

City of Springdale Council

April, 19, 2017

President Vanover called Council to order on April 19, 2017 at 7:00 p.m.

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

Mrs. McNear provided the Invocation.

Mrs. McNear took roll call. Council Members Diehl, Emerson, Ghantous, Harlow, Hawkins, Shroyer and Vanover were present.

The minutes of the March 15, 2017 and the April 5, 2017 City Council meetings were considered. Mrs. Harlow made a motion that the minutes for the March 15, 2017 meeting be adopted; Mrs. Emerson seconded. Minutes were adopted as published with seven affirmative votes. Mrs. Emerson made a motion that the minutes for the April 5, 2017 meeting be adopted; Mr. Hawkins seconded. Minutes were adopted as published with seven affirmative votes.

Committee and Official Reports

Civil Service Commission

Mrs. Zimmerlin: The Civil Service Commission met on April 6<sup>th</sup>, and in attendance was Mr. Coleman, Ms. Nienaber, and Ms. Cheryl Darby. The commission discussed the account clerk test results. We had 26 applicants pass the test, 21 applicants did not. We also discussed the police officer eligibility list which reached one year maturity on April 14<sup>th</sup> and the commission voted to allow that list to expire to start a new list. That was all of the business that was handled at the meeting. The next meeting will be May 4<sup>th</sup>.

Rules and Laws	Mr. Diehl	-	No report
Finance Committee	Mr. Diehl	-	No report

Planning Commission

Mrs. Harlow: Planning Commission met on Tuesday, April 11<sup>th</sup>. All members were in attendance. Under Correspondence, we had a request for a special meeting of the Planning Commission on May 23<sup>rd</sup> to discuss the final PUD for Pictoria Drive at Northwest Boulevard. That was granted, so there will be a special Planning Meeting on May 23<sup>rd</sup> at 7:00 p.m. in these chambers. Under Old Business, we had Gilhart Enterprises which is the former Princeton Bowl property at 11711 Princeton Pike for a revision to an approved PUD. This was discussed for well over an hour and a half, maybe closer to an hour and forty minutes. We really gave the applicant the criteria of what we wanted to see on his application and on his submittal and we ended up tabling it. Because we just were going around in a circle and we suggested that he work more closely with city administration and with our city planner to define exactly what he can do with different things such as the parking lot, the demolition of the building. He wanted to do it in two phases. We had concerns about if they only do part one, will phase two demolition happen. What happens to the tenants that are in the building while phase two demolition goes on? We just had a lot of unanswered questions that they had not been able to resolve on their own. So this has gone back to our Building Department and to our City Planner and we'll see when they come back to us. Under New Business, we had Elwood Staffing Services at 11784 Springfield Pike for a minor improvement to their signage. This is a new business in Springdale. They have over 200 locations nationwide. They were coming to us just to have an approval of a color. Their logo is of a purple color. It's part of the company I.D. It's how they are recognized. They were under their square footage that they were allotted. So the only approval they were seeking was the color purple and that was approved with a 7-0 vote. Millennium Kids Creative Center at 140 West Kemper Road came before us with a conditional use permit for a childcare center. This would be open from about 6:30 in the morning to about 6:00 in the evening. No overnight, no 24 hour or weekend. It would be just during normal business hours during the daytime. There were a few issues that we talked about such as the playground area, the kitchen area, that type of thing. They are going to be working all those details out with the Building Department, but the conditional use permit was granted with a 7-0 vote. The last item on our agenda was Days Inn at 400 Glensprings Drive. This is a minor improvement and they were looking for signage and that was approved with a 7-0 vote. I'd be happy to try and answer any questions if I could.

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Mr. Vanover: Mayor Webster?

Mayor Webster: Mrs. Harlow on the daycare center are there any weekend hours?

Mrs. Harlow: No sir.

Mayor Webster: No, just Monday through Friday 8:00 to 5:00?

Mrs. Harlow: Monday through Friday and we talked about, "Do you anticipate expansion in the future?" and both parties looked at each other and shook their head and said "No, they did not anticipate that at all."

Mayor Webster: Would that be part of the approval? I mean I wonder if we could put those hours in there. Because the reason I....

Mrs. Harlow: I think we did put that in the conditional approval part of it was that they would only be allowed to operate between those hours Monday through Friday.

Mayor Webster: So if I get a call at home at 10:00 on a Sunday morning about kids out on the playground, it shouldn't happen.

Mrs. Harlow: That should not happen.

Mayor Webster: We can shut it down? Okay, well I mean that's happened before.

Mrs. Harlow: At first, Mayor Webster, when I read through my packet, when it was first delivered, I thought, "I don't know that that's a really good spot for that daycare center". But, then the more I started thinking about it and the way they had it diagrammed out, they have the different age groups for the different rooms they have. They have the kitchen, the playroom, they have some outdoor play, that type of thing, the proximity to, you know, the highways, Northland Boulevard, Kemper, I-275, it's really not a bad location for that type of ...

Mayor Webster: Is the playground in the back?

Mrs. Harlow: It's going to be on the west side...

Mayor Webster: West side, where it's open. That open area?

Mrs. Harlow: Yes, and of course that'll all have to be fenced in and adhere to all of the Ohio childcare safety regulations.

Mayor Webster: Okay, thank you.

Mr. Vanover: Any other questions?

### Board of Zoning Appeals

Mrs. Ghantous: Thank you Mr. President. Board of Zoning Appeals has met twice since my last report. We met on March 21<sup>st</sup> and we only had one item that evening. That was Ron Estes with Centre Management, 12140 Springfield Pike and that was the former Bargos Restaurant. Came with an administrative appeal for an order to remove the pole sign. After hearing from the staff and the applicant, the appeal was denied with a 4-2 vote. We met yesterday evening, April 18<sup>th</sup>. We had one item on the agenda. It was also administrative appeal and that was from TD Management 12190 Springfield Pike. That was the old Tire Discounters building that's on the corner. They had been given an order to remove that pole sign and they were appealing that, or trying to appeal it and that appeal was denied with a 7-0 vote. If you have don't have questions, that would conclude my report.

### Board of Health

Mrs. Emerson: Thank you Mr. President. Mine's kind of lengthy, so I'll try to go through this stuff quick. The Board of Health met on April 13<sup>th</sup>. The Health Commissioner's Report for food and safety program, Domino's Pizza at 11424 Springfield Pike opened on March 27<sup>th</sup> and then Fat Daddy's Sandwiches submitted plans for 157 Northland Boulevard. Fat Daddy's has

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Mrs. Emerson (continued): a food truck and they have a strong following for burgers, fries and wings, so I think that's to come in the future. The Willows Work Group met on March 14<sup>th</sup>. They discussed the Spring Sports Camp which will occur April 10<sup>th</sup> through the 13<sup>th</sup> at the Heritage Hill School. They are anticipating about 200 children and about 70 volunteers at that event. Family Celebration at Chamberlain Park will follow on April 14<sup>th</sup> at 11:00. The Second Annual Chamberlain Park Party is scheduled for May 20<sup>th</sup>, from 1-4 p.m. If you remember from past reports, Springdale received a grant for mosquitos, Springdale Mosquito Control Program, so they're going try to start that. They're going to begin interviews for interns in April, or this month. The program will run May through September and they're going to focus on mosquito control education and reductions of breeding sites. The Narcan report, the Fire Department responded to eight opiate overdose runs and administered 20 mg of Narcan in March. The Hamilton County Heroin Coalition filed a public health alert and that came out on March 17<sup>th</sup>. It was to bring health partners in the Hamilton County Heroin Coalition are updating the alert issued on March 17<sup>th</sup> to continue to facilitate increased community awareness and advised first responders, health care providers and substance users and their families of the increased risk for overdoses in our community. Apparently through March 16<sup>th</sup> and March 18<sup>th</sup>, they had doubled the amount of visits to the ED, the emergency room, and 911 dispatch calls over those three days. Currently we do not know what may be driving these recent changes in activity, however, the increased risk is evident and they're drawing upon recent past increases in activity, a change in the composition of the illicit street drugs in our community is likely. That's the fentanyl, the opiates, and the carfentanil, and other synthetic types of opiates that they're mixing in with the heroin. For the Nurse's report, the flu activity in U.S. and Ohio remains widespread and is predicted to continue for the next few weeks, by the CDC. The estimated protection of this year's flu vaccine is only about 48%. During the week of March 19<sup>th</sup> through the 25<sup>th</sup>, the southwest Ohio area had 117 influenza-associated hospitalizations primarily the elderly and the young. Springdale had seven reported influenza hospitalization reported and that was for the month of March. Zika virus is being tested on non-pregnant volunteers in Miami, Puerto Rico, Brazil, and Mexico. The Children's Health Fair continues to be planned for and that's going to occur May 19<sup>th</sup>, 2017 and there will be 22 different learning centers there for the children. Healthy Diabetic Workshop registrations are being accepted for the next Healthy U Diabetes Workshop April 27<sup>th</sup> through June 1<sup>st</sup>. That will be from 9:30 a.m. until noon. Healthy Women, Healthy Lives are scheduled for June 3<sup>rd</sup> 2017 at the Healing Center for Women 18 years and older. Next Board of Health meeting is going to be on May 11<sup>th</sup> 2017 at 7:00 p.m. in the quarters adjacent to here. If there isn't any questions, that concludes my report.

Capital Improvements	Mrs. Emerson	-	No report
O-K-I	Mr. Shroyer	-	No report

Mayor's Report

Mayor Webster: Thank you, Mr. President. First off I'd like to just make a few comments about an event we had here in the city today. We had our 13<sup>th</sup> annual State of the City event down at the Community Center. I think we had about 95, 98 people attended. We're about to outgrow the facility down there. But anyway, we had a great lunch. We reviewed a lot of the economic activity that's going on in the city. Mrs. Russell had a panel; someone from Cincinnati Bell Technology Group and also from the Vora Group talk about why they chose Springdale and what they're going to do. Both very exciting projects going forth there. Each of them, probably total, six to seven hundred jobs by the time they're totally up and running in the two sites combined and these are going to be varying high paying jobs. I know I read one place where they, Cincinnati Bell Technology, provided the average salary is like \$94,000 and so that's certainly the kind of business we want in the city. We just walked the group through some of the other things that are going on at the GE Park and the area off of Northwest Boulevard that Planning Commission has got their special meeting on the 23<sup>rd</sup> of May for. I don't know how many jobs those are going to create, but it's a lot of money being spent in this city. Tri-County Mall which, you guys have the first reading of their public hearing on the agenda this evening. That's upwards of a \$45 million investment that those folks are going to make in that mall. That's a lot of change. To accommodate 150,000 less square feet than what they have today. They've got a lot of hopes pinned on the fact they're going to have I guess a very large cinema there and going to blow out the present Dillard's space and so we're pretty excited about that. Anyway, it was a great event and once again the Chamber and Christine put that event on and the ladies did a great job with it. Looking forward to next year and I think everybody in attendance, or at least that I talked to, was very pleased with it and food was good. Most of you

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Mayor Webster (continued): are aware of the fact that the equipment has moved back on the hotel site. The crane is there, in pieces, it's not totally assembled yet, but they had a backhoe in the back tearing down all the meeting rooms and so forth, so there's a lot of rubble up there waiting to be hauled away. So they're still in the process of getting mobilized, but it is back on their radar and we expect to see that site totally cleared by Labor Day. As all of you know, Arbor Day is coming up here next Friday. We have two Arbor Day ceremonies. One at Heritage School at 11:15 a.m., it's on the 28<sup>th</sup> and then on the 28<sup>th</sup> that afternoon at 1:00 here at the Springdale Elementary school. So if you can come out, please do so. With that, I'd like to read the proclamation that I've issued on this day and it reads:

"WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, the City of Springdale wishes to encourage its residents to plant and maintain trees in the city;

NOW THEREFORE, I, Doyle H. Webster, Mayor of the City of Springdale, do hereby proclaim, April 28, 2017 as

### "ARBOR DAY"

in the City of Springdale and urge all citizens to support efforts to protect our trees and woodlands and to support the city's urban forestry program, and

Also just one footnote, this is our 25<sup>th</sup> year of having been a tree city and having an Arbor Day program. So, it's sort of a special day for us, so please come out and that's all I have Mr. President.

Mr. Vanover: Thank you Mayor Webster

Clerk of Council/Finance Director

Mrs. McNear: Thank you Mr. President. The General Fund year to date through March 31<sup>st</sup> update for receipts. We have a net receipt budget of \$17.183 million and we have received \$4.946 million which is 29% of the budget. The receipts are made up of our top five resources; earnings tax, real estate taxes, paramedic services, local government funds and mayor's court. That total is \$4.672 million which is 94% of the receipts to date. Our expenditures; the net expenditures through March 31<sup>st</sup> is \$18.374 million and we have expended \$4.750 million or 25% of the budget. Our ending General Fund balance through March 31<sup>st</sup> is \$4.106 million dollars and that concludes the report. Thank you.

Administrator's Report

Mrs. Zimmerlin: Thank you Mr. President. As Mrs. Emerson alluded to in her report, the City did hold the 2017 Spring Sports Camp at Heritage Hill Elementary School. We had a total of 250 children attend the camp. On Monday, April 10<sup>th</sup>, we had 159 attendees. Humana provided 200 volunteers. They gave us 50 volunteers per day. We also had volunteers from the Vineyard Church, Higher Ground Ministries, and Princeton City Schools. We had



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Communications from the Audience - None

Ordinances and Resolutions

Ordinance No. 19-2017

APPROVING A MAJOR MODIFICATION TO THE PLANNED UNIT DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN FOR THE TRI-COUNTY MALL PUD

President Vanover: Thank you Mrs. McNear. Council we have a public hearing scheduled for May 3<sup>rd</sup>. Are there any discussions at this point this evening? We will have this back next meeting.

Old Business

Mr. Vanover: Mrs. Ghantous?

Mrs. Ghantous: Thank you Mr. President. Were we going to discuss donating to the Springdale Sailfish? That request came out a few meetings ago that they had requested some support?

Mr. Vanover: We can do that.

Mrs. Ghantous: Does anybody other than me think it's a good idea?

Mr. Vanover: Council? Input?

Mr. Vanover: Mr. Diehl.

Mr. Diehl: We have budgeted that item and I believe administration had pushed some money over to the Sailfish. If not, I'm totally in agreement that should be done as soon as possible.

Mrs. Ghantous: Thank you.

Mr. Vanover: Can we have administration double check that?

Mrs. Zimmerlin: Yes.

Mrs. Vanover: Thank you. Any other old business? Moving on to new business

New Business - None

Meetings and Announcements

Mrs. McNear: Thank you Mr. President, this is your reminder to file your 2016 Financial Disclosure Statements. It is due May 15<sup>th</sup>. Thank you.

Mr. Vanover: Mrs. Harlow?

Mrs. Harlow: Thank you. I wanted to remind everyone that the Spruce Up Springdale meeting will be held Thursday, April 20<sup>th</sup>, tomorrow evening at 7:00 p.m. in the conference room adjacent to these chambers. Our event is Saturday, April 29<sup>th</sup> and it starts at 10:00 a.m. and we've gotten fantastic input from our residents. We've got about ten or twelve people who've asked for some help and we have quite a few of our local companies donating product for us to use that day. There will be a cookout at 3:00 p.m. in the picnic area of the community center and we are inviting everyone to come. If you don't volunteer to work at the event, that's okay. We still want you to come to the cookout and meet and greet your neighbors. Also, I wanted to let you know that planning will be meeting on May 9<sup>th</sup> in these chambers at 7:00 p.m. Thanks.

Mr. Vanover: Ms. Zimmerlin?

Mrs. Zimmerlin: Thank you Mr. President. Applications are being accepted for positions in the Park and Rec Department including part time Park Maintenance workers and Seasonal

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Mrs. Zimmerlin (continued): Park Maintenance. Detailed information is available on the city website and at the Community Center. The tennis and basketball courts are being resurfaced currently and they will be closed until that project is completed. We apologize for any inconvenience with that. Sports registrations will begin on May 1<sup>st</sup> for Fall Youth Soccer and Volleyball as well as the Sailfish Swim Team. You can contact the Community Center for details. Swim lessons will begin May 1<sup>st</sup> as well, or registration for swim lessons will begin May 1<sup>st</sup> as well. May 20<sup>th</sup> is the Chamberlain Block Party from 1:00 to 4:00 p.m. at Chamberlain Park and then Civil Service will meet May 4<sup>th</sup> at 6:00 p.m. in the Administrative Conference Room.

Mr. Vanover: Any other meetings and announcements?

Communications from the Audience

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None

Update on legislation still in Development

Mr. Hawkins: Thank you Mr. President. As you review your internal memorandum, Item number one, an ordinance approving the Major Modification to the Planned Unit Development and Preliminary Development Plan for Tri-County Mall PUD. We had a first reading tonight and that matter will be forthcoming for May 3<sup>rd</sup> for public hearing. All other matters are forthcoming.

Recap of legislative items requested for next Council meeting

Mr. Hawkins: We will have an ordinance approving the Major Modification to the Planned Unit Development and Preliminary Development Plan for Tri-County Mall along with the public hearing. We will have an ordinance authorizing the city of Springdale Participation in the Ohio Municipal League 2018 Worker's Compensation Group Rating Program and Declaring an Emergency. We'll also have an ordinance authorizing a Final Ordinance with the State of Ohio Department of Transportation for State Route 4 Urban Paving Project from Cameron Road to Interstate 275 and Declaring an Emergency.

Adjournment

Mr. Hawkins motioned to adjourn. Mrs. Emerson seconded and council adjourned at 7:36 p.m.

Respectfully submitted,

Kathy McNear  
Clerk of Council/Finance Director

Minutes Approved:  
Tom Vanover, President of Council

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