

City of Springdale Council

November 7, 2018

President of Council Vanover called Council to order on November 7, 2018.

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

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

The minutes of the October 17, 2018 meeting were considered. Mr. Hawkins made a motion to accept the minutes; Mr. Anderson seconded. The minutes were adopted with seven affirmative votes.

Communications

Mrs. McNear: I do have one. It is related to the Public Hearing and I can go ahead and read that now if you like.

President Vanover: Sure.

Mrs. McNear: This is dated November 7th. This is addressed to Council. "Council, I had planned to attend tonight's meeting and now I will not be able to. I wanted to let my opinion be heard even though I will not be there. I'm very much opposed to the planned development of 54 homes on that property. With there being three similar developments in other communities as Woodlawn, and Colerain area, what makes anyone think they will choose this one? I'm a very proud resident of Springdale and have lived here my whole life, 71 years. I have no objection to the property being developed; just be sensible about what is there. If we need new housing and it is felt we need \$200,000 to \$300,000 price range, then make it look like that. Glenview and the properties up by the old lake area do look that way. This is one of the oldest original areas in Springdale and has character and charm, so please try and keep that. We already have a traffic problem in this area and have a problem of drivers speeding up and down this section of Kemper, so why add to it? It will put more stress on the Fire and Police Departments that already stressed. The noise level in this area is high without the traffic and the sounds of the traffic on I-275 that were deflected here by the building of the walls. I wonder how it will be marketed as Springdale or Tri-County area? I get so tired of our businesses and others using Tri-County instead of Springdale. I wonder if anyone will know where it is? Why a planned community and not just a development with all the same rules as the rest of us in Springdale? Having said that, I know that they have the same rules, but trying to hold them accountable will be a full-time job. We currently have no flooding issues or electric outages in this area for the most part. Adding all this here has the potential of changing this due to the volume of families added to the system. For the main two biggest property owners of this property, it is about the money. Neither one of them lives in Springdale or cares what goes on here. They have been trying to sell their properties for years and I've always had an issue. I asked my Council rep for this area and all the Council to please hear what we have been saying at the Zoning meetings and vote with us who elected you and oppose this development. Come up with something that is not cookie cutter and fits in with the area and enhances the grand city that Springdale is. Again, sorry I'm unable to be there in person to speak and if this goes on to another meeting, I will hope to be there then. Thanks for your time and your service to all of us, Alice Noonan, 526 West Kemper Road."

Communications from the Audience

Ms. Obert: My name is Teri Obert and I live at 506 Smiley Avenue. They recently put a fire hydrant in front of my house. They also changed the direction of the parking on the street. So, the parking is, I have the only fire hydrant on my side of the street. While the other fire hydrants are on the other side of the street in the fire lane with no parking. I am also on the same side as the mailboxes. It just makes parking a hazard. It's ridiculous. But, if you go further down the street, towards Rose Lane to the dead end part, there is parking on the right side of the street instead of on the left side of the street. It changes. It just does not make sense. It's a hazard.

Mayor Webster: I appreciate your concern. There's a long and storied history there.

City of Springdale Council

November 7, 2018

Ms. Obert: I've lived there off and on, since 1958.

Mayor Webster: This was not a project that we initiated. This was Cincinnati Water Works that came in and installed a new water line. Hopefully, you've got better water pressure. That's the only good side of this thing. But, they decided what side of the street the main was going in and where the fire plugs were going. We didn't have anything to say about that, so that left us scrambling; trying to get mailboxes, get the parking on the opposite side of the street from the fireplugs and I think we've got it pretty well worked out except I think there may be two or three residents back there in your subdivision where, and you're one of them, where you've got a fire plug and nobody on your side of the street up and down has that. Everything is on the other side. Well, we wanted Water Works to put that fire plug on the other side and they absolutely refused to do that. The only thing that we could do was, well, they put it in front of your house. Do you have a "No Parking" sign in your front yard?

Ms. Obert: No. No, I don't. We were so used to parking on the other side of the street, didn't notice the signs and an officer followed my sister from 506 Smiley Avenue up to T-Mobile across from Tri-County because she was parked on the wrong side of the street. They saw her walk across the street, get into the car, and followed her to that location and then said, "Well, we thought your car might be stolen because you have Indiana plates, and it's a newer car and it comes back to a different car." She gave them the registration and everything right away. They made her feel like a criminal. I told her to call the Chief. The Chief said, "Well, what do you want the officers to do? Give you a ticket?" They could have been shown some more courtesy and politeness to her. I mean, she wasn't Ma Barker. They saw her walk across the street. If that was a stolen car, I doubt if she would have been walking across the street in front of them.

Mayor Webster: We'll be more than happy to, if you give me the date and the time of the incident, we'll be more than happy to look into it and to pull up the body cam and take a look at that.

Ms. Obert: Okay. And, the officer said, "Well, you're in violation. There's not parking on that street." I saw a sign further down the street that said "No Parking during snow emergencies", but, if you look further up, there are "No Parking" signs, but they're covered by tree limbs. She said that all the residents were notified of the parking changes. I was never notified. I just want to go on record as saying that.

Mayor Webster: Okay. Thank you.

Ms. Obert: Thank you.

Ordinances and Resolutions

Mayor Webster: At this point, I would like to excuse myself and my family from the Chambers. As all of you know, I do have a piece of property in the subject rezoning here, so, at this point, we would like to be excused from the participation and, just for the record, I will not be signing any legislation if you would happen to pass this. Thank you.

Ordinance No. 46-2018

AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF SPRINGDALE, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY 13.316 ACRES LOCATED ADJACENT TO THE NORTHEAST CORNER OF WEST KEMPER ROAD AND ROSE LANE FROM RESIDENTIAL SINGLE HOUSEHOLD – LOW DENSITY (RSH-L) TO PLANNED UNIT DEVELOPMENT (PUD) (SPRINGROSE SUBDIVISION)

President Vanover: At this point, we will open a Public Hearing. People either for or against are welcomed. First, we'll get the presentation. Mr. Ackerman.

Mrs. Russell: (Off mic) President Vanover, we're having some technical difficulties at this time. (unintelligible conversation) I'm sure PJ wants his presentation up there, so, we're going to continue working on it. If you can get started, we'll see what we can do.

City of Springdale Council

November 7, 2018

Mr. Ackerman: Let's see, well. Good Evening. Thank you very much for having me here this evening. The presentation really will be very helpful to go through what we'd like to ask for your approval on. So, what I'd like to do is wait to see if that is possible and if not, then I'll make accommodations.

President Vanover: We'll give it a minute.

Mrs. Sullivan-Wisecup: I wanted to make a comment about the communication that we received earlier. It had said in here that there was the planned 54 homes, and, I just wanted for the record to show that our plans all have 50 homes. I just wanted to clear that up, that it wasn't 54 homes anymore. It was modified to be the 50 homes. I just wanted to clear that up.

President Vanover: Council, while we're waiting for technical issues to get ironed out here, let's just go ahead and jump down to Ordinance No. 52-2018.

Mr. Hawkins went to get Mayor Webster for Ordinance No. 52-2018.

President Vanover: Just a housekeeping item; procedural, I ask to get a motion to suspend the Public Hearing in process at this point.

Mr. Anderson made a motion to suspend the Public Hearing that is in process until a later time. Mr. Hawkins seconded the motion. Motion was approved with seven affirmative votes.

Ordinance No. 52-2018

PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$1,320,000 REAL ESTATE ACQUISITION BOND ANTICIPATION NOTES, 2018 RENEWAL, BY THE CITY OF SPRINGDALE, OHIO IN ANTICIPATION OF THE ISSUANCE OF BONDS, PROVIDING FOR THE PLEDGE OF REVENUES FOR THE PAYMENT OF SUCH NOTES, AND DECLARING AN EMERGENCY

Mrs. Emerson made a motion to adopt Ordinance No. 52-2018; Mrs. Sullivan-Wisecup seconded.

Ordinance No. 52-2018 passes with seven affirmative votes.

President Vanover: At this point, we will move back to the Public Hearing (for Ordinance No. 46-2018). We will open it in process as we had and we have a presentation.

Mr. Ackerman: To the Council Members, Good Evening again. With the help of Mrs. Christine Russell, we were able to print out the PowerPoint presentation so you have a slide-by-slide image that you can follow along with me as I go through these so you understand, hopefully, what I'm proposing to ask you to approve. Mrs. Russell will be in with extra copies for the public as soon as she gets those produced. I'll start by introducing myself. My name is Thomas J. Ackerman. I'm a local real estate developer and I'm joined here this evening with my team members, Mr. Ralph Meierjohan, who is my business partner, Mr. Bob Rothert of Abercrombie and Associates, Mr. Jack Pflum of JEP Consulting who is our Traffic Engineer, Mr. Dan Dressman from the Home Builders Association of Greater Cincinnati; he is the Executive Director, and Mr. Rick Paolo who is our Legal Attorney from Aronoff Rosen & Hunt. Tonight, we are here asking for your approval of our Springrose Development Plan, which is a single-family planned unit development located at West Kemper Road, Rose Lane, and Smiley Avenue. This site has been selected as the CiTiRAMA site for 2019 by the Home Builders Association of Greater Cincinnati, as long as it meets with your approval. The second page reflects, the gentleman I introduced to you. The third page is a revised plan that shows fifty lots as requested by the Planning Commission and it shows approximately over three acres of green space that would be in the middle of the development. The development on page four is explained that it is comprised of fifty single-family homes. The total net acreage of the development is 12.31 acres of land that is net of the right-of-way so it does not include the right-of-way space; 3.13 acres is the green space area. The requirement for this development is 2.46, so we exceed that amount. The development is comprised of three new public streets and three private alleys. The public

City of Springdale Council

November 7, 2018

Mr. Ackerman (continued): streets would be the responsibility of the City of Springdale to maintain. The alleyways would be the responsibility of the developer until the development is turned over to the Homeowner's Association. There will be a private Homeowner's Association that will be funded and operated by the homeowners themselves and they will be responsible to maintain those private alleyways. The alleyways would be built to the same specs as the City streets so that we do not encounter any problems long-term with the maintenance, nor per se to the homeowners themselves encounter those. We will be building a new cul-de-sac at the end of Smiley Avenue. That will be an upgrade from the "t" turnaround that is there currently. So, we will be responsible for building that to the City's specs and then turning that over to the City to make traffic flow at the end of that street more convenient. We will be providing sidewalks throughout the development with a connection to West Kemper so that residents in, not only our development, back in the rest of the development adjoining will be able to come through our development and then be able to access a new sidewalk along West Kemper that will be able to lead down to the main intersection and down to the shopping district. Last, but not least, I've outlined the three different lot sizes that, well, actually, there are four lot sizes now, thank you. We had three, we added one; a larger lot size based on the reduction of the number of lots. We have 17 lots that will be 60 feet wide, 16 lots that will be 50 feet in width, ten lots that will be 48 feet in width, and seven lots 40 feet in width. Those are all represented on the plan on the prior page. Next page outlines the site has been selected by the Homebuilders Association for the site of the 2019 CiTiRAMA. That show is to be held next September. Our anticipation is that there would be five homebuilders that will be participating in the show with at least one show house and they will have the ability to buy the additional lots and produce homes for sale. My partner Ralph and I developed the prior three CiTiRAMA shows. Each of those were sellouts and they provided great exposure for the communities that they were in to neighboring communities and homebuyers throughout the whole tristate region to come in and understand what is special and unique about these special opportunities that they have here and we think this would be a great opportunity for Springdale to highlight and showcase itself to not only its residents, but to people throughout the whole Greater Cincinnati neighborhood. Next, I go in to some detail on the prior CiTiRAMA shows to give you an example of what this development could look like. Witherby Meadows was developed in 2014. It had 24 single-family homes. The average sales price of the homes was \$252,000. We sold all the lots in 13 months and all the homes were completed in under 30 months. The builder's names there are the ones that participated and built the majority of the homes with Drees Homes, Maronda Homes, Potterhill Homes, and Mr. Meierjohan building group, Meierjohan Building Group. The next page is a simple site plan showing you the 24 lots. This development was in College Hill in one of the Cincinnati neighborhoods. This was vacant land that had never been developed before. It is similar in some respects to what we have here at West Kemper and Rose Lane. The next three pages are pictures of the show homes themselves during the actual show, so you can see the number of people coming to visit. The CiTiRAMA show takes place over two weekends and the week in between. It's open usually from at least Noon until 9:00 p.m. on the weekends and then 4:00 p.m. until 9:00 p.m. at night during the weekdays and over that course of time we'll see anywhere from 2,500 to 5,000 people come to visit. The page that is titled Greshom Grove CiTiRAMA 2016 was also held in College Hill. There was 36 single-family homes. The average sale price there was \$273,000. All the lots were sold in 18 months and all the homes were completed in 24 months. The builders that participated in that development were Drees Homes, Maronda Homes, Potterhill Homes, Brookstone Homes, and Titan Real Estate Group. The simple subdivision plat map shows the 36 lots. Again, this was open space that had not been developed before. This was purchased from a church in the community of College Hill and we worked closely with them to not only develop the property, but provide better access to their church and their school facility. Examples of these homes show both ranch and two-story homes. All homes are comprised of a variety of materials; brick, stone, siding, both clapboard siding, shingle siding, and board and batten style. The third and final development that there is a description of is the Woodlawn Meadows which was CiTiRAMA 2017 which took place in your neighboring community of The Village of Woodlawn. There were 43 single-family homes. The land for this development was purchased from the Village and it was vacant land. It was an area that they used for Municipal services. The average home sales price there was \$302,000. All the lots sold within ten months and 40 homes were built within 18 months. There are still a few lots that have actually sold and plans are being finalized, but they are not completed yet. The builders participating there were Maronda Homes, Potterhill Homes, Brookstone Homes, Titan Real Estate Group, and then two new builders that we work with; Wieland Builders, and Chris Gorman Homes. The pictures there represent I believe one of the

City of Springdale Council

November 7, 2018

Mr. Ackerman (continued): Preview Party Show Night and so you can see both homes that are finished; a nice group of people attending, and some homes in the distance that are under construction. You can see an example of the street lights that are provided there. Snuck in there, is a picture of my mom and dad attending the show, near and dear to my heart. Examples of the homes that were built there were both ranch style free-standing, and two-story homes. I believe there are more examples of this because we had a more recent and I think it's a very appropriate comparable to what you will be seeing in this development here. All the builders that have participated in these past shows have shown interest and very strong desire to commit to building here in Springdale. They have been very impressed with your community. They realize that there's not been an opportunity to build here for a very long time. They believe there is very strong pent-up demand both within the Community and from people who live in other neighborhoods who would either like to move here or who lived here prior and would like to come back. To complete my presentation, I have done three streetscapes so these are representations of homes in the exact locations and the street names are below them. The first one is West Kemper; these are the lots showing the 40 foot and 48 foot width sizes and the homes that would be characteristic and represented on those lots. This would be standing on the south side of Kemper looking to the northwest. Down the street, headed away from your main intersection here. The second is Maxey Lane. That would be the street that would come off of West Kemper and it shows a simple cul-de-sac and the homes that would be represented with sidewalks on both sides and street trees. The third image is a representation of what the homes could look like back on Smiley Avenue. This would be on the north side of Smiley looking back to the southeast if you were more at the corner of Rose Lane and Smiley. That concludes my presentation. Thank you for working with us and being able to look through it and I hope the public gets a chance to look through those images and can take them with them. I'd be happy to answer any questions at this time or postpone that until after the public has a chance to voice any concerns or questions.

President Vanover: I don't see any lights right now, but, we'll reserve that right to have you back.

Mr. Ackerman: Alright, thank you.

President Vanover: Thank you sir. The Public Hearing is open and anybody that would like to speak either for or against, you're welcome to come forward.

Mr. Manypenny: Hi, my name is Mark Manypenny. I live on 11562 Rose Lane. One of the big concerns with everybody that I don't think was ever answered or addressed was where is all the wildlife going to go when they start tearing down trees and getting all the construction going. There's a lot of wildlife living in there and they're going to come in our neighborhood or get killed out on Kemper. So, that's my question.

President Vanover: Anybody else?

Mr. Adams: Hi, I'm Dana Adams. I live at 545 West Kemper. As far as the animals, they're all in my backyard. They're already there. I'd like to say that I've been through the hearings and listening to all the pros and the cons and I think one thing that has been a fair compromise is the amount of lots going from 55 down to 50 and I'd have to say that's a fair compromise and I'm on board with that. I think that was a work in progress, and I think it's a good deal.

President Vanover: Thank you.

Mrs. Emerson: Thank you.

Ms. Haley: Good evening. My name is Mary Haley and I'm losing my voice. I live at 11558 Rose Lane. I'm going to have to stop here. I'll let somebody else go.

Mr. Boyd: My name is Kenneth Boyd and I live in the cul-de-sac at 446 Smiley. I would like to know more about when they speak of changing the cul-de-sac, what kind of changes are we talking about.

City of Springdale Council

November 7, 2018

President Vanover: Mr. Ackerman do you want to go ahead and address that.

Mr. Ackerman: Thank you very much. Working with the City, the City's Engineer, we have been asked to improve the cul-de-sac at the end of Smiley. Currently, it is a very small "t" turnaround and based on input and from the City's Engineer and our engineer, we have designed a cul-de-sac that would extend on to our property and then our property would be deeded over to right-of-way space so that the neighbors that have homes on the north side of Smiley Avenue would not be impacted. Nothing would be changed for them. However, our land would be reduced and the per se "ball" or "knuckle" would exist essentially completely on our property so that at that point, a car would be able to come down to the end of Smiley Avenue and make a complete turnaround through the cul-de-sac and then return back without having to do a forward, back, reverse, and turn process. We would be responsible for designing, building, providing the land for it, having the City inspect it, and then turning it over to the City at no cost to the City. If I may point out, I appreciate the gentleman's comments very generous of him to say that. I would like to point out and stress that it was the Planning Commission that made that request and made the suggestion that we listen. We heard the concerns from the Planning Commission, and the residents. We appreciate that being recognized as a gesture on our part to try to make it more accommodating and so it's very nice to hear that it is recognized. Thank you.

Ms. Haley: I'll try this again. My name is Mary Haley. I live at 11558 Rose Lane. I have no problem with new development. I think it vitalizes things. This particular plan, though, I think that we have some really huge traffic concerns that I've still not heard addressed. We're already on a two lane road. Where I am, I have to pull out where we don't have that four way (stop) at Rose and Kemper. I have to try and get out at a three-way (stop) and it's not feasible to add 50 more homes right there and not have bigger problems. While we've discussed a traffic study in the past, I haven't heard anything other than "we don't need one". I still have huge concerns about that. I also have some concerns about the services with storm water and sanitation. I've seen the sanitation department on there on Christmas, on holidays when the storm water overflows our sanitation system upstream, it creates a blockage. Right down there at Rose and Kemper, there's a backup and it goes up five houses because I've had my basement fill up with sanitation waste as a result of this. Mark has already talked about the wildlife. We have a huge issue already with skunks and raccoons and opossums and the list goes on. We know that's a pretty big habitat right there. That's something else that's going to need to be considered. How is that going to be addressed? Are you just going to tell them to pack their little bags and kind of move on up to our neighborhood and I can keep trapping them? Because, that's really not a fun thing to have to do, but I've been doing it trying to bring this population down a little bit. I know there's a lot of excitement for CiTiRAMA and I can appreciate everything that goes into that, but CiTiRAMA is going to pack up and be gone and it's going to leave the neighborhood as such to deal with this. It's going to be a long building. I know these sites aren't going to be built all at once. We're going to have the mess, the traffic, the noise. I just hope that you go into this appreciating the concerns of the neighborhood-at-large that already exists there. I personally don't feel like this particular plan is viable for our neighborhood. Thank you.

President Vanover: Anybody else?

Mr. Ackerman: I'd like to ask Mr. Jack Pflum to speak about the traffic issues.

President Vanover: Sure.

Mr. Ackerman: Thank you.

Mr. Pflum: It seems to be the season where your voice . . . I can sympathize with you. I'm having some of the same problems I think. You (referring to Ms. Haley) talked about traffic and wanted to know if we'd done anything about it. We did and we did a traffic study and prepared a report at the request of the Planning Commission. I worked with Traffic Engineer, Ed Williams. He reviewed our work and we made a presentation of that at the Planning Commission which they ultimately approved. But, I'll just briefly go over the report. It's fairly short. It's only three or four pages. The most important thing we did, I think, was that we tried to be very accurate in our estimate about how many cars would be generated by the 52, at that

City of Springdale Council

November 7, 2018

Mr. Pflum (continued): time it was 52 lots, now it's 50, but the report shows 52. Because, we wanted to be very accurate about that. There was some discussion about hundreds of cars being generated and then some discussion. Well, there aren't any cars at all, or hardly any. Well, obviously, the answer is usually somewhere in between. We counted two of the CiTiRAMA subdivisions that TJ talked about before and both of them are fairly similar. They have the same similar lot sizes, number of units. They were all occupied. They're apparently pretty popular and they sold pretty well. We counted the traffic going in and out of those subdivisions during the morning peak hour and the evening peak hour which is the critical time on West Kemper Road. I don't think we have to tell; I think everybody realizes that. We came up with those trip generation rates and for purposes of discussion here, they're pretty close during those peak hours, pretty close to one trip in the morning per occupied dwelling unit and one trip in the evening in and out of the subdivision. Roughly fifty trips going in and out of the subdivision. The morning volumes are quite a bit less than that as a matter of fact because a lot of the people who live in this type of subdivision are either empty nesters or retired, like myself and they don't get up as early in the morning to go. So, the morning peak hours is usually lower and the counts did show that. We then looked at the flow between the two streets Maxey, which goes out on West Kemper and then the other two streets Dorothy and Valker on Rose. The nice part about this layout, and I know we've talked about this before is that it doesn't concentrate all the traffic at one location. Some of these types of subdivisions, small subdivisions, quite often have just one street for ingress and egress and that concentrates. This is a nice layout because it doesn't do that. Roughly two-thirds if the traffic will be oriented towards Rose and one-third of the traffic will be oriented towards West Kemper. We looked at, of course, the critical intersection of Rose and West Kemper. Again, it goes without saying, West Kemper is carrying a lot of traffic. This subdivision, however, will just be a blip on the radar screen in terms of traffic flow. I made a comment in the report here and I believe that it is true. I said, "Frankly, the traffic flow probably on West Kemper probably varies to a greater degree due to daily and seasonal variations than the traffic generated by the proposed subdivision." Traffic engineering is not a science. It uses a lot of scientific methods, computer models and so on, but there's still a lot of judgement. In the end, I was able to make that judgement and concluded in the report that, of course, the new subdivision will generate new trips, but the impact on West Kemper, Rose, and Springfield Pike will be very, very minimal. I like to use the word "benign", this is a development that's really benign. It's not going to produce big problems at all that can't be addressed or already addressed by the City. My conclusion was is that overall, the traffic operations on West Kemper and Rose Lane are not significantly impacted in an adverse way. Thank you. Do you have any questions?

President Vanover: I don't see any lights.

Mr. Pflum: Okay.

President Vanover: Thank you sir.

Mr. Pflum: That coincides with my voice. Just about leaving me as well. Thank you very much.

Mr. Ackerman: I'd like to ask Mr. Dan Dressman, the Executive Director of the HBA to speak on behalf of CiTiRAMA and our participation.

President Vanover: Sure.

Mr. Dressman: Members of Council, it's really my honor and my privilege to support this CiTiRAMA that's being proposed by Mr. Ackerman. We've worked with Mr. Ackerman and his development team on several of our most recent CiTiRAMA and I can tell you they are a top developer. Have an outstanding reputation of not just following up, but following through and what they say; they do. They have a very solid reputation in the communities that they've worked in. I think if you talk to any of the people that live in those communities, they will say the same thing. Just a great company to work with. They've been involved in development throughout Greater Cincinnati for several generations. I've been affiliated with the Housing Organization for 35 years plus. I know I look like I'm about 29, a little bit older than that. I will tell you in all my years, I have so much respect for TJ Ackerman and his team and the Meierjohan group. They are terrific to work with and builders are difficult to

City of Springdale Council

November 7, 2018

Mr. Dressman (continued): work with. I can tell you that. They know how to do it. They are better than just about any of the other developers that I have ever worked with as far as “herding the cats” sometimes and getting them to do what they are supposed to do and do it in a manner that we’ve promised that we’re going to do it. We think this is going to be an outstanding show. We’re excited for your community. We know that you’re going to be very satisfied with what this is going to bring to your community. We’ve seen it happen in so many other communities throughout Greater Cincinnati, we know this will not be an exception. In fact, we think this is probably going to exceed a lot of the expectations that any of us even have. As Mr. Ackerman mentioned, if you will look at the last four or five CiTiRAMA, those lots have sold within two years and houses have been built. They’ve been built out quickly, which says there’s definitely a demand for that product. We’ve seen it time and time again. So, we’re excited to be part of this process and we’re really looking forward to working with the City on this and, again, we highly support Mr. Ackerman and his group in this effort. Thank you very much.

President Vanover: Still open Public Hearing . . .

Ms. Obert: Again, I’m Teri Obert. I live at 506 Smiley Avenue. I’m not opposed to developing the property, but I would have like to have seen maybe 45 to 48 houses. I looked at the houses that are in Woodlawn and you can’t see the aesthetic beauty of them. They’re just squished together. It’s nothing and half of them don’t even look like they’re lived in yet or finished. I don’t want to see that happen in Springdale. My other concern is are they considering putting in traffic lights at Rose and Kemper? Or any other place? I personally think this would have been a viable spot at the old Sheraton. Because, you already have condos in that price range or near Cameron Road where you have other homes in that same price range. I would have liked to have seen maybe less homes at a lesser price in that area of Springdale. Thank you.

Mr. Coleman: Good evening. I’m Robert Coleman. I live in the Oxford Hills subdivision. I echo your sentiments. (directed at Ms. Obert). I’ve been up to the subdivision in Woodlawn and for that price point, those houses look like they’re on top of each other and I was going to ask what is the average distance between the homes that are being built. Your information shows the width of the lots, but it does not indicate whether or not the average size of the lot is a quarter of an acre, an eighth of an acre; something along that line. Again, for that price, I was very disappointed when I went up to Woodlawn and saw the houses. The driveways are so short that you can’t park two cars in the driveway. Unlike a lot of the homes here in Springdale, the driveways are of a larger nature and will allow for that type of parking. I understand that in a lot of the new subdivisions that I’ve looked at, I guess that’s part of the building norm now where the houses are stacked right on top of each other. I actually went out to Long Cove in Mason and these homes are close to a million dollars and I just couldn’t believe it. They were stacked on top of each other. I bet there wasn’t six feet distance between the homes. I said, “I would never purchase a home in that price range with the neighbors sitting right on top of me like that.” So, that’s my concern for the subdivision here in Springdale. Fifty houses, seems like that’s going to be pretty tight for that particular area. I’m not opposed to new development and new homes. I think the residents are certainly in favor of it, but I don’t think any of us would like to see houses that are built right on top of each other, similar to Woodlawn. Thank you.

Mrs. Sullivan-Wisecup: I know that it was said at the Planning Commission meeting that this isn’t everybody’s cup of tea. Not everybody’s going to want these houses like this, but they are selling. It has worked in other neighborhoods. Some people are looking for that. It just depends on what people are looking for when they’re buying. Like you’ve said, (referring to Mr. Coleman) you’ve seen in other places too, this isn’t out of the norm of what I have seen when I was looking at new developments. This is kind of what I have seen when I have looked around as well. I was very, very happy that they did reduce the number of houses. I was very, very excited to see that, thank you very much. I did not hear anybody comment about the sewage the water. I did want to ask about that if you had anybody that could talk to us about the water issues that are currently there and is there anything being done so that won’t be an issue anymore. Please. Thank you.

Mr. Ackerman: I’d like to introduce Bob Rothert from Abercrombie & Associates who is our civil engineer and I believe he will address those concerns.

City of Springdale Council

November 7, 2018

Mrs. Sullivan-Wisecup: Thank you very much.

Mr. Rothert: Bob Rothert with Abercrombie & Associates. We do have concept approval from the Metropolitan Sewer District as far as sanitary is concerned. Now, we will have to submit complete design drawings to them for them to review and approve and they do go up to the Ohio EPA for final approval as well. As far as storm water is concerned, we're required to do storm water detention ponds so that any water off the hard surface areas, the streets, the rooftops, will be channeled into those detention ponds and held back and released at a slower rate so they don't do any damage in the street and those will all be reviewed by CT Consultants, your City Engineers.

President Vanover: Thank you sir. Anybody else?

Ms. Morgan: My name is Victoria Morgan. I came in late. I was across the street with my grandkids. I guess I know a couple of people that do live in the homes in Woodlawn and I do know that this is the new way of housing. People are not looking for grass and all of that. So, if it's going to give me a better housing market, I'm all for it. But, my concern is, again, the community and the buildings that we already have that are not being utilized. We're putting in houses, but where are the markets? Not restaurants, I'm talking about fresh food markets. I'm into holistic health and I think that being that I have been a resident of Springdale, I'm looking for something that's going to bring the Community together. Housing is good, but we also need something that is going to keep and build the Community where the Community is serving one another. I have a big concern for all of the things that are going on in Springdale and get used to my face. Because, I'm going to be here and I plan on doing big things myself in Springdale. So, if it's going to make the market good, I'm for it. But, I think that we need to also bring in more of what keeps the people in a community. Because, when you bring in new things, people will come, but then once it gets old, people will go. So, how are we going to keep this Community striving and excelling? That's my biggest concern and you also my biggest concern is traffic. Thank you for the speed sign, but I see it come and I see it go, and I still see people going fast. I do travel communities and I see how they have "Watch the Children" signs and that's my concern. People are my concern, and children are our future. So, if we can just come together as a community, making sure we work together, I think we're going to do a lot of great things in Springdale because that's just the way it is. I was late, but I'm going to always come in and say what I have to say. Thank you.

Ms. Love: Good evening. La'Brina Love. I live at 5 Aspen Court. I have two really quick questions. My first question is I'd like to know if you guys have any plans to increase the budget for Police and Fire to accommodate for 50 additional families in the City of Springdale, possibly for the year 2019 or 2020? My second question is simply, and maybe Mr. Ackerman can answer this for us, the staging area. During the CiTiRAMA event, where will the attendees park during that time? I understand that there is acreage already allotted for the homes itself, but, where will the attendees park because that's going to cause a traffic concern as well. On Rose, or Kemper, wherever you choose to put it, I'd just like to know where this event will have the parking. Because I've attended CiTiRAMA and Homearama; that's always an issue; finding a parking space. When I attended in 2017 for Woodlawn, there were golf carts to accommodate us to drive us up the hill to get to those homes. I really don't want to see that here in the City of Springdale, so I'd just like to know if you guys have any plans already in place for that. I'd just like to echo the sentiments of everyone else. I think this is a really good opportunity for the City of Springdale, however, I think it's the wrong spot. I've been asking year after year when I come up here to file my taxes, "Are we going to have any new residential developments?" The response is, "Oh, we don't know, there's really not any room." Well, come to find out, there was plenty of room and you guys had it on hold apparently for this CiTiRAMA bid and that's fine. I just think it's in the wrong spot. I consider school time. All the school buses that will go back and forth on Kemper Road, up and down Rose Lane, all the children. I just consider all the additional traffic and I think it's a wonderful opportunity for us, I'm all for it, but, it's the wrong spot. Thank you.

Mr. Shroyer: Getting back to the discussion of the fifty homes and the width of the lots. I think one thing that hasn't been pointed out is the depth of the lots. Yes, they're narrow, the houses are closer together than what we're used to seeing, but these lots are anywhere

City of Springdale Council

November 7, 2018

Mr. Shroyer (continued): from 115 feet deep to it looks like 155 feet deep, which is, average or above average for a residential subdivision, I think in that if we to the Beacon Hills/Oxford Hills area, these property depths are probably similar or maybe deeper. Realistically, people don't use their front yard and their side yards. People use their patios and their backyards. So, yes, the house next door is close to me, but, the number of times that I actually go over on the side of my house to wonder about that house being that close, are fairly rare. I go in the front yard and I go out the back door and I use the back yard and I know there's neighbors on both sides, but whether they're 30 feet from me or 60 feet from me, really doesn't register if I'm using the back of my property. It looks like and there's some squares drawn as to house locations, but at least in the area that I live in, the houses are somewhat staggered or adjusted so that it's not a straight line across the backyard and I don't walk out my back door on my patio and look down all the patios on the street. I would hope or anticipate that the same thing would occur here. As it has been said, if you go out in other areas outside of Springdale where they're developing vacant land, where they're developing farm land, where they could make the lots as big as they choose to, you see the same thing. You see narrow lots with enough depth to use the back of the property. Probably not, as some folks have said, probably not what I would go buy, but, I'm not the 30 year-old home buying generation that most likely are going to be looking at these products. These folks are in this business. I'm not a developer. But, that's not for me to say that they're going down the wrong path because it's not what I'm used to seeing. The other thing I'd like to point is that my family came to Springdale in 1966. I grew up off of Cameron Road on Naylor Court. When we came there, the house was surrounded by what was known then as Dean's Apple Orchard. Certainly, my parents would have preferred that they were still surrounded by Dean's Apple Orchard, but they're not. They're surrounded by a funeral home, they're surrounded by commercial buildings or doctor's office type buildings on Route 4. What used to be apple orchard all the way around them now is one row of trees as a greenspace or a buffer between them and the parking lots of the buildings on Route 4. Those of you that have lived back in this area since forever, you'll recall that Rose Lane used to stop at Dimmick and everything beyond Dimmick was woods clear to the highway. Now, it's Glensprings Drive, it's developed homes and somebody over the years sat in these seats, sat in Planning Commission seats and listened to the same kinds of presentations and made a judgement call and as I say, I'm not a developer. I can't tell you what this will look like when it is done, but I think that's the process. The property owner certainly has a right to sell their property. The developer has the right to develop it. Yes, we are here to try to control that to some extent or to have some influence on it. But, on the other hand, if we did nothing and left the zoning just as it is, a developer could come in to Rose Lane, run two streets parallel off of Rose Lane, all the way to the creek, build the same house on both sides of the street, all the way down and we'd still might have 48 instead of 50 houses, but we'd have 48 three bedroom 1 1/2 bath single story houses that one looks like the next and I don't know if that's preferable to what we're looking at here. Again, we're focused on the width of the lots, but there's an awful lot of green space. There's an awful lot of property that is not part of the home development that will remain green space. I just think that even under the current zoning, we could do a lot worse than what we're looking at here. Somebody developed Dean's Apple Orchard, somebody developed Glensprings, and somebody's going to develop this property eventually. I think all we can do is try to steer that in a direction that we hope comes out the best for everybody. Thank you.

President Vanover: Public Hearing is still in process. Is there anybody else that would like to address Council for any reason?

Ms. Patrick: Hi, my name is Denise Patrick. I live at 667 Smiley. I guess, my thing is, it's going to happen. It's obvious. There's no turning back on it at this point. But, it's just so out of place. Like it was mentioned before, it's being stuck right there. I understand people want smaller lots. I've got a couple of questions, I guess. Are we going to allow in Springdale what's going on in Montgomery and Blue Ash where you can sell your house and your lot and let them build these houses all over the place and then you drive by them in two years and they are for sale again? I've got three lots, I've got two houses on three lots, sign me up. I'll sell. I was here at one of the other meetings where you had real estate and you went through and you said that the property values were raised and stuff like that. The tax abatement; they're getting a tax break on this stuff? My property taxes went up last night \$69 a year for the Great Oaks School Levy. If my property values are going to be raised because of this going in, how much more are they going to go up? I know it's County, it's not really something that is Springdale-related, but for them to get a tax break on this, it just doesn't seem right.

City of Springdale Council

November 7, 2018

Ms. Patrick (continued): The whole thing, just a lot of things on this doesn't seem right. It's not been mentioned that the school is crowded. They're busting at the seams over there. I know the school has said, "Yeah, we'll take them.", but when they come back to me for more money, I'm not voting for them. I'm not giving anybody anymore taxes anywhere along the line. If they're not paying their fair share, don't come to me. I was born and raised here. I grew up in Heritage Hill in a cookie cutter neighborhood. The houses being close together, I get it. I've got pictures where you could look and see three streets up. I get that. But, it's just out of place with what is over in that area. The Heritage Hill subdivision that went in when it was built in 1960, it was a cookie cutter neighborhood. This is big houses, different sizes on all sizes of lots. It's just stuck right there on the corner hoping to attract people in. Just don't forget the people that have been here and made it what it is and would continue to like and see it go. My grandkids are being raised here now. Don't run everybody off for these people and then you're going to have an abundance of the older houses which, who knows, maybe we'll sell and you can develop them some way other too. I don't know. It just doesn't seem like it's getting anywhere. It's going to go. We know that. But, the traffic is still going to be an issue. I've got groundhogs currently in my backyard. I have skunks, I have coyotes, I watch them run through the yard all the time. I live three blocks up. I live almost to Kenn Road. It is going to happen. There's things that need to be really thought out.

Mr. Hawkins: If either Mrs. Russell who has talked about this before, or the Administration would re-address for the public the tax abatement and what that actually entails, I think would be helpful.

Mrs. Russell: Thank you. I'm Christine Russell, the Economic Development Director and just to reiterate how the tax abatement would work on these properties. They would get a 100% 15-year tax abatement on the improved value of the property. So, basically, on the building. They would continue to pay the taxes on the land and in fact, at the time that the land is subdivided and transferred to the builders, there actually will be a "bump" in the value of the land at that point and they will continue to pay that increase. So, although they are getting an abatement on the home, they will actually be paying more taxes than are currently being generated by those properties.

Mrs. Ghantous: Would you also explain about the assessment.

Mrs. Russell: Yes. Thank you. So, there obviously are costs associated with putting in the new streets, the utilities and those costs will not be borne by the City. Those will be actually split up among the 50 homes and each of those homes over those 15 years will pay off the costs associated with constructing that infrastructure and that is called a special assessment that is put on to the homes. So, the property taxes are reduced, but then the special assessment is added and so the net effect should be that they are probably going to pay about 50% of the property taxes that they would have been paying. From their standpoint, and as they are paying their bills, it will feel like a 50% reduction, not a 100% reduction and that is the way that you then fund that infrastructure without the City having to pay for that.

Mr. Shroyer: I think it also bears mentioning that that 50% is, for the most part, directly received by the City of Springdale to pay for that infrastructure. If they paid 100% of their normal property taxes, I believe 3.5% maybe is what Springdale collects of that. The rest goes other places.

Mrs. Russell: You're correct.

Mr. Shroyer: So, they pay 50%, but we get almost all of that 50% to retire or to pay for the infrastructure that is in our City. At the end of the 15 years, the infrastructure is paid for, they go back to paying their normal taxes, we have then paid for infrastructure. Whether we get three percent of 100% of their property taxes for those 15 years or we get 100% of 50% of their property tax, anybody can play the numbers, but, it sounds like an abatement to them; actually, in my mind, an increase in revenue to us.

Mrs. Russell: It is. The tool that will be used to pay for that infrastructure up front, we will work with the Port Authority. They will issue bonds that will give that cash up front to pay

City of Springdale Council

November 7, 2018

Mrs. Russell (continued): for the infrastructure and then that assessment, as you said Mr. Shroyer, will pay off those bonds over those 15 years.

Mr. Shroyer: Which, by the way, I originally voted "No" on the Ordinance for that tax abatement because, frankly, I didn't understand it. Having had it explained to me now, I understand it. It makes more sense. To say that they get a 50% tax abatement for 15 years generates an almost immediate "No", but, having understood the rest of it, it actually is a better deal for us than it sounds like. Thank you.

Mrs. Russell: Thank you.

Mrs. Sullivan-Wisecup: I would like to know if Mrs. Ghantous could also kind of explain a little bit of the, I know that some people had said something about the real estate thing. If you could explain the value that this would bring to the current homeowners based on the facts that you had seen.

Mrs. Ghantous: Sure. I don't know how many of you were here at the Planning Commission meeting, but I had been receiving, prior to that, a lot of questions about, "What was that going to mean for the value of the existing homes?" So, I dug into that a little bit and I was amazed at what I found. I'm sorry that this will be repetition for some of you, but I don't think most of you heard this. So, what I did was I took the other two closest developments to us, the one in Woodlawn, and the one in College Hill and I measured the sale of the existing homes from 2016 to 2017 and then from 2017 to 2018 to see just what the impact was of the new construction on the existing home sales. In Woodlawn, the prices were up 40% over the previous 12-month period. Again, I took out the new construction. These numbers don't reflect any new construction. They were all the existing homes that sold. In Woodlawn, a half-mile radius of the new development, 2016 to 2017, the average price was \$65,929 and then 2017 to 2018, the average sale price was \$92,943. So, I think that that is amazing and I think that that speaks well for what's going to happen to the sale prices of the existing homes here in Springdale. The next closest development was the one Mr. Ackerman mentioned in College Hill. Those prices of existing homes were up 29% over the previous year. So, 2016 to 2017 the average sale prices were \$75,114, 2017 to 2018 the average sale prices were \$97,037. So that was 29%. I knew there would be an increase, but I was surprised at the amount of increase. Just for the record, our average sale prices in Springdale are higher than they are in Woodlawn and College Hill, so, we should stand to really benefit from that.

Ms. Obert: I have a question.

Mrs. Ghantous: Sure.

Ms. Obert: I have a question for you. But, all over the U.S. the housing markets were in boom times then. What happens if we go back to seven to ten years ago when we were in a recession? There were more foreclosures and everything else. How is that going to impact Springdale?

Mrs. Ghantous: Well, I wish I had a crystal ball and I knew that.

Ms. Obert: I know.

Mrs. Ghantous: I don't think any of the people in the know are expecting that to happen anytime soon. What that's going to be in ten years, or twenty years, I don't have any idea.

Ms. Obert: I know. That's what they said about the stadiums too. That's what I'm concerned about. What happens if the real estate market doesn't stay strong?

Mrs. Ghantous: I'm sorry, I don't know the answer to that.

Ms. Obert: I know, nobody does. Are you willing to take that risk?

Mrs. Ghantous: People are taking the risk every day. The housing market is still super strong. In Springdale, our average sale prices are over 10% of what they were last year.

City of Springdale Council

November 7, 2018

Ms. Obert: Princeton School District has a rating of a "D" right now. That's not going to help the housing market.

Mrs. Ghantous: Well, I don't know if you know much about the rating system. I'm not a fan of the Ohio Department of Education's rating system. It is not favorable for many of the school systems around here. Only a select few benefit from the way they're doing the ratings. I find that very unfortunate. I think people bought in Woodlawn; all these folks bought in Woodlawn and this is Princeton School District. I think there's data that says that this is a good thing and people are going to buy these houses and it is directly going to increase the value of your home.

Ms. Obert: But, like it was mentioned earlier, that the schools in Princeton School District are overcrowded and that is a concern and that is going to keep families away. There's other developments that are doing the same type of housing out in Monroe or Liberty Township and what is going to bring the people here and keep them here?

Mrs. Ghantous: If we knew what brought the people to Woodlawn and College Hill, I'm sure that there were people in those communities that asked the same questions. Those lots were sold up in 24 months. The whole development was completed.

Ms. Obert: But what's going to happen in ten to fifteen years from now? You don't know.

Mrs. Ghantous: Don't know.

Ms. Obert: And that's the problem.

Mrs. Ghantous: Would you think that all progress should stop because we don't know what's going to happen in ten to fifteen years? I don't think we would want that in any area.

Ms. Obert: No, but I think you should take baby steps instead of giant steps. Just be cautious about it.

Mrs. Ghantous: I don't know. I think it's going to improve your house value, so I hope you'll get some comfort from that.

Ms. Obert: Well, we agree to disagree.

Mrs. Ghantous: That's fine.

Mr. Hawkins: First, I want to thank everybody for coming out to this Council meeting and thank everybody that's come out previously to the Planning Commission meetings and given input on multiple occasions. Some discussion, I know at previous Planning Commission meetings and some at this Council meeting with regard to making sure that the City is thinking about the residents. It's important to note that it appears that the City has been thinking about the residents through the course of this entire process. When this first came to the City Administration, I believe in late 2017, the program or the project had 62 homes. The City Administration, before it ever got to Planning Commission, before it ever got to Council, had that changed and brought down to 52 homes. That came to Planning Commission, through much discussion, Planning Commission reduced it further to 50 homes because of the issue that has been talked about in terms of crowding and how those lots looked. It's important to note that, again, as it has been said, this development may not be the thing that anybody in this room wants, but there are people that want this type of development. In terms of the houses being closer together, with there being less side yards; it's something that's gone on in a number of places. As Mr. Coleman had indicated, particularly talking about Deerfield and Mason where they've done Homearama, it's probably been five or six years or so, those are multi-million dollar homes if you've been back there. Incredible layouts throughout there. Anything that you could imagine in those homes. They are fairly close together for what you would expect. They don't have a bunch of vacant homes out there. There's a bunch of people that paid seven figures plus to live in those homes. Again, I may take the same position as Mr. Coleman. If I'm going to spend, God-willing, I had a million dollars or two million dollars to pay for a home, I'd want some land

City of Springdale Council

November 7, 2018

Mr. Hawkins (continued): around there, but, there are plenty of people who have spent that money in being that kind of close proximity to their residents. So, it's shown, time and time again that, in terms of looking at other places, there is a market for this kind of thing. I know, as you talked about trying to predict what the future may hold and not just rushing in; Springdale wasn't the first community to go through this type of development. We've sat here and we have several other developments to look at and see what kind of success and what kind of interest there has been. So, we're not the tip of the spear jumping into this water without having seen any kind of results of what this may look like. In terms of what the housing market may look like or the economy or anything else, nobody knows that and we can't not move forward based on worrying about what things may look like. Look at the best indicators and those things have taken place and they would indicate that this is a positive thing to do. There have been some questions with regard to Police and Fire. We've been, as a City Council and Administration have been addressing issues that go back to 2009 when the State legislature and the Governor took money from the local government fund that we used and the property from businesses they benefitted us greatly and we have taken the steps to tighten our budgets back then, but we've also been doing some more expansion with regard to that in terms of adding Police and Fire. We have some more things that are being proposed in this budget coming up for 2019. Rest assured, our Police Chief and our Fire Chief routinely will, when they make budget proposals, they're going to make sure that they have adequate numbers of individuals to take care of our residents. It's also important to note that the reality is we have Mutual Aid with regard to other communities as well. That's a situation that gets taken care of. But, just so that you know, we have had discussions, and there will be more discussions in terms of adding specifically Fire in the coming years. It's not specific to this development, it's just that there is a need or we have the opportunity or it's even cost-effective because of the cost of having part-time Firefighter versus full-time; it's what makes sense. That's something that's been in consideration. In terms of traffic, I understand the concerns and the reality is this; again, thinking about the residents and thinking about trying to move forward with as much data as possible, those that were at the Planning Commission Meeting understand we had this discussion. There was talk that we don't need to do a traffic study, we've done an examination of the situation, it doesn't appear that this would even warrant a traffic study. It was requested at Planning Commission that we do a traffic study so that when it gets to this point, Council has all the data that they can look at. There's not going to be a question mark as to, "Hey what if they would have done a traffic study, would there be something different than what they're thinking from just the first time of looking at it. We're only putting in 50 homes, there's not a need to do it." So, we do a traffic study, have a gentleman come in here and he's indicated that there's not going to be a significant impact. Now, we could all again, sit and say, "Let's see what it actually looks like." I understand the traffic issues that are there right now. People are trying to turn to Kemper; I get it. But, the information that we're getting back after we go through and do a study is there's not likely to be a larger impact to what's there. Now, the question may be, "What do we need to do about what's going on there right now?" That's a different issue than this one. Again, it's folks taking steps to make sure that we have data to consider the concerns of the residents. Some discussion about the animals; I live in a subdivision where I have coyotes, the biggest coyotes that I've ever seen. Wild turkey, geese, deer, fortunately not much in the range of skunks, but, on occasion. I understand that. That's a concern and they're going to go someplace. I think this City, in probably one of the biggest situations where that was a problem, probably took place in the late 80's when we had our neighbors build Forest Fair Mall, now known at the Cincinnati Mills Mall and all of those animals were displaced into Beacon/Oxford Hills. It was a major issue. The reality is the animals will go someplace. I can't sit here and tell you that the City is going to have people out there trapping them for you. I can tell you the City does have a program with regard to having some traps available to assist in that process, but, no situation is perfect. That is an issue. I acknowledge that. There have been some comments about the schools at Planning Commission meeting. There have been some comments about schools here. The City of Springdale does not control Princeton School District. We do have some other villages and cities in our district may argue with that because we have three school board members that live in Springdale, but we don't control that. The Princeton School District will take on their obligation in making sure that kids can get through that school district. I have two young kids who are in that school, so I have concerns about overcrowding and classrooms that are too big or what have you. The reality right now is Springdale will, Princeton specifically, has open enrollment. So, if there is a crowding issue, the first thing I would assume the district is going to do is shut down open enrollment. Then, you can go from there. But, right now, we still have open enrollment. I'm not convinced the school district is sitting

City of Springdale Council

November 7, 2018

Mr. Hawkins (continued): there saying, "We have an overcrowding problem" as long as they have that going on. Again, that's not something the City of Springdale can do. We do have three members on the school board that are in this City. So, I'd say you can contact them and ask them about concerns. But, there's nothing the school is doing right now to indicate that that's a big problem. I'd also note that we were Division II just about three years ago for football and that's a lack of boys in the school. So, it's one more thing that goes against the fact that we've got a major overcrowding problem. The tax abatement has been spoken to. It's a little misleading when people hear tax abatement. The reality is we're going to be getting money and we'll be taking care of services and that's not going to be a problem for us. There's been some question with regard to location. The reality is this; being someone who's bought a home within the last three years or so, there aren't any other places for new development in the City of Springdale. The place that has been talked about for the last ten years or so as the next subdivision is Glenmary Mission. It's talked about once all the folks leave and they sell it off, that's going to be the next place where there's going to be some kind of development. Literally, God only knows when that's going to happen. I, as one, who was looking for homes, I'm not going to get a new home in Springdale because the newest homes are probably 25 or 30 years old. So, if I want a new home, I'm looking someplace else in a different city or village and that's why a lot of people that have been here in Springdale, that have grown up in Springdale, have moved to Monroe, they've moved to West Chester, Liberty Township, and that's the issue. So, we come back to thinking about the residents. At the end of the day, I want Springdale to be a vibrant place. I want it to be full of residents. I want it to be full of businesses. It's not going to be full of businesses if you don't have a bunch of people living here. Because, businesses aren't going to be here. That's capitalism. I'm not going to put a business where there aren't people. If you bring in new people, if you're bringing in an opportunity to build, you're bringing in people. There is a demographic, I'm telling you right now, that have left our City because there's no new homes. That's a reality. I am a person who had to look around at other places to find, to look for, and to look at new buildings because we don't have them. We don't. This is an opportunity. There's not going to be a program or a development that's going to be perfect, that everybody's going to be happy about. But what I can tell you is this; and this shows from back in 2017 before anyone probably knew about this is the City Administration and as soon as it came to Planning Commission and City Council, every action that those individuals have taken has been with the residents in mind. I think everybody knows that not everybody is going to be happy in regards to the development that comes up. We're taking steps and have taken steps to try to make this as palatable for everybody as can be done, but this is something that's important. This is something that's important for the future of our City. It's important about bringing people in so we can bring in more businesses and attract people to this City. So, I hope that folks feel like they have been heard. I think if you look at the things and how things have evolved and changed and the things that Planning Commission has done, Administration has done, Council has done; I think you can tell that you have been heard because they have taken action in listening to things that people have said and their concerns. We're not going to make everybody happy. We're not going to be able to answer every issue and problem, but those that we've been able to, I think we've tried to do that. I think it's something that's going to help our City in the long run.

Mrs. Sullivan-Wisecup: It's really hard to follow after that one, Mr. Hawkins, but I actually was going to say the same kind of thing about the schools. We don't have any control over the schools with the City. I don't put very much faith in the ratings because it's basically just tests. Springdale is one of the higher-rated elementary schools in the district and that does say a lot for us. In fact, I think we might be the top elementary school, I believe it is. I think we are and we have been. I know when my kids, which are now in college and high school, were little, I was looking at the Springdale ratings. For seven years in a row, we were number one. I do take pride in knowing that our schools are awesome. I think that if people might be turned off by the district as a whole, or the high school, or whatever the rating, they at least will have their kids in our school. Our school is awesome. Once they realize what the District has to offer, they're going to keep them in here and keep them going. Like Mr. Hawkins said, we have no control over that. When we were talking before about businesses that are empty and what are we going to bring in with the businesses. There was a gentleman from Woodlawn who came and spoke at our last Planning Commission meeting about this. He said that when they got the new residents in,

City of Springdale Council

November 7, 2018

Mrs. Sullivan-Wisecup (continued): that, actually, one of them was a business owner and there was a vacant store front for over 20 years. This gentleman came in and he ended up moving his business to Woodlawn where he moved and it was kind of nice to see that a spot that was vacant for over 20 years was now being utilized solely because of the new development. I'm not saying bringing in these new people is going to fill any of them, but it is definitely something to think about going ahead. Well, these people who are moving in they may be business owners, they may want to move their businesses closer. We do have spots for them to come if they want to, we are more than welcoming to them. I echo everything that Mr. Hawkins said. I feel like in Planning and City Council and the Administration, we have worked very hard to listen and to make sure that things were answered. Because, there was a ton of questions. A ton of questions. I think it says a lot that we got to the point where it is now. That's what I wanted to say. Thank you.

Mr. Shroyer: Just to expound briefly on the Fire and Police issue. We've got kind of a unique situation in Springdale in that we have somewhere in the 13,000 range of residents. We have a daytime during the day/during the week population that's estimated at sometimes 50,000 to 60,000 people with the shopping, with the industrial, with the people that come to town. Our emergency services are staffed for that number of people. For years we've tracked, in the Fire Department at least, we've tracked not only run volume but hour of the day, day of the week, where did we go, was it residential, was it commercial, was it industrial, was it auto accident and consistently, our residential runs are a small percentage of the total. Also, the trend is that our heavy run volume is during the day, during the week when, in fact, probably most of our residents are either, if they're working in Springdale and they need the Fire and Police Department, they're showing up in those statistics, but our assumption is that our residents are gone to work somewhere. Four or five o'clock in the evening, you see the numbers fall off drastically. In the evenings and on the weekends when that influx of people is not here and it's our residents, our run volume is significantly less than during the day, during the week. So, it could probably be argued that we are over-staffed for just our residents in the evenings and the weekends. So, a development like this that brings in 50 more houses and maybe 150 or 200 people, is not going to have, in my mind, any impact. But, if it has any impact, it would be a minimal impact on the Fire Department's ability to respond to those people as, statistically, that is our low-volume demand anyway. Thank you.

President Vanover: Public Hearing is still open. Second call.

Mr. Manypenny: I want to think of what I want to say here. It seems that the whole animal issue keeps getting side-stepped. It's really a lot more serious than you may realize. I can guarantee you there's at least six to ten deer alone that live in that area, so, if you push those deer out, where are they going to go? So, if we don't do anything about it and one of them crosses Kemper and a young girl is driving home from work or whatever, she hits it and maybe gets injured or dies because we didn't do anything about it. They have to go somewhere. Where are they going to go? There are coyotes also in there. What if you drive them out and then someone's young kid gets attacked by it? Because we didn't do anything about it. We side-stepped it. No big deal. It just seems that nobody wants to answer it. Nobody wants to spend the money to come up with a solution. That's my question.

President Vanover: Well, I'm going to jump a little protocol. I know the animal issue. I've got a hundred plus acres that are being developed beside me right now. Well, they broke ground last week. I'm going to have over 1,000,000 square feet of commercial building. Now, had my druthers, I would have had the residential rather than the commercial. There's deer, there's coyotes, it's the GE Park property. They'll find someplace. Unfortunately, Mother Nature is a cruel mistress. I've had a dog that got sprayed by a skunk the first time in 35 years this spring. I chased her down the other night about 12:30 because there was another one in the backyard. They're there. Sometimes I'm glad it's animals and not people. But, the reality is they'll relocate. Some of them won't make it, and, unfortunately, there's no guarantee through the winter that any of them do. But, we can't go in and relocate. I can remember when Forest Fair was being developed. I worked at Cincinnati Insurance and I watched daily a herd of 35 to 40 deer run from what was the building site office, it was a house buried back off of a lane there, over to the ten acre tract that was right behind Cincinnati Insurance's property. We watched fox play, a mother raising her kits. We actually stopped construction on that. But, the reality is the animals, and my heart bleeds, but, Mother Nature will sort it out, whether we

City of Springdale Council

November 7, 2018

President Vanover (continued): like it or not. We have no control. If I had some control, I'd be in there with birth control for the skunks and the opossums because there's no love lost in my eyes between an opossum; that's a rat on growth hormones, I don't care what anybody says (laughter). What are you going to do? Go in there and trap everything?

Mr. Manypenny: It's a small enough area. I think it could be done.

President Vanover: You can't. They have a hard enough time controlling the deer population in Hamilton County Parks.

Mr. Manypenny: There's no other close area for deer to go. (inaudible)

President Vanover: There's three acres existing. There's going to be some that stay there. There will be some that may not make it and if that was the case, we would have stopped a hundred acre development over . . .

Mr. Manypenny: What about the people that may hit them with a car?

President Vanover: They're out there. We're going into the season of the rut right now. Well, we never hit one. We had one hit us up on 275. Ran right smack into the side of the car. They're out there. If anybody has been out in the country, at night, you turn down a lane and your lights sweep a field, and there's red eyes all over the place that will scare you awake. But, that is the fact. I mean, they choose to live where they live. If we could tax them, it might be a benefit for us (laughter). I'm sorry, it is an issue that will get sorted out. They'll relocate somewhere. There's a stretch of wooded property that runs through that area. That's not contiguous, but they'll find it. The coyotes; we had coyotes years ago circling and they ran through about three jurisdictions. I'm sympathetic. Deer are cute and fuzzy and skunks are occasionally that way, but, if you've been sprayed, you'll know it takes about six months to get that smell out of your house. Unfortunately, that is a reality that we're going to have to deal with and Mother Nature, as I said, is a cruel mistress. She's going to sort it out, not always to our liking, but, unfortunately, that's the way it is.

Mr. Shroyer: The other issue is aside from the deer, any of the nuisance animals, the skunks or the opossums, if we were to go in there and trap them, you're not allowed to relocate them. If you trap them, they have to be euthanized.

Mr. Manypenny: (Inaudible) A small herd of deer, the little guys are the ones that cause the damage (inaudible).

Mrs. Haley: I think you think we're being sympathetic toward the animals, we're not. We don't want them moving into our neighborhood.

Mr. Manypenny: We struggle. The entire summer we already trapped 20 to 30 animals; skunks, raccoons, opossums. (inaudible) go into that 13 acre area (inaudible).

President Vanover: Well, quite honestly, I can't speak as a lawyer, but it, to me, is kind of the same issue of walking a sidewalk in the middle of winter. It's an expected risk that we live in an area where there is going to be ice and snow and not everybody treats their sidewalk. As a matter of fact, if you treat it, you're really at more risk than if you don't. They're there. That's, unfortunately what we have and where we're going. Mr. Shroyer did I step on you?

Mr. Shroyer: No.

President Vanover: Okay.

Mr. Hawkins: I'm not being dismissive of the animal situation. I'm telling you from a personal standpoint, literally, it hasn't been as bad in the last 12 to 18 months, but the first year to two years with, at that time, a five year old and a seven year old, if it was dusk, they had to come inside because we would have coyotes walk right down our tree line where Sharon Road is, but on our tree line, through our backyard. They'd start at the top of the subdivision, in those backyards, and we'd have a neighbor call and say, "Hey get your kids

City of Springdale Council

November 7, 2018

Mr. Hawkins (continued): in, because there's coyotes." These are big coyotes. My in-laws live out in the country in Lebanon in Waynesville, and I'm used to seeing little skinny coyotes running around looking for food. These were well-fed coyotes that, if they wanted to snatch up a five-year-old, they'd do so in a heartbeat. I am sympathetic to the idea and concern of wildlife and what they may do and what's going on with it. I'm living it. At the same time, it's been said; I don't know if there is a remedy for all of that wildlife. The small stuff, there's some means for doing trapping, what have you. I don't know what the legal ramifications are for even catching and releasing deer, if that's even possible. Everything that they have; it's set. Just like you have some of the stuff, you catch it, whether you have to euthanize it or with regard to limits of relocating it. I'd like to take stuff and send all the skunks up to some of our neighbors where everybody keeps moving. Maybe they'll move back down here. Keep them up in Liberty Township someplace (laughter). But, the law prevents us from doing some of those things. I'm not being dismissive of the problem. My wife, who has driven around on those country roads in Lebanon, has hit a deer before and we got an antler stuck in the windshield. I get it.

Mr. Manypenny: (inaudible)

Mr. Hawkins: Right, and they are. We keep going back to this Forest Fair thing because I think it was such a huge development and that was a giant wooded area. All of those animals were displaced and, despite us having Beacon and Oxford Hills and Forest Park residential right there and Fairfield, those animals relocated. Okay, we're talking about a whole bunch of deer, fox, what have you. They all relocated; and coyotes, in a different place. I remember back then, when I'm in junior high and high school of my friends that lived in Beacon/Oxford Hills talking about worrying about their pets being snatched up by animals and things like that. I mean, it was a legitimate issue.

Mr. Ackerman: Mr. President, we were unaware of the level of the problem of the animal population on the property and, though, we do like wildlife, we are fans of wildlife, but we are developers. We're in the business to do this to make money and develop property in a responsible and good way in collaboration with the communities that we work with. So, in the spirit of that, my partner and I have no problem working with the City, with the Law Department, with the Legal Department, to come up with acceptable ways for us to either trap or euthanize the animals there so that, in the best possible case, they don't create an impact in the surrounding neighborhood. I don't have the answer tonight. We've not faced this problem in other areas that we have developed. This is not unique, but is not something that we've had to address before. We are happy to work with the community, with the Administration and come up with options; trapping, hunting, euthanizing that comply with the local laws and that, hopefully remedy and provide a solution. I don't have that answer tonight and there are other things that we won't have answers to, but I will give you my commitment and my word that we will continue to work with the Administration and come back to Council, when necessary; hopefully not often, but if necessary, we'll be happy to come back and make other presentations and answer questions. We will continue to work with the Administration. On that, I'd like to thank you very much for your time for listening to all of this. Thank you for working with us and giving us suggestions that we are happy to take under consideration and, if possible, we shall incorporate, such as what we got from Planning Commission, we shall continue to do that and we look forward to continuing to work with you and we very much appreciate your support and the Community's input on our development plan. So, thank you very much.

President Vanover: Well, one more entity that you'll have to include be ODNR (Ohio Department of Natural Resources) because in the mid 90's, I think, is when they came through with the edict that skunks, opossums, and raccoons, because we had an active trapping program then, that they have to be euthanized. They cannot be relocated. They would have to be brought into the picture too because they're the governing body on the wildlife.

Mr. Ackerman: We don't want to create a problem for the surrounding neighborhood, nor do we want to have a problem in the new neighborhood that we create.

Mr. Hawkins: Mr. Ackerman, while you are here; appreciate again, some acquiescence in terms of trying to help out our residents and the City in getting through this process. This is

City of Springdale Council

November 7, 2018

Mr. Hawkins (continued): a softball question; when this development initially came to the City Administration with a projected 62 houses or sites on it, is it safe to assume that this development would have produced more money for the development at 62 homes that it would at 50 homes? There's some sacrifice the development had to go through, is that fair?

Mr. Ackerman: Yes.

Mr. Hawkins: Even the last two homes that Planning Commission squeezed out of you was painful I could tell from the look on your face when we were going through that process.

Mr. Ackerman: Yes.

Mr. Hawkins: So, we appreciate your acquiescence in that.

Mr. Ackerman: You're welcome.

Mr. Hawkins: It's important that the residents know. These are things that were done with the residents in mind. Even the last two. Somebody might say, "What's two more homes?" Those two more homes were hard to get out of Mr. Ackerman, but he helped us and let us get that done because it is important for the residents. Thank you sir.

Mr. Ackerman: Thank you.

President Vanover: Second call on the Public Hearing.

Mr. Coleman: I just wanted to come forward and again be on record that I support the new development. I think it's been a long time in coming. It's something that I'm excited about and certainly look forward to. In closing for this evening, I would say that this Administration, as well as the various Commissions, I know, did their due diligence in order for this to move forward. I know that you certainly want to "dot your I's and cross your t's" and I have every reason to believe that that, in fact, has happened. So, again, I commend the City, I commend the Commissions, I commend the developers for putting together what I think, is going to be a pretty good project. Good night.

President Vanover: Thank you Mr. Coleman. I like your jacket by the way. (laughter) Second call. Third and final call. We will close the Public Hearing. Council, you have heard the reading of Ordinance No. 46-2018. What is your pleasure? This is a second reading.

Mrs. Ghantous made a motion to adopt Ordinance No. 46-2018; Mrs. Emerson seconded.

Ordinance No. 46-2018 passes with seven affirmative votes.

Ordinance No. 47-2018

APPROVING THE PRELIMINARY DEVELOPMENT PLAN OF APPROXIMATELY 13.316 ACRES LOCATED ADJACENT TO THE NORTHEAST CORNER OF WEST KEMPER ROAD AND ROSE LANE (SPRINGROSE SUBDIVISION)

President Vanover: At this point we will open a Public Hearing associated with this Ordinance. I would welcome anybody that wants to speak either for or against. Second call. Third and final call. We will close the Public Hearing.

Mrs. Ghantous made a motion to adopt Ordinance No. 47-2018; Mrs. Emerson seconded.

Ordinance No. 47-2018 passes with seven affirmative votes.

City of Springdale Council

November 7, 2018

Old Business

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None

New Business

Mrs. Zimmerlin: I just want to let the Council know, if you refer to Item IV on your Pending Legislation Report, that refers to the bucket truck. On Friday, when we issued the report, we didn't have all of the numbers in for our different banks. Huntington actually came in with the best at a rate of 3.53%. We will be making a recommendation at the next meeting for that.

Meetings and Announcements

Mr. Hawkins: The Finance Committee will meet on November 14th at 6:00 p.m. in the Administrative Wing Conference Room. Also, Planning Commission will meet on November 13th at 7:00 p.m. in this room.

Mrs. Emerson: The Board of Health will meet tomorrow at 7:00 p.m. in the Conference Room adjacent to here.

Mrs. Zimmerlin: John is going to get the Mayor. Tonight, I have three announcements from the Park and Recreation Department. The first is adult winter sports registration is underway for racquetball league and women's volleyball. Both programs begin play in January. Basketball skills and drills clinic is a free basketball clinic. It starts Saturday, November 10th at 10:00 a.m. until Noon. Children ages 7-12 can participate at the Rec Center. Local youth coaches will be there conducting the clinic and running the children through different skills, stations, and providing instruction. You can contact the Community Center at 346-3910 for more information about that and to inquire about registration. I also want to let everyone know that there is an employment opportunity at the Park and Rec Department. They are accepting applications for part-time parks maintenance worker and part-time fitness instructor and detailed information and application forms are available on the City's website and at the Community Center. I also want to remind everyone that our tree lighting ceremony is coming up. It is on Monday, November 26th at 7:00 p.m. at the Municipal Building and students from Springdale Elementary will sing carols and there will be a visit from Santa and refreshments will follow. I'm trying to hold off because the Mayor wants to talk about Veteran's Day. I'm going to leave it at that, but if you'd rather me just tell about the event, I can do that. He's coming.

President Vanover: Mrs. Zimmerlin, we got an email about a tour of Rumpke Recycling?

Mrs. Zimmerlin: Yes sir. That is available to Council members if they would like to go.

President Vanover: Heritage Hill has a Veteran's Day ceremony.

Mrs. Zimmerlin: Yes they do. On Friday, at 3:00 p.m. Yes sir.

Mr. Hawkins: Mrs. Zimmerlin, with regard to the Rumpke tour, are you allowed to take your spouse?

Mrs. Zimmerlin: I believe so. Yes. I'll double check tomorrow, but I do believe you can.

Mr. Hawkins: That tends to be a large part of contention in what you can recycle and what you can't recycle in some households. (laughter)

Mayor Webster: As you know, we will celebrate Veteran's Day next Monday, the 12th at 1:00 p.m. At 1:00 p.m. next Monday, down at our Memorial site. We have a great program. We have a nice speaker, Sherry Brinkman, I believe her name is. She's written a book about World War II and so forth, so we're looking forward to hearing from her. Just as a footnote, this will be the 100th anniversary of the end of World War I. It's sort of a momentous occasion. As a matter of fact, we have two veterans that. We have a plaque up there honoring two Springdale residents that lost their lives in World War I. Hope to see all of your smiling faces out there. Did you announce the tree lighting ceremony? (Directed to Mrs. Zimmerlin)

City of Springdale Council

November 7, 2018

Mrs. Zimmerlin: Yes sir, I did.

Mayor Webster: That is all I have.

President Vanover: Thank you sir.

Communications from the Audience

Mrs. Matheny: I just wanted to make an announcement that we're going to be having a Charter Revision Meeting sometime before the end of the year per the Charter. If anybody has anything that they'd like us to look at, please get that information to me within the next two weeks. Thank you.

President Vanover: Thank you.

Update on legislation still in development

Mr. Hawkins: As you review your Internal Memorandum, Item Number I which was addressed with Ordinance No. 46-2018; An Ordinance Amending the Zoning code and Zoning Map of the City of Springdale, Ohio, to Provide for the Rezoning of Approximately 13.316 Acres Located Adjacent to the Northeast Corner of West Kemper Road and Rose Lane from Residential Single Household – Low Density (RHS-L) to Planned Unit Development (PUD) (Springrose Subdivision). That passed with a 7-0 vote. We also had Item Number II which was addressed with Ordinance No. 47-2018; An Ordinance Approving the Preliminary Development Plan of Approximately 13.316 Acres Located Adjacent to the Northeast Corner of West Kemper Road and Rose Lane (Springrose Subdivision). That passed with a 7-0 vote. Item Number III which was addressed with Ordinance No. 52-2018; An Ordinance Providing for the Issuance of not to Exceed \$1,320,000 Real Estate Acquisition Bond Anticipation Notes by the City of Springdale, Ohio in Anticipation of the Issuance of Bonds, Providing for the Pledge of Revenues for the Payment of Such Notes and Declaring an Emergency. That passed with a 7-0 vote. All other matters are forthcoming.

Recap of legislative items requested for next Council meeting

Mr. Hawkins: There is a request for An Ordinance Authorizing the City to Enter Into a Lease/Purchase Agreement to Finance the Purchase of a Versalift SST-40-EIH Aerial Unit Package – 2018 Ford F550 4x2 Chassis (Bucket Truck) and Declaring an Emergency. That's all I have unless Council or Administration has anything else to add.

Mayor Webster: If I may comment on Item Number IV there. This is a change from what we initially presented to the Budget Commission. We were going to purchase that outright and funds were a little tight in the 2019 Budget, and so this is one area where we are proposing to change our direction and do a three-year full payout lease so we don't have to be pay one third of it in 2019. That's why we're bringing this forward.

Adjournment

Mr. Hawkins made a motion to adjourn; Mrs. Emerson seconded the motion and Council Adjourned at 9:14 p.m.

Respectfully submitted,

Kathy McNear
Clerk of Council/Finance Director

Minutes Approved:
Tom Vanover, President of Council

_____, 2018