

## City of Springdale Council

March 3, 2021

President of Council Vanover called Council to order on March 3, 2021.

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

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

The minutes of the February 17, 2021 meeting were not available at this time.

### Communications

Mrs. McNear: I do have one item and everyone would have received a copy at the dais tonight from the Ohio Ethics Commission. There is a filing reminder. This is the same information I have been giving you once a month about the filing date of May 17<sup>th</sup>. I did want to give you some good news about the filing if you do it on-line. Typically, when you do that, it asks if you want to import your information from the previous year. It's different this year. Once you put in your name and a couple of other pieces of information, and hit "submit", all of your information from previous years is already in there, so, instead of taking five minutes, it now takes about three minutes to file. So, that's a good improvement. I did talk to the Ethics Commission, because initially I couldn't find the import button and it just wouldn't work. So, I called, and, of course, being that it's COVID-19 time, nobody was there, so they didn't call back, and they said that they noticed that I submitted and I said, "Yes", and I did figure it out, but I thanked them for the process improvement that they put in place by improving this so that it takes fewer steps to actually file the information. But, they still do want their \$35. That's it for this evening. Thank you.

### Communications from the Audience

Chief Wells: Mr. Mayor, body of Council, and our City Administration, I just wanted to take a few moments here to thank everyone. This has been a trying week for the (Springdale) Police Department. We've had officers injured in some different situations and this is the month we're getting ready to come together to remember Kaia (Grant), and I just wanted to tell you how much it meant to me and to the Department to have your support of comments and thoughts regarding the situation that was going on the other day at Sky Zone. I assure you we're doing a thorough "Use of Force" review on that case and if anybody has any questions about the video itself or about my statement in the public release, I'd be happy to answer that. Obviously, I can't comment on the "use of force" portion of it, but I'm happy to do that if anybody has any questions. I thought it would be appropriate to come tonight to ask.

Mr. Anderson: Do you have an idea for how long we would expect for that investigation to take just so we can set expectations in the community.

Chief Wells: Yes. It generally takes about a week. I think that we'll have it done either by the end of this week, or the very first part of next week.

Mr. Anderson: Do you expect that to be posted publically, or will residents, if they are interested, need to contact the Administration or the Police Department?

Chief Wells: We'll likely post it publically since the event was a public situation. It is my intention to make that public. Again, I want to be transparent about it, and let the public know what our findings were.

Mr. Anderson: I certainly appreciate that, and I don't think you've done anything but be transparent during the process.

Chief Wells: Thank you sir.

Mr. Anderson: So, if people are interested, they should watch for an update on Facebook?

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Chief Wells: That's correct.

Mr. Anderson: Will it also be posted on the Police Department site?

Chief Wells: That's correct.

Mr. Anderson: Thank you.

Mr. Hawkins: I was going to say I appreciate the transparency and the posting of the video. I think that's wonderful for the public to be able to see. My question was more, and I was going to ask the Administration, but, since you're here, it's perfect. Policy administrative-wise, can you talk about what officers do afterwards in terms of you go through and you have that kind of situation, obviously, you have to go back and write a report, but, is there the opportunity where they're going to be able to decompress versus if it's early in their shift, not have to go back out after they've experienced something like that.

Chief Wells: Right. We've actually learned quite a bit from the last year about the importance of the whole idea of not only peer support, but decompression, and giving people a chance to basically decompress from situations like that. I know both officers are fine. They did sustain some minor injuries from the situation there, but, both were able to complete their shifts and we do certainly take that into account. Yes sir.

Mr. Hawkins: Thank you Chief.

Chief Wells: You bet.

Chief Wells: If you don't mind, I just wanted to share real quickly here, I just wanted to talk about how proud I am of the work that we do here at the (Springdale) Police Department. I wanted to let you know this was some information that I had sent to Mr. Jones earlier. He was kind enough to allow me to present this tonight. I was contacted by the Los Angeles County Sheriff's Department here recently. They had seen the video of the situation at Target where the individual had attempted to do a "suicide by cop", and they were very impressed with the way the Department handled that and they want to use that incident, actually, as a training to actually put that in their Police Academy training. They asked for permission to use that. So, I wanted to share with you again I was a little overwhelmed with the idea that they thought enough of what we did and, of course, I think we did a terrific job in that too, and I'm very proud to know that departments of that caliber are interested in the work that we did and wanted to put that into their police academy training. So, just wanted to share that with you. Thanks. Thank you very much, and thank you for your time.

President Vanover: Take care. Be safe out there.

Mr. Messer: Hello, my name is Daniel Messer. I live at 12182 Springdale Lake Drive. What I wanted to present was there seems to be a concern from a neighbor across the street from us about our goalpost that we have. It's my understanding that it may be a bit of a "gray" area as to what's permitted and what's not. It's not actually in the road, it's on the easement next to the driveway. We haven't had any issues up until this past summer. Where, she seemed really uncomfortable with us playing basketball. She didn't like the noise of maybe the backboard or whatever. But, I did notice that when the kids would play other things, like they might play volleyball in the court, we live on a cul-de-sac. It's right up at the top of the hill on Springdale Lake. It didn't seem to matter so much what we were doing, that she doesn't seem to like it. She would kind of give us scowls or she tried to talk to a few of the kids at different times. I don't want to be uncooperative with her, but, at the same time, I thought it was unreasonable to not let the kids play out there. Our lot is very slanted, so, we've got that flat space there on the top. Our driveway is very slanted, so there's really not a good opportunity to do any activity like that in another spot. And then, everything else is grass, going down a hill to the very bottom it kind of levels out, but, and they do play back there too sometimes, but I do have a few pictures on my phone. I don't know if it's appropriate to show, or to pass that around, but, it just shows, even today, some kids from the neighborhood that came up to play and everybody seemed to be really enjoying the area and the space up there. So, I guess,

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Mr. Messer (continued): what I'm here to do is to ask if there's any way to say that it's okay to have the goalpost there. I don't know if any of you have been up that way and have noticed it. It didn't seem to be a problem as far as plowing as far as I noticed, because I was actually out there a few times when the plow truck came this season and he was able to push the snow right where he wanted to do it. It wasn't in his right-of-way at all. As far as I know, all my other neighbors aren't concerned about it. In fact, our first goalpost was given to us by the neighbor directly across the street from us and they were excited for us to use it. I guess that's all I have to say about it.

Mr. Anderson: So, just to be clear, it's really a question of are temporary play structures permitted in residential areas?

Mr. Messer: Yes. I guess I don't know what the rule is for that.

Mr. Anderson: And then, it's temporary when it's there. It's not installed in the ground. It's not a post cemented. Is it permitted to have kids play in the cul-de-sac? Is there anything that would prevent that and then leave the equipment if it's not in the way? That's the question? I suspect we can certainly get an answer to that, if not tonight, very quickly for you.

Mr. Jones: What I would encourage you to do is if you can stick around a couple of minutes afterwards, Brian (Uhl) and I, City Administrator, and Assistant City Administrator. We'll talk to you about it and we'll get you with our Building Department and our property inspectors and they can walk you right through with what the requirements are or are not for that matter.

Mr. Messer: We did get a visit from a Danny Blaylock. He suggested I come here. He seemed reluctant to really address it. He didn't see it as a problem. But, I think he was possibly getting some pressure by the other residents to do something about it. That's just my supposition. I don't really know.

Mr. Jones: If you have the time, if you can stick around, Brian and I will meet with you. If not, if you want to call the City Building tomorrow and ask for either one of us, we will get it addressed for you.

Mr. Messer: Okay, I'll wait and talk to you.

Mr. Jones: Thank you.

Mr. Messer: Thanks.

Ms. Richardson: Hi. Good evening. My name is Terri Richardson. I live at 12194 Springdale Lake Drive. Actually, right next to Daniel. I didn't know you were here. But, the reason I'd like to address you is that another issue that I have noticed is that there seems to be a proliferation of trash along Ray Norrish Drive. I know right there in front of Hooter's, typically there is a lot of trash. I've contacted the Building Department about it. They thought it might be an issue for the Police Department, the littering control. I was wondering if there are any community initiatives planned or in existence that would address something like that.

Mr. Jones: I heard the majority of what you said. A little bit of it I didn't catch. Did you ask if we had anything planned as a community to do some cleanup there? Is that what you asked?

Ms. Richardson: I'm just wondering. I know what the types of controls are. A lot of it involves the community; volunteers picking up trash. So, I was wondering if there is any existing initiative within the City, or if the City has orchestrated to address that. Something to plan, like a "Clean up the City" Day, or other ways to sort of control the amount of litter that gets tossed. When I walk, I don't mind picking it up, but I don't see it necessarily as my job, and it's getting to be a little bit out of hand.

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Mr. Jones: Similar to the gentleman ahead of you, it's a Property Maintenance thing that we will certainly pass on to our Property Maintenance Department. A lot of times, court systems, and unfortunately we haven't had court for many months, but a lot of times, court systems will give people responsibility to pick up trash and things of that nature as part of their community service. Generally speaking, that comes out of Common Pleas Courts, but I've seen some magistrates do it. But, it's something that we don't have in the works right this minute, but it's certainly something that we can discuss.

Ms. Richardson: Okay. Alright. Thank you.

Mr. Jones: You're welcome. Thank you.

Mr. Anderson: Just to add, this isn't the first time I've heard this. Not this specific one, but I'd received a call from a resident closer to where I live with a similar concern that it seemed like there was more trash. Now, there have been a lot of windy days and it's been cold outside, so, some of that might be contributing. But, I don't think it's an isolated question up by Ray Norrish Drive. I do think it's an interesting idea to maybe sponsor a community clean-up day once things...I'm a little hesitant to do something like that while the pandemic is still so strong. But, it's something I think we could think about doing, or sponsoring, or organizing a community clean-up day. Because, I know a lot of people are putting off outside work while the pandemic is occurring. So, maybe it's something we can put on the radar for when things have calmed down maybe in the fall to organize just a collaborative day to have the community come back outside together at the same time and maybe rebuild some of that community that's been lost with the pandemic kind of raging. I would certainly support it. If there's something I could do to help organize it, I would be happy to spend whatever time is necessary. Thank you.

Mayor Webster: I've walked that area also and it is bad at times. A lot of it seems like it comes from some of the restaurants down on Route 4, especially Hooters and so forth. I've gone down there myself taking a garbage can and a pick and picked up trash, so it's a real problem and it's one of those things where in the past, in the summertime, maybe we'll employ a couple of people down at the Public Works Department and just have them go out and work various neighborhoods, especially thoroughfares like Glensprings Drive, and Ray Norrish Drive, and some of these other streets where there's a lot of trash like that. It's something we could take a look at maybe this summer in getting some part-time people to pull a few hours to do that.

President Vanover: Well, I would hope that maybe too, through Building Maintenance, or Property Maintenance that we address with the property owner. Do they have shortcomings that need to be corrected as far as their trash containment?

Mayor Webster: Are you talking about the property owners?

President Vanover: Yes.

Mayor Webster: No. This is from the public that dumps it out. No, this is not the homeowners.

President Vanover: Okay. No, it wasn't the homeowners. I was thinking more the businesses.

Mayor Webster: Especially on Ray Norrish Drive. These are not their front or back yards either. This is the back yard of the condominium development; the hill that goes up to their back yards. So, the homeowners in the condos don't even see this stuff. There's a brush line between the road and the properties.

President Vanover: Well, we get, as I call it, "drive-by dumpsters" through our neighborhood too. Well, that, and, while the weather was nice, walking the park over there at Chamberlain Park, the bridge into Terrytown and Marwood it was appalling. We would take a

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President Vanover (continued): bag over and pick up stuff; broken glass and all that. So, it's an issue that we can do a lot, but we need to change some people's minds too, and that's the uphill battle. I do want to thank right now, real quick, you coming in. Because, it takes time and people don't always want to stand up in public and make a comment or something, but, we do appreciate it. A lot of time, we may not always see. I live on the other quadrant so, my world is different from what yours may be, so even though we do share some common issues. But, I do appreciate both of you coming in and letting us know. We appreciate that.

Mayor Webster: It's with great pride that I issue this Proclamation. I'd like to ask the Superintendent, Tom Burton, and Principal of Springdale Elementary, Lisa Tenbarge to come forward.

*“WHEREAS, The federal Elementary and Secondary Education Act (ESEA), enacted in 1965, is the nation's national education law and shows a longstanding commitment to equal opportunity for all students; and*

*WHEREAS, The National Association of ESEA State Program Administrators (NAESPA) has been selecting examples of superior school programs for national recognition through the National ESEA Distinguished Schools Program since 1996; and*

*WHEREAS, The National ESEA Distinguished Schools Program is a project of the National Association of ESEA State Program Administrators that publicly recognizes schools for their positive educational advances; and*

*WHEREAS, Springdale Elementary School was chosen by the Ohio Department of Education to be named a National ESEA Distinguished School for 2020; and*

*WHEREAS, Springdale Elementary School was chosen by the Ohio Department of Education based on outstanding performance in closing the achievement gap between student groups for two or more consecutive years; and*

*WHEREAS, Springdale Elementary School is only one of two schools in the state of Ohio selected as a National ESEA Distinguished School for 2020; and*

*WHEREAS, Springdale Elementary School is only one of 57 schools in the United States selected as a National ESEA Distinguished School for 2020; and*

*WHEREAS, The City of Springdale, Ohio wishes to recognize the students and staff of Springdale Elementary School for their continued dedication to student achievement and success through work and perseverance; and*

*WHEREAS, Springdale Elementary School is one of the CROWN JEWELS of the City of Springdale.*

*NOW THEREFORE, I DOYLE H. WEBSTER, Mayor of the City of Springdale, do hereby proclaim*

**Wednesday, March 3, 2020 as**

**SPRINGDALE ELEMENTARY SCHOOL DAY**

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

Mayor Webster: Congratulations to you. (Applause)

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Mr. Burton: Lisa certainly does an amazing job and has a tremendous staff, as well as unbelievable students. That's what makes part of this school community. The other part of this school community are those residents who don't have children. It's important because they also supported our levy. I know it is "Springdale Night" and "Springdale Day", but you should also be very proud you have two healthy elementary schools in the district as well. The students came up with, and some of the staff, but mostly students came up with a "word cloud", and I'd like to just very quickly just talk a little bit about some of the words that the students talk about Springdale. Fun, exciting, tenacious, perseverance, diversity. That is what school is all about. We know there's lots of measures that schools have, but, ultimately, the true measure is what goes on in the classroom. I know we said one of 57, and that's the truth, but there are three categories. The achievement gap is the hardest to get, and I believe there's only 22 schools that were chosen. Only one of 22 in the entire country. When I talked to Mayor Webster, I stated that this is the biggest award that we will ever get. This is huge. I cannot understate this or overstate this enough. It is absolutely amazing. We certainly appreciate the great recognition tonight. Thank you Mayor Webster. We do have shirts for each and every one of you. If the sizes are wrong on this, it's totally my fault. (Laughter). That's why I have extra. I'm just going to leave these right over here for everyone. Again, thank you so much and thank the residents of Springdale for the tremendous support always, Mayor Webster, Springdale City Council, President (Vanover), Administration. I thought I saw Matt Clayton here. With everything going on with COVID-19, he's been unbelievably supportive and so on top of everything. Thank you so much, and God bless you all.

President Vanover: Thank you.

Mrs. Emerson: Thank you.

Mayor Webster: When Mr. Burton called me about this, I said, "Well, we could do one of two things, do you want us to do a proclamation, or a resolution?" He said, "Yes! This is a big deal!" (Laughter). I think the next item on the agenda takes care of the resolution also.

Ordinances and Resolutions

Resolution No. R03-2021

A RESOLUTION RECOGNIZING AND HONORING THE TEACHERS AND STAFF AT SPRINGDALE ELEMENTARY SCHOOL FOR THE ACCOMPLISHMENT OF BEING SELECTED AS A NATIONAL ELEMENTARY AND SECONDARY EDUCATION ACT SCHOOL FOR 2020

Mrs. Sullivan-Wisecup made a motion to adopt Resolution No. R03-2021; Mr. Hawkins seconded.

Resolution No. R03-2021 passed with seven affirmative votes.

Old Business

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None

New Business

Mr. Uhl: Mayor Webster, myself, and Mr. Jones were talking earlier this afternoon. We just wanted to bring a couple of things to Council's attention regarding the Community Center and the roof project. Phase one is nearing completion. They have taken care of a few punch list items and just wanted to let you know that Phase two bids will begin next Monday, March 8<sup>th</sup>. There are a few things that need to be taken care of prior to the second phase of the roof project. There are several masonry repairs that need to be taken care of, some ceiling, and a few things with painting and what not. Some tuck pointing in preparation of Phase two so that can go on without a hitch. That pre-work is going to come in around \$47,000 so, Mayor Webster asked that we just bring that before Council just to make you aware of that pending expense.

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Mrs. McNear: Council, you have a copy of a liquor license request which is a transfer. This is for the King Golf Academy LLC at 455 East Tri County Parkway. This is the Golf Ranch if you're more familiar with that address. It is a transfer and is a D1. A D1 is "Beer only for on-premises consumption or in original sealed containers for carryout only until 1:00 a.m.". Any concerns or issues with this one? (None) We'll take care of getting that processed. Thank you.

Mr. Uhl: Mr. Kuchta is here tonight to discuss our Community Reinvestment Area. He has a quick presentation for Council.

Mr. Kuchta: In case you cannot see in detail the map I'm going to present tonight, this is a presentation on the proposed expansion of the existing Community Reinvestment Area within the City. As a recap, the existing CRA (Community Reinvestment Area) was created in 2018. It includes the State Route 4 corridor from I-275 to Northland Blvd. It contains approximately 116 acres and 198 parcels. So far, 20 applications have been processed for homes in Springrose Meadows. That was the impetus, if you recall for creating the CRA, but it was expanded beyond just Springrose Meadows as an idea to have a tool available to incentivize reinvestment in that corridor. As a reminder, the CRA can provide a tax abatement on new property taxes resulting from several different scenarios. The scenarios are new one or two unit residential units costing \$150,000 or more. That would be new construction of a single family home or a duplex. That's an automatic 100% for 15 years, but an application does need to be submitted for it to go into effect. There is the remodeling of commercial or industrial facilities costing \$25,000 or more. That is up to 100% for 15 years on the new property tax that would normally be due, and that is negotiated on a case-by-case basis with the City. There is also new commercial or industrial construction which is another eligible category up to 100% for 15 years, negotiated on a case-by-case basis. Those are the three major categories of tax abatement that this program can provide. You see a map up on the screen and it is also shown on the paper map that you've all been given. That area in purple, I guess, is the existing boundaries of the existing CRA along the Route 4 corridor. Now, you see, shaded in blue, is the proposed expansion area. I'm going to show a couple of maps that are zoomed in a little bit more. So, you can see it goes north along Route 4 all the way to the City boundary along Crescentville Road. That includes all that. There's some retail; there's the movie theatre to the west. It ends with the properties. There's some office condos just west of the Hooter's property. That's where it ends. It includes the former Sheraton hotel site. As you head east, it includes everything within the City boundaries between Crescentville and 275, and it comes down and it includes the Springdale Commerce Park, and then as it heads south, over 275, you can see that it includes, basically, the remaining commercial retail office portion of the City. We do not cover any existing residential areas with this. Nor, any areas that we anticipate would develop as single family residential. So, a little bit about the proposed CRA District Expansion Area, it includes about 1,296 additional acres and 350 additional parcels. It would operate under the same guidelines as the original. It is the original CRA, it's just being expanded in geographic size under this proposal. The reason that we're looking at doing this is it is a tool that is going to be needed for the former Sheraton hotel site, and, when we started looking at this, and Administration internally talked about this, and talking about the process that we're going to have to go through to expand the CRA, somebody said, "Why don't we expand it further than just the Sheraton hotel site". Before you know it, we ended up saying, "Well, let's expand it. Let's go big". Because, we have a lot of critical need, there's a lot of vacant retail space, big box retail space, the mall site, as you know, and we're going to need every tool in our toolbox over the coming years to make sure that we can attract new investment into the community. The next steps, we have drafted Ordinance No. 5-2021 that's slated to be on the March 17<sup>th</sup> City Council Agenda. After that would be approved, we have to publish the approved ordinance in the newspaper for two weeks. Then we have to submit the petition packet to the Ohio Development Services Agency (ODSA) and then they will review it, and provide notice within 30 days that it is certified and approved. After that, we can then negotiate individual agreements as the need arises. Today, official notice, as required under Ohio Revised Code (ORC) did go out to the Princeton School District to the Board of Education. That went out via certified mail and the Superintendent and the Treasurer did get a copy as well of the email. So, they're aware of it. They don't have any role in the creation of the CRA. The school district does have

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Mr. Kuchta (continued): approval rights for a CRA Agreement when you go over a certain percentage abatement or over a certain length of the term of the abatement. As we move forward with projects, I expect we're going to be negotiating with the school district on a case-by-case basis. Any questions?

Mayor Webster: If I can just put my two cents worth in. There's absolutely no disadvantage of doing this, and you still have total control of what kind of abatements we want to give on a case-by-case basis. It just gives Andy another weapon in his toolbox when he's talking to the prospecting developers or somebody's thinking about maybe coming here. Hey, this is a CRA area, we have some flexibility we can help you with. It gave us all the reason in the world to do it. I see absolutely no reason not to do it. We'd certainly appreciate your consideration on the 17<sup>th</sup>.

### Meetings and Announcements

Mrs. Sullivan-Wisecup: Planning Commission will meet in these chambers on Tuesday, March 9<sup>th</sup> at 7:00 p.m.

Mrs. Emerson: The Board of Health will meet on March 11<sup>th</sup> at 7:00 in these chambers.

Ms. Matheny: Charter Revision will meet next Wednesday, March 10<sup>th</sup> at 6:00 p.m. in the conference room.

Communications from the Audience - None

Update on legislation still in development

Mr. Hawkins: As you review your Internal Memorandum, you will see Item Number I was Resolution No. R3-2021; A Resolution Recognizing and Honoring the Teachers and Staff at Springdale Elementary School for the Accomplishment of Being Selected as a National Elementary and Secondary Education Act School for 2020. That passed with a 7-0 vote. All other matters were forthcoming.

Recap of legislative items requested for next Council meeting

Mr. Hawkins: There's a request for An Ordinance Implementing Sections 3735.65 Through 3735.70 of the Ohio Revised Code, Establishing and Describing the Boundaries of the Community Reinvestment Area (CRA) in the City of Springdale, Ohio, and Declaring an Emergency. There is also a request for An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into a Cooperative Agreement with Hamilton County for the East Kemper Road/CSX Bridge Repair and Declaring an Emergency. As well as, there will be a first reading for An Ordinance Declaring Certain City Property as Surplus Property and Authorizing the City Administrator to Dispose of Said Surplus Property. That would conclude all requests for the next meeting unless there's something else from Council or the Administration.

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Adjournment

Mr. Hawkins made a motion to adjourn; Mrs. Sullivan-Wisecup seconded the motion and Council adjourned at 7:35 p.m.

Respectfully submitted,

Kathy McNear  
Clerk of Council/Finance Director

Minutes Approved:  
Tom Vanover, President of Council

\_\_\_\_\_, 2021