

City of Springdale Council

August 15, 2018

President of Council Vanover called Council to order on August 15, 2018.

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

Mrs. McNear provided the Invocation.

Mrs. McNear took roll call. Council members Anderson, Emerson, Ghantous, Hawkins, Shroyer, Sullivan-Wisecup, and Vanover were present.

The minutes of the July 11, 2018 meeting were considered. Mrs. Emerson made a motion to accept the minutes; Mrs. Ghantous seconded. The minutes were adopted with seven affirmative votes.

The minutes of the July 18, 2018 meeting were considered. Mrs. Ghantous made a motion to accept the minutes; Mr. Hawkins seconded. The minutes were adopted with six affirmative votes with Mrs. Emerson abstaining.

Mr. Parham: Council, the last six years, we've had the wonderful Springdale ComeUnity Bash and this evening our Recreation Director, Mr. Greg Karle is here to prepare the public for what is upcoming and exciting times.

Mr. Karle: Thank you and it is always a pleasure. It's that time of year of course and as Derrick said, it is the sixth ComeUnity Bash for us. Hopefully, the weather will be nice and it will be bigger and better than the ones that preceded it. I think, over those five years that we have had it, the residents have come to truly enjoy the event and look forward to it and mark their calendars. This year, it is September 8th from 3:00 to 9:00 p.m. at the Community Center. With this event, it's always been our goal to try to make it a family-oriented, community event where neighbors come together and enjoy a day in the park. The bash is also a venue where our local service organizations have an opportunity to not only raise some funds for the good things that they do, but, also to give them some visibility in the Community so that people know that they exist and maybe join their organization. This year, I'm happy to report that most all of our service organizations are participating. We have the Springdale Youth Boosters, the Sailfish Swim Team, the Garden Club, Springdale Offering Support, the Senior Citizens Club, the Princeton Education Foundation, both our Cub Scout and Girl Scout groups. They are all well represented and will be serving reasonably priced refreshments and food and I hope all the public takes advantage of that opportunity and support them in helping them do the good things that they do in the community. As far as what we have planned, we have a great line up of music this year. Our first group is the Dan Varner Band. They play country music; it's traditional country like older country up until the newer country and also a little bit of rock and roll too. Then, at 5:00 p.m. we have a group called the Remains. They actually are a group that have been around for quite a while. They were in our concert series years ago when we had that. They play the high energy classic rock and roll from the sixties on up to current music. Our final group is at 7:30 p.m. It's the Second Wind. We've had them here for four years. They always put on a great show. They have a wonderful stage presence. They do R & B, soul, rock and roll, jazz. A great mix and they're a great show on stage. As far as entertainment at the bash this year, we have the Cincinnati Circus back. They do their big show act. That's going to be at 4:30 p.m. and 6:30 p.m. They do two shows and if you haven't seen it, it's a great act. They have a flying trapeze act. They have aerial acrobatics, Wheel of Destiny, which you'll have to come and see. I won't belabor you explaining it. It's really impressive. In addition to those things, they have magic tricks, comedy and we have a climbing wall. A multi-purpose court full of games for adults and kids to take part in. If that's not enough, we have the petting zoo back. That's always popular for all ages. There are both farm and zoo animals; over thirty animals in fact. You can get up close. You can hold them, you can pet them. We even have pony rides for free for the young ones. Again, a nice event. As I mentioned, all the entertainment is completely free of charge. I hope you invite your family and your friends to come out and enjoy all the great things about Springdale. I'd be remiss if I didn't mention a new item this year. The Springdale Youth Boosters are sponsoring a corn hole tournament during the ComeUnity Bash. It's a fundraiser for them. If you can, try to get a team together. They have both adult and youth divisions, so we hope they do well with that and people come out and support it. One other item, if you want to do something a little bit earlier in the day before the ComeUnity Bash; we do have the Family Mud Quest. That's the

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Mr. Karle (continued): event where participants run through a sloppy, muddy obstacle course. You'll go through mud pits, over hay bales, down hills full of mud and it's a whole lot of fun for everybody. It's all ages. It's focused on cooperation and helping your group make it through successfully. Again, that's free of charge. In fact, if you register by September 2nd, you can get a free t-shirt if you complete the course. So, if you're not adventuresome enough to do that, certainly come out and watch it. That's fun. We have two heats. One goes off at 1:00 p.m., the other one at 2:00 p.m. Looking forward to the events. If you have any questions?

Mrs. Ghantous: This actually isn't about the ComeUnity Bash. I just wanted to thank you and your folks for the great job you did with the concerts.

Mr. Karle: Oh, thank you.

Mrs. Ghantous: I thought they turned out really well and I was real pleased with the turnout. What about you?

Mr. Karle: Oh, yeah, absolutely. I think we had 250 to 350 as far as number of people that joined them and heard nothing but compliments from the residents that came out and enjoyed it. It's one of those things; it's great to see it back and I think it's one of those things that people are going to mark their calendars when we announce them next year and make it a point to attend.

Mrs. Ghantous: The bands were great so that was a good choice whoever did that. Put them in charge of that again next year. Was that you?

Mr. Karle: No, Charlie did that. I'll pass the credit to him. In addition to that, the Boosters did really well at the concessions for both of those events. I know they were real appreciative to have those additional events on their calendar.

Mrs. Ghantous: That's great. Do we have any feeling for if the portable signs had an impact on the attendance?

Mr. Karle: I think they did. That's again, one of those marketing tools that you put out there and we moved it around to I think five different locations in the preceding weeks. People seeing that every day, it just kind of keeps pounding it in your mind just like commercials on television. I think that definitely helped. It was out in all of the neighborhoods, so I think that was a really good tool for us. Having that out there for all the events coming up and it will be heavy use through the fall because of looking at the schedule we have something going on week after week. So, there's almost always something to put up on it.

Mrs. Ghantous: Well, we appreciate all the extra work that you do in pulling that off. I know it's not easy.

Mr. Karle: Thank you. Appreciate it.

Committee and Official Reports

Civil Service Commission

Mrs. Zimmerlin: The Civil Service met on Thursday, August 2nd. At the meeting, everyone was in attendance. Mr. Coleman, Ms. Nienaber, and Ms. Darby. The Commission discussed the Account Clerk II position. The Firefighter and Paramedic positions. The Police Department Administrative Supervisor position, the Police Department Violations Bureau Clerk position, the Public Works Maintenance Worker position, and the Fitness Center Manager position. That concludes my report.

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

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Planning Commission

Mrs. Sullivan-Wisecup: Planning Commission met yesterday, August 14th at 7:00 p.m. Thornton's at 12185 Princeton Pike for a Revision to the Development Plan. It was continued by a 7-0 vote to next month due to them not having the plans submitted on time. Second, we had TJ Ackerman for the Spring Rose subdivision. It is 13.316 acres on West Kemper Road. It came for a PUD Zone Map Amendment/Development Plan. This was a Public Hearing. There were several residents. We had a packed house and added chairs. It was quite a showing. People came to voice their concerns and opinions about the proposed subdivision. The proposal is that there will be 52 new homes built by seven various builders and there will be three different sized lots for the homes. The homes will have a price point of \$250,000 to \$400,000 each. The main points of the conversation that the residents had brought up were traffic and the number of homes. There was quite a laundry list, but those were the main two that everybody kept bringing up. Those were the two main focus points. After hearing every resident that wished to speak, and taking in the consideration of what they were saying and what the developer and the City had to say about it, the Planning Commission chose to table it until next month's meeting. While most of them wished for more traffic information and asking if the number of homes could be reduced, especially in the homes that are facing Kemper Road. It was tabled on a 7-0 vote until next month. That will carry over the Public Hearing to next month, so next month's meeting will still have a Public Hearing open on this if anybody wanted to come and voice their concerns or opinions. Next, was Meda-Care at 12190 Springfield Pike. They came for a Conditional Use Permit to allow them to service fleet vehicles, ambulances for their business only. They also came with a color change request to change from the red color to an Endless Sea and Software. That's two shades; it's a shade of blue and a shade of gray. The Commission passed with Conditional Use Permit with the conditions of having the solid masonry enclosure for the dumpster; no outdoor storage. They must submit a site plan to show parking spots for staff approval. That was approved by a 7-0 vote. Professional Designs Associates at 1300 Century Circle North was continued to next month's meeting due to not having everything submitted to staff for a Revised Development Plan. That was a 7-0 vote and then Mr. Taylor had discussion with the Planning Commission about the final PUD Approval format for development at the former GEEAA location. The final approval process is going to be done a little bit differently. It's going to be done in phases so that we can make sure that the development is beginning and going steady as we go. We don't want to have to stop progression of any of the development if we can help it. We are going to be doing it in two to three phases; possibly four. It's going to depend on how it looks as we go forward. Finally, the developer for the former Sheraton location was seeking a place for a 10 x 20 temporary sign advertising the land availability. This was passed by a 6-0 vote with Mr. Hawkins recusing himself due to the possible conflict of interest. Our next meeting is September 11th at 7:00 p.m. in these chambers. Mr. Hawkins do you have anything to add?

Mr. Hawkins: No ma'am.

Mrs. Sullivan-Wisecup: Thank you.

Board of Zoning Appeals

Mrs. Ghantous: The Board of Zoning Appeals met on July 17th. We had two applicants. Pretzel Baron at 311 Northland Blvd. submitted an application for a variance from the minimum fifty foot rear setback. That was granted with a 6-0 vote. The next application was from the owners of the property located at 406 Cameron Road. They came requesting two variances. One was requesting a variance to allow a fence to project past the front building line. That was approved with a 4-2 vote. The second variance they were seeking was to allow a privacy fence closer to the street line than is allowable. That was not granted and the vote on that was 4-2, with four votes being against. Any questions? Jeff did I leave anything out?

Mr. Anderson: No ma'am.

Mrs. Ghantous: That concludes my report.

Board of Health

Mrs. Emerson

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No report

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Capital Improvements

Mrs. Emerson: Capital Improvements Committee met this evening. We are considering the project of the East Kemper Road Bridge Rehabilitation. That's the bridge across from Chick-fil-A and East of Sears. We have noticed that there has been excessive amount of deterioration. The expansion joints located in the asphalt road surface have deteriorated allowing water and salt to leak through into the bridge's structure which is allowing the steel part of the bridge to deteriorate and corrode. The exposure of the steel to more moisture and salt increasing the rate of corrosion over time. If this process is allowed to continue, the structure capacity of the bridge will be compromised. Maintenance on the structure is now necessary to stop further deterioration and additional expenses in the future. We're considering this now. The project is not planned to start until late 2020 or early 2021. It's time-sensitive. We are looking at applying for an MRF application in 2018 and then 2019 we will apply for a SCIP application. Each of those we are going to apply for one-third of the cost of the bridge which will allow Springdale to be responsible for the other third. The current estimated cost is \$436,000. That construction is looking at starting at late 2020. A little history behind the bridge. This bridge was originally a two-lane bridge that was built in 1929. It was widened to five lanes in 1976 and then widened to six lanes in 1992. Its current eight lane configuration was construction in 2006 and 2007. That concludes my report.

Council Investigative Committee

Mrs. Sullivan-Wisecup: C.I.C. met on August 2, 2018 at 7:00 p.m. in these chambers. Both Jeff and myself were present. We went over the status of the fact finding investigation. All questionnaires were submitted to the C.I.C. legal counsel and are now being used as work product. It was decided by the Committee to have Alan Abes, the legal counsel for the C.I.C. look in and advise on the legal implications while also drafting a report based on the investigation in progress. We agreed that we need to let the full Council know that we agreed to wait on releasing the subpoenaed answers to the questionnaires until everybody submitted based on legal advice and case law backed by the decision in Hamilton County. We were advised by our legal counsel that he will continue the fact-finding process while providing legal advice based on law, charter, and Council rules. He will analyze the information, and advise based on facts and context of law. Conclusions and implications included in the memo or report. The meeting that was schedule for tomorrow, August 16th has been rescheduled for August 23rd and 7:00 p.m. in these chambers to allow time for the legal counsel to draft a report and submit it for review to the board and that this will be discussed in the open meeting on August 23rd, which is our next meeting, at 7:00 p.m. in these chambers. We wanted to make sure that everybody here understood that we weren't releasing the subpoenaed answers at this time because they are considered fact-finding tools in order to find more answers in our investigative process. We are making sure that we're doing everything legally, by the letter of the law, that we can that's allowed at this point in time, but we wanted to let you know that that's what was happening at this point in time. Thank you.

O-K-I

Mr. Shroyer

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No report

Mayor's Report

Mayor Webster: I have no formal report tonight. I do have the honor of presenting a proclamation to a young lady.

"WHEREAS, Lilly Ruthen of Springdale is now the Cincinnati area's only two-time world champion disc golfer; and

WHEREAS, Lilly Ruthen participated in the 2018 Professional Disc Golf Association (PDGA) Junior World Championship in Emporia, Kansas July 8-14; and

WHEREAS, She competed in the Female Juniors 12 and Under (FJ12) division against other girls from around the world and she won her division by 42 strokes making her the world champion for a second time; and

WHEREAS, Lilly is also a three-time world putting, long drive, and skill shot champion; and

WHEREAS, Lilly is twelve years old and will be entering 7th grade at Princeton Middle School this year; and

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WHEREAS, We would like to congratulate Lilly on her amazing accomplishments and along with her brother, Jaxin, sister, Serena, and mom and dad, Nikki and Jason, we are very proud of her; and

WHEREAS, We wish Lilly continued success in her future endeavors in the sport of disc golf and all other ventures she chooses. We are sure she has a very bright future ahead.

NOW THEREFORE, I DOYLE H. WEBSTER, Mayor of the City of Springdale, do hereby proclaim the week of August 15-22, 2018 as

'LILLY RUTHEN WEEK'

In the City of Springdale and commend this observance to our citizens"

Lilly and her family are with us this evening. I just would like to add this past weekend or last when she competed up in Vermont, won another championship so she's already working on her next proclamation. (Laughter) Lilly would you like to come down in front here. (Applause)

Mrs. Emerson: Lilly, I just wanted to ask you a question. How many "hole in one's" have you gotten?

Ms. Ruthen: One.

Mrs. Emerson: Just one? My husband and I (Bob) have been playing Frisbee golf for 25 years, so we know who we can call on to play as long as you promise not to beat us, okay. Congratulations. That's awesome.

Mayor Webster: That concludes my report. Just to give everybody a heads up though, we are going to have another special guest with us the next council meeting or the one after. Springdale has another Eagle Scout that we're going to honor and recognize at the upcoming Council meeting. That's all I have. Thank you.

Clerk of Council/Finance Director

Mrs. McNear: The General Fund year to date through July 31st receipts report. We have a Net Receipt Budget of \$18.907 million dollars. We have received \$11.780 million dollars, which is 62% of the anticipated budget. Those receipts are made up of five General Fund receipt sources; Earnings Tax, Real Estate Taxes, Paramedic Services, Mayor's Court, and Local Government Funds. That is a total of \$10.808 million dollars, 92% of our receipts to date. On the Expenditure side of the house, we have Net Expenditures of \$18.834 million dollars. We have spent \$10.533 million dollars or 55% of that budget. Our ending General Fund balance through July 31st is \$3.407 million dollars. That concludes my report. Thank you.

Administrator's Report

Mr. Parham - No report

Law Director's Report

Mr. Forbes - No report

Engineer's Report

Mr. Shvegza: Beacon Hills/Kenn Road Project; the pavement repair is currently underway and is approximately 90% complete. The final asphalt work on Kenn Road is anticipated to take place September 17th. The Cape Seal treatment on the Beacon Hills streets, which consists of two layers, is schedule for the first layer to be applied September 5th-6th. The final surface, micro surface will be placed September 10th-13th. Jake Sweeney Place Reconstruction; basically that is completed up to the intermediate course of asphalt. The final asphalt courses still has to take place along with the pavement markings. That will take place late August. Glensprings Drive Repair/Resurfacing; Pavement planning is complete. The application of the SAMI material is complete. Manhole adjustments are

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Mr. Shvegza (continued): underway. Paving and the rejuvenator application will take place late August. Cloverdale Area Resurfacing is basically complete. I will be looking at the project to ascertain if any punch list items need to take place and go over those with the contractor. West Kemper Road Resurfacing; they have installed the new radar detections at the intersections with Northland and Jake Sweeney. We anticipate the rest of the project will be completed late in August. That concludes my report.

Communications

Mrs. McNear: I do have one item this evening. I have a letter dated August 14, 2018, addressed to Clerk of Council/Finance Director. "Regarding follow up to my letter of April 13, 2018 'Required driveway apron replacement'. Equalization Board: I arrived home today to find my driveway apron had been replaced, but with only one control joint, in spite of my asking the workers yesterday morning to ensure multiple control joints, and my letter to you dated 4/12/18 (attached). I submit that if the newly replaced sidewalk adjacent to the apron required 3 control joints within that length, then the driveway apron should also have had 3 installed. I expect that the city will never again require me to replace that driveway apron, since your contractor did not follow my written instructions to you nor my verbal request to them. Respectfully, Dave Nienaber 12000 Elkridge Drive, Springdale, OH 45240." That concludes the communications this evening.

Communications from the Audience

Mrs. Morgan: It's a new day. My name is Victoria Morgan. I live at 705 Cedarhill. I've been a resident of Springdale for 26 years now. I have a concern about my street. I have neighbors that are driving up and down our street pretty fast. My grandchildren play outside all the time. I was wondering if there is something like I go through communities and see that they have speed bumps. I'm hoping maybe you all could look into that. Because, I would hate for something to happen to anybody's children, especially my grandchildren being that I live at a street that is going in and out both ways. I live right there and I see this quite often. People are going up and down the street doing 30 to 40 miles an hour. That's a big concern of mine. I have other concerns, but that one right now is the one I'm addressing tonight.

Mayor Webster: Ma'am, this is not a new issue for us; requests for speed bumps. We've had those in a couple of different areas of town over the years. The City has elected not to try to control the speed of traffic through speed bumps and speed humps, and so forth. Once we start putting those out, there's just no end to it. We're going to end up with those things on every single street in the City and once we do that, we think there are several negative things that are going to happen. First off, we think it's going to impede the response time for the Life Squad, Fire Department, and the Police Department. Secondly, it's going to impede the ability of our Street Maintenance Department to clean your streets with snow and ice in the winter time. Based upon those, we've elected not to go that route. Now, if there's a speeding problem, let us turn that over to the Police Department, we'll run some speed control out there. We also have a speed sign we can put out that will record the speed of the vehicles and the times and so forth and we can tell exactly how severe the speeding is. We'd rather try to address your situation through that means rather than going out there and putting in bumps and humps.

Mrs. Morgan: Well, I know my neighbors, two of my neighbors have moved because of this situation and they had children. Like I said, I have been here for 26 years and now that I have my grandchildren it was always a concern then and Police do sit up there, but, that's not solving the problem. The other day, somebody came up the street doing 40 miles an hour. Had my grandchild been out there and they do have the motorized cars, they like to go around and turn around, it's just ridiculous. It's a concern. It's not just there, but it's everywhere. I can only address where I live about even not and I do understand what you are saying about that and I ride through different communities. Hyde Park, Silverton, Pleasant Ridge, they do have it. I understand what you are saying. I think because of where I live at, which is right at the stop sign at Cedarhill and Greencastle. I see everything. I see who comes in and I see who goes out. I can't speak for anybody else. Right there even if not just right there, put it in front of my driveway. It just doesn't make sense. A solution needs to be brought up instead of just talking about it, let's make it happen. Because children are our future and I would hate for something to happen to anybody's child, but especially mine.

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Mayor Webster: I certainly understand. Let's pass this on to the Police Department and we'll see what we can do to slow the people down up there.

Mrs. Morgan: Okay. Thank you.

President Vanover: Before we move into our ordinances and resolutions, we have a request to add Ordinance No. 42-2018 to the agenda this evening. I'll need a motion to do so and a second.

Mr. Shroyer made a motion to add Ordinance No. 42-2018 to the agenda; Mrs. Sullivan-Wisecup seconded. Motion passed 7-0 to add to agenda.

Ordinances and Resolutions

ORDINANCE NO. 40-2018

REDUCING AND RECERTIFYING SPECIAL ASSESSMENTS LEVIED FOR THE PURPOSE OF CONSTRUCTING CERTAIN IMPROVEMENTS AND DECLARING AN EMERGENCY

Mr. Shroyer made a motion to adopt; Mrs. Emerson seconded.

Ordinance No. 40-2018 passes with seven affirmative votes.

ORDINANCE NO. 41-2018

LEVYING SPECIAL ASSESSMENTS FOR THE IMPROVEMENT OF DRIVEWAY APRONS IN THE PUBLIC RIGHT-OF-WAY RELATED TO THE 2017 STREET PROGRAM AND DECLARING AN EMERGENCY

Mrs. Ghantous made a motion to adopt; Mr. Anderson seconded.

Mr. Parham: Council, the ordinance before you is from the 2017 Street Program. The residents at that time were required to replace their drive aprons, as a result of meeting one of the three criteria, that has been previously established by Council. As of Friday, the 10th of August, fourteen of the property owners have not fulfilled their obligation. Of that fourteen, three of those have made some portion of a payment. They have, as the ordinance says, 30 days after the passing of this ordinance to meet their final obligation. The reason for the emergency is that we need to have these filed with the County Auditor by, I believe it's the mid part to the late part of September. We try to get legislation to you in enough time for the residents to still have the opportunity to make payments. If they fail to make payment, we will certify this to the County Auditor.

Ordinance No. 41-2018 passes with seven affirmative votes.

ORDINANCE NO. 42-2018

AUTHORIZING THE CITY'S PARTICIPATION IN FINANCING PUBLIC IMPROVEMENTS IN COOPERATION WITH THE PORT AUTHORITY AND AUTHORIZING THE EXECUTION OF DOCUMENTS TO EFFECTUATE SUCH FINANCING, AND DECLARING AN EMERGENCY

Mrs. Ghantous made a motion to adopt; Mr. Hawkins seconded.

Mayor Webster: I would like to ask Mrs. Russell to come forward and give a little presentation on how we got to where we are. Let me say a few things before she takes the floor. Hopefully, this is the final piece of legislation and action that we're going to be asking Council to take before we see some ground being turned and some buildings constructed on the GEEAA site. This is a project that the City has been involved in for four years. There's been tons and tons of work that have gone into this thing and I can't say enough of the effort that Mr. Parham and Mrs. Russell and Mrs. Wehmer and Council along with John Cummings from Strategic Capital have put into this thing. We finally got the school on board, we came before you guys, got you on board, and then the work really started as far as these folks of

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Mayor Webster (continued): getting this agreement hammered out. This is the result of all of the hours and hours of labor. I just can't say enough for the work that you guys have done on this thing, so, thank you very much. Christine will bring you up to day on what's in here.

Mrs. Russell: Thank you Mayor. I'm going to pass out a spreadsheet to everyone that I'll use in my discussion. As the Mayor alluded to, we were before you on June 20th and at that meeting, you approved Ordinance 35-2018. Just to refresh your memory, in that ordinance, we created the Springdale Commerce Park TIF site and you authorized the City to enter into agreements with the Princeton School District and the Great Oaks joint vocational school district to permit property tax abatements and service payments to finance the public improvements on the Springdale Commerce Park project. We're now at the next step of this process, as the Mayor said. The legislation before you is to authorize the City to enter into a cooperative agreement. This agreement outlines the terms, conditions, and financial responsibilities of the various entities involved in financing this project and constructing the project. Completion of this document will allow a few things. First, and foremost, it will allow Strategic Capital Partners to close on the property. That closing is scheduled for this Friday. I know that it is a date we have all been waiting for when that property will actually change ownership. If you approve this tonight, they will be able to move forward with their closing on Friday. It will also allow the Redevelopment Authority, which, we also know, as the Port Authority to proceed with the steps necessary to issue the bonds for the construction of the public improvements. Just so you know, the Board of the Redevelopment Authority did vote on their own legislation this morning. They did authorize the Port to enter into the same cooperative agreement. Their approval though, is contingent upon approval of the City. They are always very sensitive. They don't like to be out in front of the Municipality because of the timing on this, they had to be this morning. In their legislation, was a contingency that it is dependent upon our approval. I want to touch on two major things. One is the spreadsheet I just passed out to you. That spreadsheet is not in the cooperative agreement, but it is the basis for the cooperative agreement. I wanted to make sure to walk through that. I want to hit on some of the highlights of the document so you really understand the City's responsibilities under that; the lack of City liability under this document and then also, just the structure of the deal. So, you'll remember that the project is split into two phases. A Phase One and a Phase Two and the TIF's run for different lengths of time. This was back in that June ordinance. We explained that the TIF for Phase One will run for 25 years. The TIF for Phase Two will run for 18 years. You see that on those spreadsheets. Phase One of the project will begin this fall and includes construction of two of the buildings on this site. Those will be constructed speculatively, which means that there is not an identified tenant for those buildings. Phase Two of the project is market-driven. That does not have a predetermined start date for Phase Two. That will be the balance of the project which are the two other larger industrial buildings and then the small retail building that is closer to 747. The spreadsheet I passed out is a projection of the values, payments, and revenues for the project. Looking at the Phase One spreadsheet, up to \$7.775 million dollars will be issued in bonds and that will be used to design and construct the public improvements on the site which include things like the roads, the storm sewers, the sidewalks, and the lighting. TIF revenues will be used to compensate the school districts and also pay the debt service. Excess cash flow will be available to the City. We can use that on eligible projects which are things either on the site or near the site to make our own public improvements with that money. You'll see as you move across the spreadsheet the total excess cash flow down at the bottom over the life of the TIF is estimated to be \$5,587,957 dollars. Moving to Phase Two; originally the cost to perform string bank stabilization on Beaver Run and to replace the Chamberlain Park bridge, was addressed through issuing bonds in Phase Two of the project. This was estimated at approximately \$1.4 million dollars. However, the City has decided that we would prefer to have more control over those projects. Remember, I just mentioned that Phase Two is market-driven and we don't know exactly when that may start. By tying those bonds to Phase Two, we would be at the mercy of when that part of the project would start. We decided that, instead of doing that, we would rather not issue bonds in Phase Two, use the excess cash flow from either Phase One or Phase Two and either fund the stream and bridge work directly or we may use that money to then borrow and then use that money to pay back. Of course, those projects would all come back to you for approval. At the time, we just felt that we wanted to have more control over how those improvements were scheduled and how they were funded. So, by taking the bonds out, that then increases the excess cash flow in Phase Two, because there is not debt service. As you look at that spreadsheet, you see that the debt service column is blank, because there

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Mrs. Russell (continued): are no bonds being issued there. The total estimated excess cash flow is \$6,129,855 dollars. Similar to Phase One, the school district and the joint vocational school district will still be compensated under the agreements that we signed earlier this summer. That is the basis then of the cooperative agreement. The cooperative agreement is between the City, the Redevelopment Authority, the future owner and developer, and the bond trustee. There are a lot of signature pages on this. The document clearly states that the bonds shall never constitute general debt of the City and the City will never be responsible for repaying the bonds. It further says that once the developer begins to construct the public improvements, if, for some reason, the bonds that have been issued do not cover the full cost of those improvements, the owner will pay all costs to complete the construction in accordance with approved plans and specifications. Even if they have grossly underestimated the cost of those, they will still have to be the ones to come up with the money to pay the balance and fully complete those. The bonds are expected to be issued at the end of September, early October and construction of the public improvements will start directly after that and per the cooperative agreement, both the public improvements and the Phase One buildings are required to be complete by December 31, 2019. That will proceed quickly. In terms of next steps, between now and when the bonds are issued, we will be reviewing documents that are being drafted by the Port Authority and their legal counsel. Mostly insuring that they are consistent with the documents that you have authorized already. This cooperative agreement, our compensation agreements with the school districts, as the Mayor said, we do not expect to need to bring any further legislation to you prior to the issuance of the bonds. Concurrently with this, the developer is proceeding with submittals to Planning Commission for their final development plan. In fact, next month, Planning Commission will see the first of those packages for the final development plan. I do have a copy of the agreement. Because of its length, I didn't make a copy for everybody, but if anybody is interested in it, I would be more than happy to make a copy for you. Brenda Weimer is here and, as the Mayor said, this has been a team effort. So there are a lot of us here that are available to answer any questions you may have.

Mayor Webster: One comment that I would like to make. If you notice on the first column here, we've got the projected value. That is a projected construction cost. Is that right Mrs. Russell?

Mrs. Russell: Yes; so it starts with the actual construction cost of the building. They wanted to be conservative in their estimate of the value of the project because that is what, based on that value, is then what the TIF revenues are based on. They didn't want to be overly aggressive in that valuation which the auditor will be the one that makes that determination.

Mayor Webster: I think that could be a real windfall for the City that if, when the buildings are appraised, for tax purposes, because if they're more, then, that all is going to end up in the far right-hand column in the City's share. Princeton is pretty well locked in. Because they insisted that their payments come before the debt service. That's exactly what's happened. That their payments come before ours. This is exactly what they're going to get regardless of the value of the buildings. If the buildings go up, the City gets more money.

Mrs. Russell: Remember that the taxes that are currently paid on that property will continue to be paid. They will continue to flow to the same recipients that they flow to now. This is all the increased value that will then be captured in this.

Mrs. Ghantous: This is slightly off topic of the financials. But, could you give me a couple of examples of what types of things would take place to activate Phase Two?

Mrs. Russell: Sure. Very simply, market-demand. So, if the developer has a tenant that comes and says, "Hey, I want to sign a lease for one of those other buildings", that would certainly be a driver to start Phase Two, or if they just see that the market is very robust and they feel comfortable going forward, again, with speculative buildings, they could do that. There's nothing that prevents them from building spec buildings again or it could be driven by a user. Thank you.

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Mr. Anderson: I have just a question on the fourth column. What is the basis for the projected net debt service in Phase One? It seems to fluctuate quite a bit and it doesn't seem to correspond with projected value or the TIF revenues.

Mrs. Russell: That is the amount of money needed to pay the debt service on the bonds. I'm going to defer to Brenda why that number would fluctuate. You should come up Brenda.

Mrs. Wehmer: So the number on the debt service will fluctuate because the Port Authority's financial advisors have structured the debt service so that they can account for the time it takes to develop and stabilize the project and get the value on the duplicate and the service payments to start flowing. It doesn't fluctuate all that much. It starts at 468 and goes in some years to a maximum of like 473. So, they haven't really structured it, skewed it drastically on the debt service.

Mr. Anderson: I guess the question is what is the underlying. Is it based off their estimates for bond value changes over time or cost? Because that affects the flow all the way through the sheet for what our expected share is. If it's for initial construction, I would expect the number to be different up front, but this looks like it. . .

Mrs. Wehmer: They're taking a bond size of about \$7.5 million dollars which is needed to fund the project fund of \$5 million dollars. The debt service reserve, they have to pay capitalized interest until the TIF revenues start flowing which will be at least two years. So, then they will make fairly level bond payments, but, they adjust a little bit because bonds are usually sold in increments of \$5,000, but then the interest is dictated by the interest rate in the market, so the payment on it every six months. So, it's not all that skewed on the debt service. I guess I don't understand what you were looking for. An exactly even payment every six months is not customary in the bond world.

Mr. Anderson: I guess my underlying question is if that's based off of the current bond yields. The City doesn't have any additional risk if the bond yields or the curves change over time. It affects our share that we get at the end, but, we're not absorbing additional risk because of conservative or aggressive estimates from the Port Authority.

Ms. Wehmer: Yes. This is not a locked in debt service schedule. This is projected based on the bond yields on the day they ran this schedule. They're not expecting to lock in the interest rates on the bonds until mid to late September. So, this projected net debt service column will be set in stone about a month from now. Until then, yes; it is subject to market risk and can fluctuate in either direction.

Mr. Anderson: But, they would be locking in for the duration of the TIF, not just increments of the TIF?

Ms. Wehmer: Right. So once they lock the bonds in; in mid-September when they have the actual pricing, then the interest rate is locked for the duration of the bonds and it will not change. Then, you'll get a debt service schedule at that point in time that is set in stone.

Mr. Anderson: Thank you.

Mrs. Russell: I think it's also important to point out, I was remiss in including this. If, for some reason, the project does not generate enough to cover the debt service, the developer is on the hook to make up that difference. The City will never be asked to make up that difference in order to make the debt service for that year. Thank you very much.

Ordinance No. 42-2018 passes with seven affirmative votes.

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RESOLUTION NO. R12-2018

AUTHORIZING THE FILING OF CONTINUING DISCLOSURES RELATED TO THE MARCH 2017 STREET IMPROVEMENT BONDS

Mrs. Ghantous made a motion to adopt; Mrs. Emerson seconded.

Resolution No. R12-2018 passes with seven affirmative votes.

Old Business - None

President Vanover: Before we move on to New Business, I just want to, I guess, bring up a point of clarification on procedure. At no point have I, sitting President, or any President that I have served with ever restricted communications between Council Members and our Legal Director. But, the procedure is that if we are going to research legislation, it needs to first have a quorum and consent of Council to drive that investigation and I noticed on one of the last legal bills that there was communications between Mr. Anderson and Mr. Forbes on a topic that had never hit the floor of Council. Anybody can bring anything up and discuss on the floor of Council, but before we send our legal team down researching something, under that, all seven of us could send him down a rabbit hole researching something that has never been discussed, nor has any desire to pursue to that taking place. So, I just ask that, and I quite honestly was a little bit taken aback that we didn't have any communication from Law Director either to the Administration or to myself on that situation, so I would ask, at this point, before we send you on an investigation of potential legislation, if it has not come through Council, I would like to be notified of that and then we will get Council's quorum to see if that is, in fact, what Council wants to do. Anything else, interactions with the Legal, I have no problem with, but that is a procedural thing that has been in place for as long as I've sat up here. For almost 25 years now. I'm sure it carried prior to myself. So, I just ask it from at least everybody is informed from this point forward this is our operating procedure.

New Business - None

Meetings and Announcements

Mrs. Zimmerlin: I want to remind everyone that on Monday, September 3rd, the Municipal Building and the Recreation Center will be closed for the Labor Day Holiday. I do have a couple of announcements from the Recreation Center. Junior Olympics will be on August 25th. There are eight fun competitive events for boys and girls aged ten and under. All participants are also eligible for door prizes. You can register now by contacting the Community Center. Check-in begins at 10:00 a.m. Events are 10:00 until 11:30 a.m. and entertainment at 11:45 a.m. Awards at 12:15 p.m. The event is free of charge. Winter youth sports registration begins on September 1st. That includes basketball, volleyball, and cheerleading. The Park and Rec Department also has an employment opportunity. They are looking for a part-time fitness instructor and a part-time custodian. Detailed information and applications are available at the Community Center or on the City's website. Also, just as a reminder, on August 18th, it is the Springdale Town Center Safety Day. We will have representatives from the Fire, Police, Public Works, Park and Rec, Health Department and SWAT team there.

Mrs. Sullivan-Wisecup: The Planning Commission will meet in these chambers on September 11th and 7:00 p.m. and the C.I.C. will meet in these chambers on August 23rd at 7:00 p.m. Thank you.

Mrs. Ghantous: Board of Zoning Appeals will meet Tuesday, August 21st at 7:00 p.m.

Mayor Webster: I wonder if I could ask Council to consider the addition to their agenda of a resolution. Resolution No. R13-2018. Do I have any objections to that?

President Vanover: Do I have a motion to add Resolution No. R13-2018?

Mr. Hawkins made a motion to add Resolution No. R13-2018 to the agenda; Mrs. Sullivan-Wisecup seconded. Motion was passes with seven affirmative votes.

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Resolution No. R13-2018

COMMENDING CITY ADMINISTRATOR DERRICK PARHAM FOR HIS DISTINGUISHED AND DEDICATED SERVICE TO THE CITIZENS OF THE CITY OF SPRINGDALE

Mrs. Sullivan-Wisecup made a motion to adopt; Mrs. Emerson seconded.

Mayor Webster: Mr. Parham, I understand we got upstaged last night (laughter), so, we don't have a standing room only crowd that will give you a standing ovation like they did last evening, so I understand that was very nice and very moving. We may be small in numbers, but we have a lot of great thoughts and a lot of appreciation for your time with the City and everything that you've done for the City. Like the resolution indicates, you could not have taken over this City at a worse time from a financial standpoint. I've often shared with Council the late night hours that you've worked; 11:00 p.m., 12:00 p.m., 1:00 a.m., trying to stretch the dollars and stretch the budget to make sure everything got covered. We will be eternally grateful to you for that and we want to wish you all the best and we hope that you get to spend all the time you want on your bike and on your skis. (Laughter) I understand that's two things that you cherish most in the world is your bicycle and your skis. Anyway, thank you very much. As soon as they adopt this, I'd like to present this resolution to you.

Mr. Parham: Thank you.

President Vanover: It's adopted.

Mrs. Ghantous: It's adopted.

President Vanover: It's official.

Mayor Webster: Want to go down front just like proclamations. Somebody's got to get a picture of this. Get our official photographer down here.

Mrs. McNear: We just voted on adding.

President Vanover: I'm sorry, you're right. You're right. Okay.

Mrs. Emerson: It's not going to pass. (Laughter)

President Vanover: Mr. Hawkins, you had a comment?

Mr. Hawkins: Just as we're going through discussion, deciding if we're going to vote for this thing or not (laughter), Mr. Parham, words can't express the gratitude for all that you've done. As the Mayor indicated, coming on to Council in 2009, it was scary and hearing about these things forecasting of what may happen if we don't take certain steps and the foresight and action of the things that took place were pivotal in Springdale being where we are today versus a lot of the communities that didn't take those steps. The way you've conducted yourself, it's the epitome of organizational effectiveness, professionalism, and you constantly demonstrate foresight in issues that come up from all angles. By the time that we've seen it, we've gotten it, you've thought about all different things that can come up. That is something that's very reassuring. The Mayor talked about the late nights and all of us have driven by this building and seen your office light on; your car in the parking lot. I just want you to know, for me, that's been like a beacon of reassurance that while others are sleeping, you're taking care of business; whether it's the budget, whether it's the financial issues that we have, whether it's a property that's being sold. Whatever issue that's packed this room before, I know that I can rest assured that you're going to bring the information that we need to have to the forefront and that you've thought about all angles and taken care of this City and the organization. Thank you.

Mr. Parham: Thank you.

President Vanover: Well, I'll echo that.

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Mr. Shroyer: Having been one of those Department Directors in 2009, I don't know that I would say that I was one of your largest fans back then (laughter), when I kept getting the memo that said, "Cut the bottom line, but, don't affect any services that anybody would see." Having weathered that storm and now have an opportunity to sit in this seat and see some of the things that we're back to being able to do for the City and for the residents, obviously, you were right, as painful as it was at that time, but I appreciate your foresight then, I appreciate the fact that you are largely responsible for the fact that we're now able to sit here and do some of the things that we are able to do. Thank you.

Mr. Parham: Thank you sir.

Mrs. Sullivan-Wisecup: Although I've only been up here since December, I have definitely burned up your phone. I love that any time that I call you, all I have to say is a resident's name and you already have something on your desk or on your computer and you say, "Okay, here's what I've already done and we're already halfway there." As soon as I get off the phone with a resident, I'm calling you, and you've already known. That was nice knowing that somebody's ahead of the game. You work all night. Yes, you do. It's nice to know that you're in front of stuff at all times. That was very, very reassuring, especially coming in new to know that we had guidance from you in everything that we've done so far. I do appreciate it. I tell you all the time I appreciate it. We'll miss you. Thanks.

President Vanover: Well, I'll echo a lot of that. I have only worked for two City Administrators. I guess the biggest compliment is I can say that you're my friend. You've throttled back this overzealous nearly green rookie at times. You've always been patient in listening to ideas. I appreciate it. Alright, we've got a resolution in front of us, before I flood the place. (Laughter)

Resolution No. R13-2018 passes with seven affirmative votes.

Mayor Webster: Now I heard that. (Laughter)

Mayor Webster presented City Administrator, Mr. Derrick Parham with Resolution No. R13-2018. (Applause)

President Vanover: Mr. Parham, if you want, the floor is yours.

Mr. Parham: If I could just say, "Thank you". Thank you for the support. Thank you for the confidence. Thank you for your willingness to share with me, to listen to me, to have faith in me. I've simply tried to provide my best. I've been blessed many times over. As a young man growing up; the youngest of ten children, who has sort of a reverse role in my family, I've always worked hard. I've always tried to give my all. I appreciate what everybody here has done for me. I've had, as the Mayor indicated, and outstanding group of Directors that have provided me with support. I've always said to them that I don't treat them all the same, but I treat them all fair. Some need different motivation than others. I've tried to teach. I've tried to share, I've tried to listen. I've tried to make sure they understood that my door was always open, whatever they needed. That was the same for employees. Like any organization, we've had a few challenges, but, we've overcome those challenges. Relative to personnel, we've been fortunate that some of those people have moved on either by their choice or ours. It's been a pleasure for me to provide the service that I have worked very diligently and very hard to provide. It was a learning opportunity for me. I thank you all for sharing with me and giving me this opportunity and I thank the residents who have taken it upon themselves to come in and share with us and whatever their concern is. My rule with anyone is that be it an elected official, an employee, Department Director, or resident, a business owner, is that if you have a concern with this Community, and this organization, you bring that to us. We will always address it. Now, addressing it doesn't always mean that I'm going to give you the answer that you're looking for, but it does mean that I would talk with you. We would discuss it. If I can give it to you, we'll give it to you. If we can't, we're going to tell you why we can't. But, it's our responsibility to provide that service. I never wanted this organization and our employees to fall prey to the statements that "this is a bunch of lazy public employees". We will not do that. We will provide the services the best that we can and as Mr. Shroyer indicated, our direction was always to continue to

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Mr. Parham (continued): provide a high level of service to the residents and make it as non-impactful as possible. We worked to do that. I think we did a successful job, but I've never done this by myself. I've had some great people that have assisted us. There are people right now that are working to provide services to the citizens and the business of this Community and I'm sitting here with you this evening. We have to have confidence that those people are going to do that. We've always strived to hire good people. Not necessarily because people had certifications, but we chose to hire good people and then we would send them off and pay them while they get those certifications because I thought that was important. I think it's far easier to make a good person into a Police Officer or a Firefighter or whatever position that was needed than try to take someone who had that certification and convert them. That's nearly impossible. So, again, I thank you all. I thank the folks from last evening. That caught me off guard. This caught me off guard. I do truly appreciate each and every one of you. I'm going to miss it. I still love what I do, but it's just time that I move on in a new direction and golfing will be reinvented into the practice, but I do truly appreciate each and every one of you. I thank you and I thank the Community for what it's provided for me. Thank you. (Applause)

Communications from the Audience

Mr. Karle: I just wanted to mention and remind everyone on the announcements that we do have our annual shredding event at the Community Center this weekend on the 18th. It's from 10:00 a.m. until 1:00 p.m. It's a great time shred those sensitive documents. It can be done right in front of you. We'll have staff members there to help you unload your vehicle. It's a great event. I think last year we collected 9,500 pounds which is just amazing. All the materials are recycled. Good event. I also want to congratulate Derrick. You've provided wonderful leadership and I was glad I could be here tonight to share in your resolution.

Mr. Parham: Thanks Greg.

Update on legislation still in development

Mr. Hawkins: As you review your Internal Memorandum, Item Number I, was addressed with Ordinance No. 41-2018; An Ordinance Assessing Property Owners for Improvements Made Related to Their Drive Aprons for the 2017 Street Program and Declaring an Emergency. That passed with a 7-0 vote. We had Item Number II, which was addressed with Ordinance No. 40-2018; An Ordinance Reducing and Recertifying Special Assessments Levied for the Purpose of Constructing Certain Improvements at Pictoria Island and Declaring an Emergency. That passed with a 7-0 vote. Item Number III, which was addressed with Resolution No. R12-2018; A Resolution Authorizing the Filing of Continuing Disclosures Related to the March 2017 Street Improvement Bonds. That passed with a 7-0 vote. Item Number IV, was addressed with Ordinance No. 42-2018; An Ordinance Authorizing the Execution of a Cooperative Agreement with Strategic Capital Partners and the Greater Cincinnati Redevelopment Authority and Declaring an Emergency. The passed with a 7-0 vote. We had the tear-provoking R13-2018; A Resolution Commending City Administrator Derrick Parham for his Distinguished and Dedicated Service to the Citizens of the City of Springdale which also passed with a 7-0 vote.

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Recap of legislative items requested for next Council meeting

Mr. Hawkins: No items at this time.

Adjournment

Mr. Hawkins made a motion to adjourn; Mrs. Sullivan-Wisecup seconded the motion and Council adjourned at 8:28 p.m.

Respectfully submitted,

Kathy McNear
Clerk of Council/Finance Director

Minutes Approved:
Tom Vanover, President of Council

_____, 2018