:27 p.m. Council returned to chambers at 8:27 p.m.

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### Old Business

Mr. Uhl: Just a quick update from our last meeting. We had a gentleman come in to discuss the issues that the carts have created over on Strategic Parkway from the Amazon delivery drivers. They're all independent contractors that are parking their personal vehicles out along Strategic Parkway, getting packages and carts, and leaving the carts. Our Police Department has been working on this for several weeks. They had a meeting with our Fire Department and Public Works, and, also, the Police Department met with Amazon's management team. Amazon's management team is not very happy about it either. They are 100% supportive of our efforts from a policing perspective, and, they are continuing to work with our Police Department and our Fire Department with potential solutions to the problem. They are committed to doing several things, that are still kind of in development, but, they're hoping to alleviate the issue here sooner than later because it creates a lot of work for them as well to go back and retrieve. So, one of the big issues that management relayed was only salaried employees are permitted to leave the premises to go retrieve the carts, and there's only a couple of those salaried employees there during the course of the day. Most are hourly, and they have to stay within the building. So, that kind of creates some of that delay. But, nonetheless, through a week or so, it runs in spurts; there will be days where there's none, and then there's days where there's several. So, the day I happened to reach out the Police Chief, he said that he noticed that the past two mornings there were none, but the morning that I called and asked him about it, he went out there and said, "Yeah, there's probably three or four that were laying around." The nice thing is Amazon's management team is committed to resolving the issue as well. So, hopefully sooner than later we'll get to some resolve.

President Anderson: And you'd let the resident know that we had some resolution there?

Mr. Uhl: We haven't yet, but we will.

President Anderson: Thank you.

Ms. McFarland: I did speak with someone who I know that does Amazon through there, and they said they have a Facebook group, and they have been putting notices up to all the independent contractors (that) they are pulling their ability to deliver for Amazon if they find that they left those carts out there. So, Amazon is saying that they are working on it. It is, but, it's also a matter of getting rid of five, and five more come in ready to do it. So, I can say for sure that they have been addressing it, so, at least that's a positive thing I guess from our perspective.

New Business

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None

### Meetings and Announcements

Mrs. Sullivan-Wisecup: Planning Commission will meet in these chambers on Tuesday, February 13<sup>th</sup> at 7:00 p.m.

Mr. Vanover: As I stated earlier, the Rental (Program) Committee will meet Wednesday, the 24<sup>th</sup> at 2:00. I'm guessing we'll be in the conference room back there.

Mr. Gleaves: The January 23<sup>rd</sup> BZA meeting has been cancelled. The next scheduled meeting will be February 27<sup>th</sup> in these chambers.

Ms. McFarland: The Board of Health meeting for February will be on February 8<sup>th</sup> at 6:30 in the room next to chambers.

President Anderson: Alright. New time; 6:30.

Mr. Uhl: Civil Service Commission will meet on Thursday, February 1<sup>st</sup> at 2:00 p.m. in Council Conference Room.

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Mr. Hawkins: Just a reminder to put on your calendars SYB (Springdale Youth Boosters) Annual Cinema Horse Racing, February 24<sup>th</sup> at 7:00 p.m. until 11:00 p.m. And, thank you, and it's \$15 per ticket.

President Anderson: Does anyone else have the SYB information to share?

Ms. McFarland: February 24<sup>th</sup> is the SYB Horse Races. It's \$15 per ticket. That buys you an entry into the raffle and you do not have to be present. They are also working on raffle baskets, and my phone was literally blowing up all day about some of the exciting baskets that they got and it's going to be huge. There's going to be a ton of great baskets available for raffle tickets.

President Anderson: And people can get tickets or drop off tickets and register at the Rec Center, at the Community Center.

Mr. Gleaves: Question about the horse race SYB function. A couple of people asked me; you can get tickets at the Rec Center. Is it cash only, or can you charge them?

Mrs. Sullivan-Wisecup: I know that if you pay at the Rec Center, I believe that they do have the ability to use credit cards, just like they do if they're paying if you pay ahead of time at the Rec Center. On the day of, what it has historically been is that you come and pay in cash on the day of. The other thing I wanted to mention about the raffle. With the entrance, Ms. McFarland said you get an entrance to the raffle. This year's entrance raffle is very exciting because you have a choice of the grill or \$500 cash, and that is something different that they have not had before, and I think that's a really, really big thing and I heard about the new raffles that they are pulling and I'm very, very excited for this year. I think it's going to be really a great one, and, I encourage everyone to come out.

Communications from the Audience - None

Update on legislation still in development

Mr. Jacobs: As you review your Internal Memorandum, Item III, Ordinance No. 02-2024; An Ordinance Adopting the Annual Appropriations/Estimated Receipts for Fiscal Year Ending December 31, 2024 was passed with seven affirmative votes.

Recap of items requested for next Council meeting

Mr. Jacobs: Item Number I, Ordinance No. 03-2024, we had a first reading; An Ordinance Amending Chapter 39 of the Code of Ordinances of the City of Springdale, Ohio. Item Number II we had our first reading for Ordinance No. 04-2024; An Ordinance Amending Chapter 154 of the Code of Ordinances of the City of Springdale, Ohio. All other matters are forthcoming unless Administration has anything.

Adjournment

Mr. Jacobs made a motion to adjourn; Mrs. Sullivan-Wisecup seconded the motion and council adjourned at 8:36 p.m.

Respectfully submitted,

Nicole Browder  
Clerk of Council

Minutes Approved:  
Jeffrey Anderson, President of Council

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