

City of Springdale Council

December 21, 2016

President Vanover called Council to order on December 21st, 2016, 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, Harlow, Hawkins, Shroyer, and Vanover were present. Council Member Ghantous was absent.

President Vanover noted that the labels on the microphone lights were not in order, and to please be patient.

The minutes of the December 7th, 2016 City Council meeting were considered. Mr. Hawkins made a motion to adopt; Mrs. Emerson seconded. Minutes were adopted as published with six affirmative votes.

Committee and Official Reports

Civil Service Commission

Mr. Higgins: The Civil Service Commission did not meet. We had one issue we were asked to look at outside of the meeting, which was one of our part-time firefighters certified in the top ten of the list, but he is certified separately by rule, so we actually certified eleven by plurality vote. Beyond that, that concludes my report. I just wanted to tell Council thank you very much for the opportunity to have served on Civil Service. It was a great opportunity. Mrs. Nienaber and Mr. Coleman are absolutely wonderful people. I really enjoyed it, so thank you.

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

Planning Commission

Mrs. Harlow: Planning Commission met on December 13th with all members in attendance. Under New Business, we had Enson Mart at 11360 Princeton Pike. They were on our docket asking for two dock doors, and the applicant was not there at the beginning of the meeting so we moved them to the last item on our agenda, and they were still not there so we tabled their application. We also had Tri-County Mall at 11700 Princeton Pike, Springdale, coming in for a revision to the PUD, and it was kind of a concept idea. They want an outdoor dining area, and they also are looking for retail space for a separate tenant. The outdoor dining, they wanted, they had originally thought it would be ten feet out from the building on the west side of the building, but at the very last minute the applicant changed their mind and they wanted it to be a bigger outdoor patio than that, with a fire pit or big fire place out there. So they decided to take their plans back and come back with some firmer plans, and they'll be back on our agenda in the very near future. The third item is a 15 acre site located on Northwest Boulevard, and this was a company that's been with us before with a similar concept plan. This time they came and they had twelve garage doors, and this is supposed to be mostly a storage warehouse type facility. There was a lot of discussion about the traffic and also the way the trucks were going to be coming in and out of the area. Also, I noticed that in addition to the twelve bays that they had, they had a probably number of twenty-six additional that could be added. So we asked them to please come back when they had figured out exactly how many garage doors they were going to need. We weren't comfortable with a drawing that showed twelve garage doors plus an additional possible twenty-six more. We felt like we needed to know exactly what the building was going to be used for and how many garage doors they were going to need and what the impact of the traffic would be. So there was no decision made on that. They will be back at a later date. The third idea was a concept, and it's from 311 Northland Boulevard, and this is the Servatii Bakery. They are looking to add two silos on the Northland Boulevard side, and the reason that they have to add them on that side is because of the way their production line is currently set up. The silos would hold flour. The flour is the first part of their baking process, and as you move through the building, you get to the back of the warehouse and it's a freezer, so they're going to be enlarging their freezer. They're looking to put \$20 million investment in the property, and

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they're looking to increase their employees from ten employees to one hundred ten employees, so this again was concept, so there was no final vote taken on it, but the applicant feeling that they understood what the Commission would accept and what they wouldn't, and they will be back in the very near future. I'd be glad to answer any questions.

Mayor Webster: Mrs. Harlow, did I miss it, or did you say pretzel factory?

Mrs. Harlow: It's a pretzel factory, yes sir.

Mayor Webster: It's going to be a pretzel factory. It will be probably be the largest pretzel factory I guess in the United States.

Mrs. Harlow: I believe, from what they said, it would be, and they would again, they would start their production on Northland Boulevard with the flour. They would run it through the baking process to a freezer at the back, and it's supposed to supply very well-known pretzels throughout the whole country, so it's really a coup for us to get this big bakery here in Springdale.

Mayor Webster: And Springdale will be known as the pretzel capital of the United States.

Mrs. Harlow: The other thing that I came away from the meeting with this applicant with is they're very interested in being a good community partner. He said that anything that they could do for the City or for the community as a whole, that they would like to be involved in it, so I thought that was really good.

Mayor Webster: They also asked for the City, the Administration to issue them a comfort letter so that they could get a feel for how everything was received and so Derrick and Christine fired that off one day this week, I believe. I understand they are very pleased with the letter we sent them, and so as far as we know, all systems are go on this thing.

Mrs. Harlow: The silos that they were asking for would be forty-five feet tall silos, and that would be nine feet above the height of their current building. They showed a rendering that would have their signage on the silo itself, but I think during Planning Commission we kind of talked them out of that idea and suggested that the silos stand as silos and be what they are, and maybe move the signage over to the front of the building. So they were going to be looking at that. The other option that they could do would be to do three smaller silos, but they were thinking for their needs, the two forty-five foot silos would be the best option.

Mayor Webster: If I may continue, I think the letter indicated that we would like to have them just reduce the two down to thirty-six feet, not to exceed the height of the building which is thirty-six feet, so I think that's what the letter indicated.

Mr. Parham: The letter talked about keeping them to the thirty-six feet in height, and then the other key is to not have them visibly identified as silos; that they would properly, I don't want to use the word screen they indicated through some discussion we had with them, our original thought was to have them enclosed. Imagine riding down Northland Boulevard and you see these two large silos sticking out front. That's not that pleasant of a view. And so we talked to them about enclosing the silos. Their feedback is that due to some safety concerns, they can't enclose them, but we believe you need to somehow create an appearance that you're not driving down Northland looking at two big silos. Maybe there's some screen appearance, a wall appearance or something of that nature that doesn't look like anything outside of it being a regular building.

Board of Zoning Appeals

Mrs. Emerson: Board of Zoning Appeals met yesterday, December 20th, here in these chambers. There was one applicant on the agenda. It was for a variance for a shed on Lawnview. They did not show up, so that was tabled until the next meeting.

Board of Health

Mrs. Emerson: Board of Health met December 8th in the chambers adjacent to here. All were present. In the Health Commissioner's Report, for New Food Service Operations, the

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million, which is 105% of the budget. The receipts are based on the five top revenue sources of Earnings Tax, Real Estate Taxes, Paramedic Services, Local Government Funds, and Mayor's Court. That total is \$16.309 million, or 94% of the budget. That number is the same percentage as last year, however, last year was \$15.543 million, so it's an increase over last year. For Expenditures, we have a Net Expenditure budget of \$16.708 million. We have expended \$14.743 million, or 86% of the budget. Our ending balance for the General Fund is \$4.618 million through November 30th, 2016.

Administrator's Report - no report

Law Director's Report

Mr. Forbes: Just one brief item. I just wanted to let you and Council know that my office is in the process right now of reviewing and analyzing a number of bills that were passed literally at the eleventh hour of the last General Assembly, many of which will have at least some parts that will have impact on local governments, so as we work through those we will be sure to report back to you and the Administration if there is anything you need to do related to those. At this point, what we're really waiting on is for the Governor to sign many of these, so that we can make sure that we're looking at the actual latest version of the bill. We will be sure to keep you posted.

Engineers Report

Mr. Shvegza: Just in regards to upcoming construction, remember we do have the Southbound State Route 4 Lane Addition Project that will be under construction starting Spring of next year. As far as the State Route 4 Service Drive work, that again will take place spring of next year. Also we'll have the 2017 Street Program that will be out to bid in January, as well as the Cloverdale Resurfacing work, depending on when we have the final agreement executed with the water works.

President Vanover: Well since we've got you, how is our Christmas present over on Chesterdale Road proceeding?

Mr. Shvegza: As far as the water main break?

President Vanover: Yeah.

Mr. Shvegza: All I know at this point is they expect to have the road open this Friday.

President Vanover: Okay. Excellent.

Mr. Parham: Just to give you an update, we experienced a break just to the south of the school entrance. There was a thirty-six inch transmission main in place, as well as the twelve inch main that serviced the Willows complex as well as the neighborhoods. We originally thought that the break was on the thirty-six inch; it turns out the break was in the twelve inch, so last evening there was the original decision to postpone any digging until this morning because there was the knowledge that there's a gas line in place. Once they found that the gas line would not interfere with their work, they apparently began to work on it last night. The main was repaired at some point between last night and this morning. They also checked the thirty-six inch since they had the street open, and they checked our culvert since it's in the general location. They have made the repairs to the main. They have made the repairs to the pavement, and Adleta is serving as their paving contractor for the project, for the repairs, and so they're anticipating that Adleta will be back at 8 o'clock in the morning to finish with the paving as well as the pavement markers, and they will then have the road open between 5 p.m., or no later than 5 p.m. I'll send to photographs to you. One shows the actual event; the other shows where it stands this evening. So we should have the road open by the close of business tomorrow.

Communications - none

Communications from the Audience - none

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Ordinances and Resolutions

Ordinance No. 43-2016

AMENDING ORDINANCE NO. 32-2015 TO PROVIDE FOR WAGE INCREASES AND DECLARING AN EMERGENCY

Mr. Diehl motioned to adopt; Mr. Hawkins seconded the motion.

Mr. Parham: Just a couple things I'd like to point out for Council this evening. On Exhibit B1, there is a typographical error on the Exhibit B1. At the top it says 2016 for the minimums and maximums; that should be 2017. And then on Exhibit C, outside of that typo, the real only changes or adjustments to the document other than what you're accustomed to seeing the last few years outside of increasing by two percent, this represents the two percent that we identified in the 2017 budget, but on the Exhibit C which the Part-Time and Seasonal Employees, we've made adjustments in the case of the lower end of the pay scales for many of these because in 2017, the State Minimum Wage goes from, it currently is \$8.10 to \$8.15, so you will see that reflected throughout the document. In addition, there are a number of the part-time positions that are identified here that formerly and under the current Ordinance identify such as the Account Clerk, the Clerk Typist, those would identify as a pay grade designation, very similar to what's on the full-time, under A1. What we've done is to simply convert those to a range, an hourly range, to make them more consistent throughout the document. The only two that remain the same is the Violations Bureau Clerk position grade, remains as a grade 9; that's a position that's very challenging to fill sometimes, and those are desperately needed. If you can imagine, we have four, I believe, full-time Violations Bureau Clerk, those are our police clerks, that work 24-7 days a week, as so we've kept this one consistent at where it is now. The other would have been the Plan Reviewer that identified up to \$60 per hour. So those are the only changes to the document that are being requested to be made.

President Vanover: I just have one question. In Section 2 where it talks about "the reason for said declaration of emergency is the need for a proper pay grades to be in place as soon as possible at the beginning of 2016", should that not be 2017?

Mr. Parham: that should be 2017 as well, sir.

The Ordinance passed with a 6-0 vote.

Ordinance No.44-2016

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 DURING THE FISCAL YEAR ENDING DECEMBER 31, 2016

Mrs. Harlow moved to adopt; Mrs. Emerson seconded the motion. The Ordinance passed with a vote of 6-0.

Ordinance 45-2016

ADOPTING A TEMPORARY APPROPRIATION ORDINANCE FOR THE PERIOD JANUARY 1, 2017, UNTIL THE FISCAL YEAR 2017 APPROPRIATION PERMANENT ORDINANCE IS ADOPTED BY CITY COUNCIL

Mr. Diehl made a motion to adopt; Mr. Hawkins seconded the motion. The Ordinance was passed with a vote of 6-0.

Ordinance 46-2016

AUTHORIZING THE ACCEPTANCE OF FORFEITED PROPERTY PURSUANT TO SECTION 5723.01 OF THE OHIO REVISED CODE AND DECLARING AN EMERGENCY (325 GLENSPRINGS DRIVE)

Mr. Diehl moved to adopt; Mrs. Emerson seconded the motion.

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Mayor Webster: I just drove over the property today. It's a nicely paved parking lot, and it's a shame we don't have a viable business there taking advantage of it, but I think it will certainly be very strategic for the City to have control of that in case some day in the future we do have someone that has an overflow business. You know, I was just sitting here thinking, ironically I think this thing is owned by the prior owners of the hotel, because I know they bought the restaurant and I'm assuming they would have bought the parking lot along with it. So here we go again, except we don't have anything to tear down here, guys.

The Ordinance passed with a vote of 6-0.

Old Business

President Vanover: We do have one item of Old Business; it's an annual item. We have the election of the Vice President of Council that we need to take care of. I'll open the floor for nominations.

Mr. Diehl: I'd like to nominate the honorable Lawrence Hawkins.

Mrs. Harlow seconded the nomination.

As there were no other nominations, Mr. Hawkins was appointed Vice President of Council.

Mr. Parham: At the last Council Meeting, Council authorized Administration to proceed with the necessary steps to borrow the \$8.2 million for our road improvement projects. Two steps that are immediately upon us is to engage a bond council, as well as an underwriter. We have for a number of years now used Brenda Waymer with Dinsmore. We have received a cost from Mrs. Waymer that we would plan to engage as long as Council is concurrent, and that would be for a cost of \$43,050. Relative to the underwriter, we have made a number of contacts through references from Mrs. Waymer, people that she has worked with in the industry, and she identified four individuals. Our Finance Officer identified a fifth. We received information relative to what their fees would be, and at this point we will be recommending RBC Capital Markets with the representative Katie Kleinfelder to serve as the underwriter, and the cost for that is \$53,950. What we would request are two Ordinances to engage into using their services to assist us with this process, so what I would say to you is that when we borrowed the funds to construct or rehab the Community Center, we had about \$100,000 in fees. The total of this is about \$96,000 in fees. I think we originally started off with \$8.5 million that we borrowed for the Community Center. We paid off \$600,000 over a three year period, and then the fees, the \$100,000, we simply finances as a part of the bond issue. In this case, we would recommend doing it in a very similar manner so the \$93,000 would not be something that would come out of our coffers at this point in time, but would be added on to the \$8.2 million, so we more than likely would be financing or issuing bonds at \$8.3 million. So if Council is concurrent, we would request that two Ordinances be set for the January 4th Council Meeting to approve these two.

Council had no argument or concerns.

New Business - none

Meetings and Announcements

Mrs. Zimmerlin: I just wanted to let everyone know that the Community Center will be closed on December 25th and on January 1st, and will operate on an abbreviated schedule on December 26th and January 2nd from 1-9 p.m.

Mrs. Harlow: I wanted to make an announcement that on January 5th at 7 p.m., we will have here in the Municipal Building we'll have a meeting for the Spruce Up Springdale Committee. We would like to invite residents who have an interest in seeing their neighborhoods cleaned up and freshened to join us. I know that Mrs. Wisecup is in the audience and she is interested, and we'd love to have you attend that evening. Also I'm going to ask Mrs. Ghantous to get with the Garden Club, and I have three people from my community,

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and I'm asking each of the Council people to reach out to some residents in your district or people that you might know, if you're an at large person who would be interested to join us again on January 5th at 7 p.m. again the clean-up date is Saturday, April 29th.

I also wanted to let you know that Planning will meet on January 10th at 7 p.m., and we did receive an email that we might have a very interesting meeting, so we're looking forward to that meeting.

And then OKI, Mr. Shroyer and I will attend that first meeting on January the 12th.

Mayor Webster: January 6th, that's a Friday night, at 6:30, will be our pep rally, and mostly it's going to consist of induction of several people into our Coaches' Hall of Fame. We're sort of catching up. There have been several people that, it's been about eighteen months since we had a ceremony, number one, and number two, there's been several people that unfortunately passed away and it was not brought to our attention, so I think we're going to have eight or nine people to be inducted that evening. We encourage all of you to try to attend if at all possible. It's 6:30 on Friday, January the 6th.

Communications from the Audience

Mrs. Wisecup: Hi, it's Meghan Wisecup. I just remembered because the mayor had said it about the 6th. It starts at 6:30. We ask if you guys could be there at 6 if you are going to attend, that way we know who all is there. We do have over two hundred youth athletes that are going to be participating in this, so you can only imagine how many family members will be there and things like that. We want to make sure that we know who is there so you don't get lost along the way, so that we can identify everybody and we are very, very excited to have this this year. We've done pep rallies before when it's rained too much; we end up bringing it in. So it's going to be kind of the same thing, only instead of having seven to eight teams, we're going to have twenty teams, so it's going to be, we're very, very excited about how it's going to end up playing out and again we invite you all and we're very excited to have you guys come and take part in our first ever winter pep rally.

Update on Legislation Still in Development

Mr. Hawkins: As you review your Internal Memorandum, item number one was addressed with Ordinance No. 43-2016, an Ordinance setting the employees' pay rates for 2017 and declaring an emergency. That passed with a 6-0 vote. Item two was addressed with Ordinance No. 44-2016, adopting the final appropriation and transfer ordinance for 2016, which also passed with a 6-0 vote. Item number three was addressed with Ordinance No. 45-2016, adopting a temporary appropriations ordinance for the period January 1st, 2017 until the fiscal year 2017 appropriation's permanent ordinance is adopted by City Council, which passed with a 6-0 vote. Item number four was addressed with Ordinance No. 46-2016, an Ordinance authorizing the acceptance of forfeited property pursuant to Section 5723.01 of the Ohio Revised Code and declaring an emergency, specifically referring to 325 Glensprings Drive. That also passed with a 6-0 vote. All other matters were forthcoming.

Recap of Legislative Items Requested for Next Council Meeting

Mr. Hawkins: There is a request for an Ordinance adopting the Annual Appropriations Estimated Receipts for the fiscal year ending December 31st, 2017. There is also a request for a Resolution authorizing the investment of municipal funds, also a request for a Resolution requesting advance payment from the County Auditor, and two Ordinances regarding bond council and the underwriter as well.

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Adjournment

Mr. Hawkins moved to adjourn. Mrs. Emerson seconded the motion and Council adjourned at 7:47 p.m.

Respectfully submitted,

Kathy McNear
Clerk of Council/Finance Director

Minutes Approved:
Tom Vanover, President of Council

_____, 2016