

## City of Springdale Council

March 2, 2022

President of Council Vanover called Council to order on March 2, 2022

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

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

President Vanover: Council, I've had a request from the Administration that we're going to shift (Resolution No.) R07-2022 ahead of the rest of the ordinances and resolutions as well as the presentation that goes with it.

The minutes of the February 16, 2022 meeting were considered. Mrs. Ghantous made a motion to accept the minutes; Mrs. Sullivan-Wisecup seconded. The minutes were approved with seven affirmative votes.

### Communications

Mrs. McNear: Not a communication per se, but, I did want to mention an article about our Health Department that I mentioned a couple of meetings ago where there was an opinion piece put in there about consolidation of all health departments. Mr. Jacobs was so kind as to respond on the City's behalf, and I just want to show this in case anyone didn't see this. So, the article rebuttal starts with this huge picture, and then this article down here that was written, so I was really glad to see that and wanted to thank Mr. Jacobs again for sending that in, and glad to see that it got approved and I really like the part where you said, "And if you don't like this, you should move into our City and see if you can change it." So, this is yours to keep.

Mr. Jacobs: Thank you very much.

Mrs. McNear: And that's all. You're welcome.

### Communications from the Audience

Mr. Okum: Thank you very much. I appreciate the opportunity to come and talk to you for just a couple of minutes. And, I brought ten pages of notes to go over (laughter). No, I actually "word-smithed" this for the whole night last night after our meeting. I'm David Okum, Chairman of the Springdale Planning Commission. I also am a resident of Springdale for well over 30+ years, no, let's see, no, it's 40 years. So, anyway, long time Springdale resident and an advocate for Plan Springdale. The reason that I wanted to speak just a couple of minutes to you is to give you my perspective. As most of you know, I serve on the Regional Planning Commission for Hamilton County. I've served as Chairman there, I've served in my third five-year term on the Regional Planning Commission. Along with the 41 communities in the greater Cincinnati area, a good number of those are townships, and a good number of them are cities like the City of Springdale. I also am the Representative to OKI for the Regional Planning Commission, and I serve on the Strategic Regional Policy Plan, which is the land use plan for OKI. There's actually a Land Use Commission. Most people don't realize that, but, the federal government many years ago felt that if you are going to bulldoze down houses, you definitely better have a land use plan tied to that. So, there's been a lot of emphasis on land use planning. In the City of Springdale, our land use plan was 2002. A few years ago. I was actually here, I think I was on City Council in 2002. Was I? Or was I not? I can't recall. Things do run together if you've been in City government for a long time. But, I'm excited to see that Springdale took the steps. I spoke about a year ago about moving forward with a land use plan. I presented to you OKI's version of a template for a Comprehensive Land Use Plan. In Hamilton County, a good number of the communities use their land use plan as a tool for their Planning Commission, their Zoning Commissions to help businesses and the community lay out a foundation and a plan so that businesses coming into the community and residents that want to come into the community know that there's a foundation, and there's also a keystone to that community. In my notes, I wanted to state that the Comprehensive Land Use Plan is not a master plan for a community. It's actually a vision. It's a vision to help the community, and to help the Administration and to help City Council and Planning Commissions determine if businesses and residential uses and the like are going to fit into what is thought by the Community as appropriate for the City. That is not a step-by-step tool for that to happen. It's

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Mr. Okum (continued): basically a consistency. And, Hamilton County, I'm going to speak just a couple of minutes about consistency because it's really important when you think about Comprehensive Land Use Plans and how they're applied by the other people because we're the City of Springdale, and quite frequently, we end up as an island unto ourselves. We don't realize what's happening in the other communities around us, so, I can speak to that because of my service on the Regional Planning Commission and, in that particular case, it's required that; it's not required, but, it's very strongly encouraged, that a community have a Comprehensive Land Use Plan. And, Green Township, and Anderson Township, very vibrant communities, have used those as a great tool to encourage development in their community. It's not a deterrent; it's an encouragement, so, it helps people wishing to locate there understand that the vision that the community has. But, at the Regional Planning Commission level, we have a different task. We're not a "yes" and "no" commission; we're an advisory commission to the townships, and the townships basically take action on recommendations. And, when they approve a Comprehensive Land Use Plan in a township, that Comprehensive Land Use Plan is evaluated by staff and the Planning Commission staff people down in Hamilton County. And, the purpose is to find out if that project or that plan is consistent with the Comprehensive Land Use Plan. Now, a Comprehensive Land Use Plan can be a lot of different things. And, every community structures it the way they want it to be structured. It doesn't have to be specifically this, this, and this. But, it is actually a tool at Regional Planning Commission because frankly, if a plan comes before us, and it's not consistent with Green Township's Comprehensive Land Use Plan, believe it or not, that plan doesn't go before the Planning Commission any further. It stops right there. I don't believe that that's really the spirit of it; I don't think that encourages the development, but, on the other hand, it's the rules of the Regional Planning Commission. So, when a plan comes before the Regional Planning Commission, and if it's not consistent with the Comprehensive Plan, or it can't achieve a consistency with that Comprehensive Plan, we don't even hear the case; it goes back to the township; township acts on it and makes a decision. But, they know going in that they did not get an affirmative or a denial vote from the Regional Planning Commission. In the City of Springdale, I don't think our Planning Commission is structured that way. It's not in our rules, but it can be a tool for us at Planning Commission. And, we want the Comprehensive Plan to be vibrant and to be evolved, and it's going to change over time. It took from 2002 until now to get a new Comprehensive Land Use Plan. Typically, it's not that way. In Kentucky, by law, the communities are required every five years to redo their Comprehensive Land Use Plan. Required. Many communities do it every other year. They feel that keeping their Comprehensive Plan current with the needs and the desires of the Community, as a vision, then it's better for their communities. Now we've seen what's happening in Kentucky. Kentucky is doing a pretty good job. Their planning is a lot different than our planning. But, at our Planning Commission, I feel that, as Chairman, I think it is going to be a tool. It's going to evolve, and we're going to get presentations to us and staff, I've requested that staff comment once we have a Comprehensive Plan approved that they comment whether the application coming before the Commission is going to be consistent with the Comprehensive Plan. Or, it can be accomplished what the plan is. Because, Planning Commission is seven people sitting there with all different opinions, different backgrounds, different exposures to their life, and they all have different ideas, but, really if you don't have a guide, or a foundation for your decisions, then you really don't have a lot of ways to go. You've got the Zoning Code, and you've got the Comprehensive Plan. It's two tools, that, I think, that are going to be valuable to the Community and certainly, I mean, I'm excited about it, as you can well tell, because it's so, so, good for the City of Springdale. Now, let me tell you one other thing that's really, really important. You all know that I just told you that I serve on OKI's Strategic Regional Policy Plan, and I'm on the Executive Committee for OKI. There's also a scoring system at OKI. Every development; every road project; every sidewalk project; every bike project that goes through federal funding is scored. And do you know what one of those scoring items is? Comprehensive Land Use Plan in that community. Now, I'm not going to say that Green Township has an "upper" on us. I'm not going to say that Anderson Township has an "upper-hand" on us, but that's one point we don't have at this point. So, if that is brought to bear, it's good for us as a City, financially. Now, does it mean we're going to score best on everything? No. There's no way of knowing how it's ultimately going to be done, but the OKI Executive Committee in their decision-making, the recommendations are scaled based upon those points. That point scale is how it's structured. So, if we don't have this one extra point, we could be put down at the bottom of the list, so, that being said, I think it's great that we're

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Mr. Okum (continued): finally getting it here. I did want to speak to you and tell you that I am excited about it. Everybody knows Dave Okum is a “word-smith nut”. When the Zoning Code was redone, they kept me away from the Zoning Code because I knew I would drive them nuts. Elizabeth Fields said, “Dave, I can’t answer any more of your questions.” Because I “word-smithed” it to death. And it’s because I’ve been involved in Springdale for so long, and I’ve been involved in Zoning for so long, I’m part of that. And, I understand it a lot better than a lot of people do. But, on the other hand, I wasn’t going to “word-smith” this document. This document is not for “word-smithing”. This document is just the foundation. It’s the building block for the Community. So, I’m encouraging you, when you do consider this this evening, please vote affirmative. Planning Commission did vote last night. We were a 7-0 vote in favor of this, and I think they’re as excited about it as I am. Anybody have any questions for me? Thank you very much.

President Vanover: Thanks David (Okum). Floor is still open. Anybody else like to address Council for any reason? (None)

### Ordinances and Resolutions

#### Resolution No. R07-2022

#### A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF SPRINGDALE

Mr. Kuchta: Mr. President, Councilmembers, thank you. Thank you Mr. Okum for your kind words. I don’t have any more of an introduction that I can provide beyond what Mr. Okum has already said. We’re very excited about this and we think it is a good foundation and we’re already moving forward with some of the suggestions and recommendations of additional things to be done in this plan. So, it is going to be a living document and we are using it as kind of guide on what we should be doing next, and without further ado, I’m going to introduce Ms. Liz Fields to provide the presentation of the plan. Thank you.

Ms. Fields: Thank you. It’s great to see you all and be back here again. I feel like we’re just “dejavuing” all over again, but, with a new group of people. So, for, I wanted to start out again by saying, “Thank you” from McBride Dale Clarion that we have had a long-standing relationship with the City. We’ve been pleased to be your Staff Planner, to write up the Zoning Code, and now to do the Comprehensive Plan, and that’s just in my tenure with the firm and I know you’ve done a lot before that as well. So, for the past; about a year, we’ve been working on the update to the Comprehensive Plan and this document is as, and I feel like it’s been said multiple times already tonight, is an aspirational vision for the community moving forward. This vision was created with feedback from the public, feedback from staff, and review of staff, and it was guided by our two Committees. We had an Executive Steering Committee that was made up of senior staff and elected officials, and then also an Advisory Committee that also included City stakeholders along with staff and other City Board and Commission members. Those two groups really did help dig into the details of the plan to make sure that as we were drafting, we were on the right track; we were hitting our marks as we went forward. The plan itself is really structured our main themes and those are the chapters of the plan; Economic Vitality, Housing, Transportation and Connectivity, Parks and Recreation, and Land Use. Those themes were developed in conversations with those committees and that was kind of a group decision that those were the themes that we should focus on with this plan.

The planning process was done over three-phases. The first phase was really focused on us listening and understanding what was important in the Community; what people, what the residents like, what they don’t like, what they want to see moving forward. Really us just kind of digging into where are we at and where does the Community want to go. Moving forward through the Plan Framework, we started digging into those topic in more detail. We started digging into, “Alright, we know transportation is an issue, but, what’s going on, and where do we want to go.” We had surveys at both Phase One and Phase Two to kind of dig in and get more input on those topics. We kind of wrapped up in that Plan Framework the kind of the draft vision and content, and then in the drafting phase, we put it all together into the document that you have before you tonight. For public engagement, we did have to change a little bit from our original ideas on how we typically like to engage the public with these kinds of processes. Doing a Comprehensive Plan process during the pandemic is not easy, but, I feel like we did a really

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Ms. Fields (continued): good job, and our best effort to try and gain feedback from as much of the Springdale population as we could. We had those first two rounds of on-line surveys that were publicized through obviously the City website, and all the social media networks. There was also boards and there was boards set up in the Community Center with a qr code scanner to take you to the survey, so, that was up for a long period of time. There was also, I believe you did qr codes in the "drive-thrus" too right?

Mr. Kuchta: A couple of restaurants; right.

Ms. Fields: So, we tried to get into the local restaurants, but, again, we can't go door-to-door, we can't do everything, but we did do our best effort trying to reach as many people as we could. And, in the end, we had over 1,144 survey responses to those two rounds of surveys, which is a fantastic response for this kind of comprehensive planning effort. After doing our research and analysis, getting into this feedback, talking with the Committees, these were kind of the key challenges that arose and really are where the focus of a lot of the chapters and the priorities within them; the economy, how is our Community going to be connected, what is our regional identity, what does our residential neighborhoods look like? Those really are the key challenges that are kind of interlaced throughout each chapter and addressed in multiple ways.

So, we're going to walk through kind of the highlights of each of the chapters to give you a sense of what each chapter is about. The Economic Vitality chapter was really focused around how is Springdale going to continue to be successful moving into the future and how can Springdale achieve that regional destination that it maybe once had, but maybe is not as strong anymore. You know, we are at a really interesting time in terms of economic development. The impacts from the pandemic are changing how people are working, how they're living, how they're shopping, how they're eating, and really none of us know how that's going to change or not change in the next five to ten years. All we can do is kind of look at what the trends are and really it's clear that people are going to leave their house for experiences. People still want to gather, they want to meet; they want to do things. It's probably not as common that you're just going to leave and if you just need to get a few things at the store, you may buy those on Amazon, you may get them somewhere else. But, if you can give people an experience, that's going to get them out of their house; get them shopping, get them eating in your restaurants. And, really that is focused around the possibilities around the Tri-County Mall and that site, and it's very exciting that we're seeing some of those visions possibly coming to life much sooner than we thought when we started this process.

For Housing, Springdale has a great housing stock, but, we want to focus on how that housing stock can remain competitive and address the needs of a diverse population. We want to have housing options for any person; regardless of their stage in life. You want to capture and have attractive housing for people right out of school, for young families, for young couples, for families growing up through the school districts, for those empty nesters. You want to have a variety of options of styles and sizes and price points so that as people age, and their preferences change, you still have a place in Springdale where they can live. That has a huge thing that we've dealt with a lot of communities on if we have some of these housing options, but we don't have them all, and how can we keep our people if they want to stay here; let's give them an option to stay here. So, around that, the housing recommendations in the existing neighborhoods are much more "let's preserve, let's enhance, let's rehabilitate, let's make that existing housing stock stronger". Then, let's think of creative ways to infill new housing in our office areas and in our retail areas to create more dynamic mixed use areas, and you'll see that kind of playing out in the recommendations with the regional mixed-use district.

For Transportation and Connectivity, we did look at the existing transportation network, your existing road network, your existing sidewalks, your existing, basically, bike infrastructure, the lack of bike infrastructure, and then looked at the survey responses of what people wanted, and it was very clear that people wanted more options for getting around the City, and not just their car. How can we get people from their residential neighborhoods to the Rec Center, to City facilities, to shopping areas, to restaurants, and that's going to be even more important as Tri-County redevelops, and then that development spurs new development, and new housing, and new things. How can we make sure that as this new development

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Ms. Fields (continued): happens we build in that connectivity and not just addressing those new people, but how do we get our people in existing neighborhoods to the places where they want to go. So, that is kind of the main focus of the transportation and connectivity.

For Parks and Recreation, we looked at the existing parks and recreation facilities and we had specific survey questions around what the community desires were for the Community Center, for a new pool, what amenities, what classes they want, and we have a lot of feedback that the community wanted expanded recreation opportunities, and upgraded facilities. That is obviously in front of you also with this Tri County project, so that's just a really exciting opportunity to bring a lot of the kind of ideas that the Community brought forward to life in a faster way than a lot of people are expecting.

So, last we're going to wrap up with Future Lane Use in the Land Use section. This Future Land Use Map is probably the most critical part of this whole document, and really is the piece that gets used the most in a Comprehensive Plan. When a new development comes to town, or rezoning is proposed, Staff will look at this plan and we hope that the Commission and Council will too, to understand does that development match the recommendations for the future land use recommendation. So, for this map, we have these different land use categories highlighted on the map. We're going to get into them each on a little bit of a high level.

So, we have three residential categories; our Single Family Residential Neighborhood is that light yellow on the map. That is, essentially, the City's existing single-family neighborhoods. The theme for that district is preserve, protect, enhance, rehabilitate, renovate. But, it's going to stay single-family neighborhoods. The Mixed Residential Neighborhoods are the areas of the City currently that are basically denser than single-family. It's where you have existing townhomes, multi-family, senior living, multi, I already said that, those uses. So, it really highlights where those mixture of kind of a mixture of density residential uses are. It doesn't really expand into new areas because we want, if new multi-family comes to town, we want to try and steer that to the mixed-use, the regional mixed-use area that we're going to talk about in a second. Then the Transitional Residential Neighborhood is designed to kind of highlight some specific neighborhoods in Springdale that are struggling, are seeing a lot of rental, which has seen a lot of issues with property maintenance, and there are issue where we want to make sure that we're watching those areas and helping to promote rehabilitation and renovations. To make sure that those neighborhoods don't go further downhill that we can raise them up and make them competitive and attractive places for people to be moving forward. We have these two mixed-use districts; the Neighborhood Mixed Use District is centered around Route 4, and is focused on really those neighborhood scale uses. Your one to two story buildings, your small restaurants, your small offices, your service uses, your dry cleaners, those kinds of amenities and places that the neighborhood needs on a regular basis. We want those uses to focus along in this Neighborhood Mixed Use category, but we also want to see when new development comes, that it's held to a higher standard. That your buildings are nicer, that their including more landscaping, better sidewalks and connectivity that we're including and implementing a lot of these recommendations in new development as it happens.

Then the Regional Mixed Use Center is the biggest land use category on the map. The land use category encompasses your current Tri-County Mall and the commercial land that surrounds it, in addition to the City's office complex. This was a very strategic decision that was made in discussion with our advisory committees, and it was done to allow the City a lot of flexibility moving forward. We don't know what the future is for retail and office; those are the two most volatile markets right now. And, so, it's important that we have that flexibility built in so if the office market has a comeback, we have land that's appropriate for that; we have room for it, we want to see it. But, if it doesn't, and more land wants to be converted to housing, or we need to see senior living brought in, or we need to see, I don't know, a different use, we want to have that flexibility, but also ensuring as with the other mixed use district that developments are held to a high design standard; that they're done in the right way, that we're improving the quality of development as well when we get new development in this district.

Then, to wrap up, we have our Industrial Mix District. This is really the City's existing industrial districts and this is much more of a "preserve protect" and continue to be an economic driver and resource for the City. We still want industrial land. It's appropriate in this area. And then, lastly, our Public/Institutional/Open Space District that is really focused on those uses. It's

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Ms. Fields (continued): pretty straightforward. The only thing to note is on the map, we have a hatched line on some of the green parcels. That's to indicate the difference between public and privately-owned public institutional uses, so, we have the cemetery, and the golf course, which are privately-owned, comparing that to the City facilities, and the school district facilities, which are publicly-owned. It's more, I think, it was a helpful thing for the committees to see. I'm not sure how much the general public will need to know that difference, but, it is nice to have that difference identified in it.

So, what's next? As, what's been talked about, especially with what Mr. (Dave) Okum talked about, a plan should not sit on a shelf. You didn't spend all the money hiring us and the year plus that it took to write this plan for it to not do anything and have it not go anywhere. So, the plan does include implementation action items. This is a good starting point for the City to look at. Alright, what do we need to do to implement the recommendations of the Plan? We do recommend that these implementation tables become more like work plans for the City. You want to kind of take them out of this plan and be able to update them on a yearly basis; cross off the things that you did. Some of these items may not be applicable in three years with things changing. Cross those off, add new ones as they're appropriate. So, these kinds of implementation guidelines don't have to stay a static item in the plan, and, it really shouldn't. They really should help guide transportation improvement funds. Your general fund recommendations, your hiring recommendations, all of those types of things; moving forward this would be a good thing to look at and to expand upon if necessary. So, with that, I'm wrapping up my presentation. I'm happy to get into any more details or answer any questions that you may have.

Mrs. Sullivan-Wisecup: First of all, I, obviously I was here last night for Planning (Commission), and, it was a 7-0 vote. We all were in the affirmative. This is, we all felt that this was a great, great plan to start with. There are several times, and Mr. (Dave) Okum and Mr. (Joe) Ramirez can attest to this, that we have sat in a Planning Commission meeting and we're talking about things coming in, or things moving in to Springdale and we've said, "Is this in the vein of what we want, of what that area of Springdale what we want to be in that area of Springdale. You know, when we're talking about zoning and different things like that, and I think that having this new plan; our last one was 20 years old. We're going off of old information and to have the new information I think is key. And, it is a great plan. A lot of work was done. Thank you so much for all of your hard work. Everybody who worked on this, it's awesome. I think, I encourage everyone up here to vote in the affirmative for this because, like I said, this is so valuable to all of us on the (Planning) Commission. This is something that has been needed for a very long time, and it's very, very valuable to all of us and I just really, really would like everyone to vote "yes" on this because it's very, very important for us to have. Thank you for all of your hard work.

Ms. Fields: You're welcome, and thank you.

Mr. Anderson: I agree there was clearly a great deal of work that went into this by a lot of people over a long period of time, over very challenging circumstances with the pandemic; especially since one of the main charges in a Comprehensive Plan, as Mr. (Dave) Okum said, is things that are thought of by the community, the vision the community has, and it's foundation. I do have to say that, from my perspective, I've always known a plan to be a shared vision that prescribes action or policies. And, I think that's in line with what you've described and what Mr. Okum described this Comprehensive Plan intent is. The challenge that I have with it isn't that there isn't valuable things in here. There is valuable information inside of here. The Land Use Plan is very useful for Planning (Commission) and BZA (Board of Zoning Appeals), and for Council. At recent meetings especially Tri-County, Merchant Street when they came in, I've asked those questions even while the work was in draft, "Does this fit in with what we see happening with the Comprehensive Plan?" So, I see the value in this, and I do agree that it's necessary. The challenge I have with this tonight is that there's really two areas where I struggle with. With the plan as it's presented, I feel like the community representation didn't come through as much as it needed to do. If you look at the actual data that's included, it is overwhelmingly, in certain segments of it, of our population, primarily middle-aged female, and white. Business engagement is very limited and targeted based on the information that was provided as the foundation element. If you look at the

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Mr. Anderson (continued): business surveys, there was what 21 businesses that were targeted with surveys that were used as a foundation, out of over 1,100 business that we have in Springdale. Now, I understand surveys are just a piece of it, right? We have an experienced staff, we have experienced planners that provide their insight. And, I think that shows inside of this document. The challenge is that a Comprehensive Plan needs to go beyond just staff recommendations, and it really needs to be that vision from the Community. And, I think, because of circumstances that was difficult to capture in this. And, if this plan is intended to be the foundational plan for ten to twenty years; that's a problem; that's a challenge that we needed to meet, and I'm not sure that we did. The other challenge area I have with the plan, as it was presented, is around data collection analysis. There's a number of points inside of here that I certainly hear what Mr. Okum said about being careful to "wordsmith" and these documents are about vision. The challenge I had with this document, when it came off track was there were a lot of areas where the numbers just didn't match other areas inside of the document itself, or other areas in the plan website. So, an example of that was around even our diversity and demographic population, right, that says who we are as Springdale in terms of race or culture or nationality. The information in the plan didn't match, and doesn't match what's in the website for Plan Springdale. And, they're off by significant portions. For example, the planning site says that we have 53% white population if you just look at nationality, and 16.6% Hispanic. In the plan, in the document that you presented tonight, it's 42% white, not distinguishing Hispanic or not, but, even if you add them or not, they don't match. So, that's an example. There's challenges with the data collection that came in. There were technical issues with the surveys when they came out. There's a number of claims inside of here that aren't sourced, and, if we're just gonna say it's from staff recommendation, that's fine, but we should say things like that in the plan if it's going to be something that's going to be a foundation and a shared vision that we're gonna make actionable. So, because of community representation, the data collection analysis challenges that I see, and also because of a lack of willingness to have discussions about the details of these ahead of time, and through the process, it's very difficult for me to say up here and say, "I support this plan" because I don't have enough information about it. I agree that there's things in here that are great. The Land Use Plan, the Neighborhoods, the Transportation Plan, much of the Action Plan updated are excellent, but, if I have to vote on what's presented today, as the foundation for the document, I struggle with that, especially if we're saying it's a foundation for ten to twenty years. If it's something that we as a group are saying, "Hey, we had a lot of challenges, and this is the foundation that we know we're going to touch back in a year or two when we can get more engagement", that's different. Then, I'm more supportive of that, if as a group we're committed to going back and assessing that foundational element of community representation, and then fixing some of those data analysis problems that are there, then I am on board. I think it is important. And, I certainly don't want to hold up having a plan for us, but as written, I just wanted to share those are concerns that I have that were not addressed over the past month when we had an opportunity to ask questions ahead of time. Those questions that I had were declined to be answered, and I think that's disappointing because it doesn't reflect well on the amount of work that was done in this plan. Thank you.

Mr. Ramirez: First off, I want to thank Mr. Okum for coming in. You had some valuable information on OKI Regional Planning. Stuff that I wasn't aware of, how it's voted; how it's used. So, I thank you for that; that helps me understand this guideline that we have; Comprehensive Plan and how that's used. I am a member of Planning (Commission) along with Mrs. (Sullivan-) Wisecup and you're the Chairman. But, knowing how it's used helps me understand what this means and, from what I see in it, it's a great tool. I know it's not perfect. We have a little bit of disagreements, but, you know, it's also it's been said it's evolving, so, what we see today, it's not going to be the same in two years, and it wouldn't have been the same two years ago with the pandemic. So, I'm happy with the plan. I will be voting in favor of it. Thank you.

Mrs. Sullivan-Wisecup: Quick question. I spoke to you Liz (Fields) when we had the thing out in the hallway, I forget what date was that we had everybody.

Ms. Fields: A week ago.

Mrs. Sullivan-Wisecup: Yes, and I asked you where some of this demographics information came from and you said that some of it was pulled from the census is that correct?

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Ms. Fields: Yes. I think all of the demographic information in the plan either came from the census, or directly from the City. I believe the City gets data directly from ESRI (Environmental Systems Research Institute).

Mr. Kuchta: So, that could explain some of the differences, some of the demographic data that's on the website versus what ended up in the plan because the website was, I think, populated a while ago, and that was probably using our ESRI data, and that could have been 2020 estimates at that time, and since then, 2021 estimates from ESRI and some of those were actually just 2021 census actual numbers, and some of it was ESRI calculations with their own formulas based on census data, so there might be a few differences in 113 page document, and, over the course of a year, so we think the overall plan is still very solid though.

Mrs. Sullivan-Wisecup: Because I just wanted to make sure because I know I had spoken to you that sometimes there are differences in the census on how they collect their data and how they report their data and how, you know, ESRI as well, how they report their data as far as demographics; they don't match up. And, so, it's almost impossible to get an exact read on a specific nationality or ethnicity because they don't match in the way that they are populated. So, I just wanted to make sure that when we are looking at this that we're understanding that it's not an exact population because we're not using the exact same thing; we're using two different things to try to get the best that we can with the information that we're given. Is that a fair statement?

Ms. Fields: Yes.

Mrs. Sullivan-Wisecup: Because, I did specifically ask this because I had the same concern. I did. I had the same concern and I asked, "Where did these numbers come from?" and "Where did we come up with this?" and "What does this mean?" and "What does this mean?" and "Can you explain this and that?" is what was explained to me at that time, so, I appreciate you filling me in on that and clarifying that. Thank you so much.

Mr. Hawkins: First, I want to thank Mr. Kuchta and McBride Dale Clarion for all the time and effort, and Planning Commission, Mr. Okum for everything that folks have been putting forth as well as the subcommittee that had residents on it, and anybody that gave input. We've had meetings and talked about this early on. There have been concerns in terms of statistical significance of data that has been provided. The idea of the vision for the Comprehensive Plan, the vision for the City really is something that we, as elected officials, have to own, the Administration has to own, in that vein, the idea is to try and take input from residents for us to make decisions and what we're going to go through and do. And, if we can have a perfect world where we can have statistically significant data with regard to input from our 11,000 residents, that'd be wonderful. The difficulty in that, and the cost is hard, and it's really hard with what we had going on during COVID. This document, folks are going to vote up here on this, we have to own it. So, I don't think it's about us saying, "Hey, this is inherently just what the people wanted". We have input; we're taking that input and we're making decisions on what we think is appropriate for the City. And, that's what I think we're voting on with regard to this resolution. This is an ongoing living document. I appreciate what Mr. Anderson is saying in terms of its review. I appreciate Mr. Okum with regard to what he's saying in terms of it being something that is looked at constantly. And, you know, we talk about 20 year plans and visions. It's important to have so you have an idea. The reality is it will be and it should be looked at with more frequency. And, in this situation, we're talking about the last time it happened, folks at home and the City should know it is not as though City Council has not considered this at other times, but, there were some fiscal issues we went through in 2009 and 2010, and so on, where we had to make some tough choices and we had folks that are in the City as employees were taking furloughs and whatever else. We didn't necessarily have the money to put towards this when we were trying to manage some other things. So, it's something that I know Council has thought about before, I think the Administration has thought about before this, but it wasn't fiscally responsible necessarily, to be the thing that we're going to spend the money on. So, there's the idea, and, I think, despite the inactivity because of some financial concerns, that's something that we would look at repeatedly, and to me I think it's something that definitely, (in) five years, folks should be looking at. But, it's one of those things annually that we're using it, and particularly when we

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Mr. Hawkins (continued): have big changes such as Merchant Street, such as the redevelopment at Tri County; it makes sense. In two years, things are going to look a lot different in the City, God willing, two years from now than they do right now. And, so, it makes sense to go back and put our eyes on this again and say, "Is there anything that needs to be tweaked?" "Is there anything we didn't think about?" Or that now, because of things we have going on that are even better in this City that we need to change and evolve? In doing so, we always should get community input and we should get as much as we can and make it be statistically significant to the extent that we can. So, those things considered, with the idea that this is a vision and a tool that we're going to use moving forward, I agree with the vision that this plan is talking about for the City of Springdale moving forward. I'm committed too, as one person, finances willing, that it's something that we look at with more frequency than we did this last time. But, I do think it's important to note having been on here since 2009, it's not something that the people on Council and the Administration, I won't speak for the Mayor, but I think the Administration has talked about too, I know Council has discussed it, and we've discussed it on the floor, but there have been sometimes we haven't had the money to put towards this and we were cutting the street programs and folks were taking furloughs. So, I'm in support of this path and this vision, and I'm as one committed to the idea that we're going to continually look at this and things will evolve. Thank you.

Mr. Anderson: I just wanted to address just one comment about that, the data, to make sure my point was clear. When I was giving the example of the 55 (percent) versus 42 (percent), it wasn't to be pedantic, and that I'm checking a document that, "hey, there's a number here and a number here". It is important to note that ESRI data, as was mentioned, does start from census block data as well. I have a lot of experience with census block data in working with that for targeting offers and commercial activity. It starts from the same source data. The reason I brought it up as an example is it speaks to one of the planks that the plan says it acknowledges, which is the diversity inside of Springdale. So, as an organization, as a City, we recognize that our diverse City, and "diversity" "diverse" is mentioned 35 times in the last draft of the plan. Now granted 20ish of those are talking about housing, like property diversity; not people. But, diversity is one of our strengths. It's mentioned in Executive Overview, and then we highlight; we have a paragraph in here about diversity, and it describes our population. It's different, which is a problem, but, a problem that can be addressed because of different data sources. Those problems could be addressed in a Plan by citing where it comes from so we understand what that data means. Why does it matter? Right? Why does it matter if the Plan is inaccurate or has different numbers? I think this is important. If we're saying that the statistics and the makeup of our City are important for planning and vision, and that we're going to use an understanding that we have of our people as we build this vision, then it needs to be right; it needs to be consistent. Because it changes the way that we'd want to implement some of these policies. That's why it's important. That foundational data that we have should inform the recommendations that are in the plan. So, if we recognize that diverse is a strength, and I'll mention, since we were talking earlier about Enquirer articles, at the last City Council meeting, there was an Enquirer article that was passed around from the Tri County development. And, it had an interview about, or the developers were interviewed and it said, "The developers for Tri County major project said, 'One of the main reasons we chose Springdale was the diversity in the community'". Wow. That struck me. Because, I was looking at this stuff at the same time that we're getting direct feedback from a major development. A crown jewel potential project in our City and we're not being consistent in our treatment of an aspect of diversity and it starts with having reliable information about who we are and what makes us up, because it's different, right? Diversity isn't something that just should get lip service inside the Plan. It should be an element that's respected and built upon. And, I think that would come through if we looked at the data that we did get. If we look at the Economic Vitality Survey that came in, we had about 300 responses of the 1,400. Inside of it, there was feedback from our residents that gave feedback that said diversity is one of our strengths, how do we build on that? It does show up in the Parks and Rec section where we talk about different events. So, when I say I'm concerned about the Plan, it's because I don't know where the data came from and what I've been given to review isn't consistent or cite its source, so I can't assess those differences and see if they matter so that I can get behind that vision. If the vision, if a plan is a shared vision made actionable, if we can't agree on what the current state is, it's very difficult to have an Action Plan to get us anywhere. This may be the perfect plan, and with some more review and engagement looking at these differences in the data, we might have been able to get there even before the Plan came to Planning (Commission) yesterday, and to

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Mr. Anderson (continued): Council tonight. I'm not comfortable saying that, "Hey, this is just a start, and we're going to get to it eventually, but let's approve it tonight as is." Because there's so many of those data differences. The population percentage that's in that one section is an example. I provided several others weeks in advance, asking the team to take a look at this and got no response. So, I think it's unfair to come up and say, "Hey, we need to get everyone behind this." if the Plan Team itself isn't willing to engage and have those conversations. The Executive Steering Committee met about this. Some of my questions were even sent out in advance to every elected official and, if you opened that document, it highlighted "Question not answered", "Question not answered", and these are some of the same things that I'm saying if we could answer these, we can get through it and have this shared vision. I don't believe it's fair to ask me, or anyone, to vote for it if basic questions about a plan aren't answered in advance of it, and just say, "Hey, we'll take care of that later. We'll talk to you after the Plan is done. It's a living document." I'm saying that's not good enough for me. Now, if you're comfortable with the plan, I'm not indicting you; I'm not saying you have to vote that way, but, I'm saying for me it's not just that the numbers don't match; it's what it means that the numbers don't match, and that's the major concern that I have outside of it. Thank you.

Mayor Webster: You know, I'm a very simple person. I look for simple solutions to complex problems. I look at this plan, and I'm looking for two things; two very simple things. Number one, does this provide a "gatekeeper" so to speak to keep bad things out of this City. Does this give the Planning Commission and this City Council the ability to keep unwanted things out of the districts? Number two, does it give us enough flexibility, the same boards and commissions, the same flexibility to keep this City vibrant and growing and making changes as we go along? And, the very simple answer is, "Yes". I see both of those in this Plan, and I think it's a very good plan, and as far as your data points Jeff (Anderson), and I don't want to, I didn't come up here tonight to insult you, but, we could be sitting here six months from now, and we still wouldn't satisfy you as far as the data is concerned. I mean, when I look at your questions, 20 questions that you gave this lady (addressing Liz Fields), you questioned the Federal Bureau of Labor Statistics. That that's a bad metric to use. How higher could you go than something that is published from the Federal government? You know, you question the Administration on why we use the Center for Local Government to compare salaries. I mean, you're never satisfied and I saw those questions, and I saw her answers, and your response to that. Yes, there's more than half of them with "No answer". Well, the question that you asked was not pertinent to the Plan. And so, I think, Ms. Fields did a great job in responding to you, and I think that Dale McBride Clarion has done a wonderful job for this City for over 30 years, and I think they've done a wonderful job here. You know, we saw the product that they did for Blue Ash. We all loved that. We said, "Yeah, give us that." And I suspect that they will take this document and show this to other prospects going forward, even though you questioned the data points. And you're a very inquisitive person, but, I just don't think we'll ever get all the data points answered to your satisfaction. And I think we'll be sitting here six months from now trying to get this adopted. And, so I would urge Council to adopt this Plan. Thank you Mr. President.

Mr. Anderson: Well, I'm shocked by many of those comments because they don't represent what I said, or the intent of the questions. Characterizing them as pedantic is a little insulting, but not really what we're here for tonight. The reason I was asking about the foundation and the data that makes up the plan isn't to get to the nth degree. It's to understand the information that's being used by the decision makers to set up those gates that we want to use as gates to keep unwanted things out as Mayor Webster mentioned. The reason it's important, the reason a few of the questions we're asking about demographics and where they came from is because we're building a land use plan and a building plan based off of that information. So, for example, one of the major themes that came through, and some of the questions I had were about a demographic that the Plan goes after of young professionals, right? These high-earning professionals. That may be an industry term that I'm not familiar with. I spent some time trying to understand that before I asked the question. Why is that important? It's not because I challenge the Federal government's ability to collect data. It's because I want to understand the type of community we're trying to build. So, if we're saying that, as a plan, we want high-earning professionals, it's important to understand the demographic that represents because then you can go and look at things like the National Association of Realtors and say, "What type of amenities, what type of community

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Mr. Anderson (continued): environment do these people want that we should build so that we can attract them.” It’s not enough to say in a plan, “Hey, we want these people and invite these people to come here.” Without understanding who they are and what makes them up so that we can set up a land use plan to build a gate to do that. So, for example, if you look at the survey data that we did use, there was information from some of the demographics that we would call “young professionals”. The type of housing that they were asking for isn’t what the National Association of Realtors says that young professionals in general would want to move to. They young professionals that responded to the survey talked about single-family stand-alone homes, not mixed-use high or luxury apartments. I think that’s interesting and it’s worthwhile as decision makers to understand before we build another 1,000 mixed-use apartments if it turns out the population that we want to attract wants more single-family starter homes. So, I disagree strongly, and I am the authority in my opinion. I don’t believe that six months later we would have been nowhere satisfied. There weren’t 100 questions that I submitted about the data plan. Now, keep in mind, this is 120 page document that had been worked on for a year. There were about 20 questions asking about, “Hey, can we cite the source? Can you tell me where this data is coming from so I can understand what it is so that I don’t have to spend six months doing it? The plan itself is designed to be picked up and used by whom? If it’s just for Planning Commission, and they need a land use plan, if it’s just for BZA (Board of Zoning Appeals) or Administration, then that’s fine because they understand all those assumptions. But, if the Comprehensive Plan is designed to both be a policy document and a marketing document, it’s important that the document reflect the intentions of the body and the community. So, no, I think it would have been responsible, and I would have preferred at least getting one set of responses to the questions that I asked that I feel were very reasonable. To just decline to answer the questions saying that they’re out of scope; keep in mind, some of those questions were about how the data was collected because this group came into Council at regular monthly meetings and said, “Hey, these are the things we’re doing for the Plan”, and we asked them, “Hey, what are you going to do to collect these things?” To ask if they followed through on some of the things they said they did because it didn’t show up in the document, is not unreasonable. Asking where the data came from and to ask that the Plan that this group is going to ratify to cite its sources in a document; there’s information in this Plan that has use attached to it. There’s copyright images in this document, there’s copyrighted data sets in this document that aren’t cited or sourced. I’m concerned about that. It’s not pedantic, it’s not a never-ending set of questions. I only wanted one set of responses to my questions. I got zero to the majority of my questions, and that’s just not okay. So, this isn’t just about Jeff; I’ve told you what my concerns are. If you want to address them, I remain open to discussing them because I think it’s important, but I don’t think it’s responsible just to dismiss them out of hand saying, “We’ll never satisfy you”. That’s just false.

Mayor Webster: Do you object to us using the term young professionals?

Mr. Anderson: No sir. I just wanted to understand what young professional means in the context it was used. Because I’ve seen young professionals referred to as...I didn’t know what it was intended to mean. Is a young professional because in the point that I asked the question it listed “young professionals, seniors, and families”. So, we’ve selected three groups of people in the document that we’re going to address. So, my question was who makes up these young professionals so that I can understand the demographics. And, if we’re going to have one set here, then I need to understand what happens to the rest of our community. We should at least address the rest of Springdale. If you’re not a young professional, a senior, or family, where do you fit in this plan? So, using the phrase “young professional” in context, is perfectly fine. I just wanted to know what the Plan assumed demographically a young professional was.

Mayor Webster: I think the intent is to try and attract young professionals because I think that infers that they’re making more money than the minimum wage people.

Mrs. Ghantous: Disposable income.

Mayor Webster: Yes, a heck of a lot more disposable income and I think that’s what we want to appeal to. I don’t think we’re trying to write a plan that’s going to appeal to minimum wage workers. I think we’ve got enough of that already.

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Mr. Anderson: So, earlier we talked about diversity in the community. I'd read some interesting information about the types of communities high-earning, young upwardly-mobile professionals desire and a lot of those characteristics match a diverse community that's vibrant, that has a lot of activities targeted, retailers, things like that, markets. So, I'm fine with saying "young professionals", but I need to know what it means so that I can check to see if the Plan that we're prescribing meets that. Because what you might view as a young professional, I might see differently. If you look at Springdale today, it's overwhelmingly blue collar. We have professionals in the community that are young, but, they may be tradesmen; they may be plumbers, pipefitters, electricians, journeymen. I think they have a place and we want those people too. So, if young professionals is really about income bracket, that's different than young professionals being about a profession. So, dependent on how it's used, I think people would read young professional as being blue collar versus white collar. I would object to that. I don't believe that we should exclude blue collar families in our Plan. If young professional describes income; disposable income, that may be worth targeting, but let's use those words in the Plan and make sure that the Plan addresses that.

Mayor Webster: So, you don't think a blue collar person can be a professional?

Mr. Anderson: No, I do, and that's my point. That's why I want to understand and make sure that the Plan that accounts for professionals being inclusive of both white and blue collar. The point of the question was to understand because it wasn't being driven by surveys, it was being driven by Administrative views; I wanted to understand what that meant in the context of the Plan. I don't think that's an unreasonable question. If you're going to use a term like that, I think it's fair to ask who those people are. I'm glad that it includes blue collar; it absolutely should.

Mr. Jacobs: I just wanted to clarify. I read the document, I read the questions that were submitted by Mr. Anderson. Is it your view that the questions that were unanswered; they were unanswered because it was irrelevant to the Plan as the Mayor mentioned? Because that could be the Mayor's position. Is it your position as well as the contract that those questions, regardless of the answer, were not pertinent and I preface it by saying this, if it's a good plan, it should withstand 20 questions from Jeff Anderson. If you don't like answering the questions three, four, or five times, okay. But, I was bothered that some questions received no answer whatsoever. Is it your position that they got no answer because they were not relevant?

Ms. Fields: It was our opinion, when looking at the questions that the level of analysis and research that we would have to do to answer his questions were outside the general scope of a comprehensive plan, and our contract, and are more likely in line with a market study or a fiscal impact analysis, or a housing study. A comprehensive plan is higher-level broad brush analysis of the City, and I'm not saying that Jeff Anderson's comments, they were very smart, and very, you know, this Plan should be challenged, but, our contract, our scope of work did not align with the level of analysis that would have been needed to answer those questions properly.

Mr. Jacobs: And to do so would have been, you would have wanted a different mission from the get-go? Is that the position?

Ms. Fields: We would have needed additional money, additional time, additional you know, to spend the time and money, and to spend the time and effort to dig into those questions, to look at the different data sets, you know, we include demographic information in the Plan, but we are not experts in those. We are not experts in any of these topics. We're experts at all of it, but not in any of it. We look at all of this, we work with the data that we have available to us, but these general Comprehensive Plans can't dive so deep into any one of these topics because we can't do that for the amount of money that these cost. You know, if you want to dive really deep into a diversity study, and the needs and wants of your Community, you could do that, but, I would recommend that that be a separate study in addition to this one.

Mr. Jacobs: I appreciate that. I wanted to hear just for you to make sure that that was the same position. I wasn't throwing stones at the Mayor, I just wanted to make sure that was

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Mr. Jacobs (continued): the same position that you both had that the questions were either outside the scope, or didn't affect the outcome of the Plan. Can I ask a "micro-specific question" whether it be Administration or yourself? On the housing page, it mentioned that we are 51% renter, 49% owner. Does anybody have historical data on that? In other words, what's the trend line on that going back? It's probably outside the scope of what you guys did. Does Administration have anything on historical trends?

Ms. Fields: We can pull it from the census, but I don't know it off the top of my head. I don't know if we looked back at it.

Mr. Jacobs: Okay.

Mr. Kuchta: We did not look at historical trend data on that. The only kind of, I guess, more real-time data that we were able to look at as far as single-family homes that are renter-occupied, we actually pulled from the Building Department's rental home inspection program that I believe was started in 2018. It's not that old of a program, and people actually have to apply for a permit, and they're supposed to, but we can't catch everybody that rents out their home and doesn't fill out or apply for a permit for renting their home, so we know it's not complete, but we're able to show kind of in real time where the concentrations of single-family home renter-occupied residences are. But, as far as historical trends, we know anecdotally we've been hearing from various Council members and folks in the community that in certain neighborhoods they are seeing more and more single-family homes that are being rented out, but we did not do an exhaustive historical analysis on that.

Mr. Jacobs: It's certainly not a deal-breaker; it's a question that popped up. I was curious about the trend data. Thank you.

Mayor Webster: Mr. Jacobs, it's an age-old question. How do we determine if it's owner-occupied and so forth? And, Andy's right; our primary source of data is from the Building Department because you're supposed to get a permit before you rent your house, well, that premise has been challenged in court, and so forth and so on, but we've had that; it goes back way farther than 2018. It probably goes back to 2010 or 2012. So, that's our primary source of data is our Building Department. How many houses or how many permits have you issued, and the program only covers single-family houses. It doesn't include the apartments, so we can take that number that we get from them and then add up all the apartment units. We do know how many units are in all the apartment buildings.

Mr. Jacobs: Thank you.

Mr. Anderson: I just wanted to clear up one item on the questions, these 20 questions. I appreciate that you had said in the initial response that these are the ones that we're willing to answer, the rest are out of scope for the project, and they were good questions. I appreciate that. I know that McBride Dale Clarion works in this space. I read some of your other comprehensive plans, and some of them were 400 pages long, and they dove into it. The reason I asked some of the questions I did was because we're making claims in the Plan about those topics. At no point in my questions did I say, "Hey, we need to do a survey or dive into it". The questions were "What was done?" because we're presenting data as if we did that work. We had information in there about disposable income, we had information in there about our diversity statistics, but they weren't cited as to where it came from, and, they were different than other numbers that I had. So, asking a question about a data point that's in the Plan, I don't believe is out of scope for a project. For example, when the questions; the surveys, the 21 surveys that went out to the business community of our 1,100; one of the questions was "How did we decide where those surveys got sent?" That's not out of scope for a project understanding where the data come from. Right? You made a decision to survey a set of businesses asking how you decided that is absolutely in scope for any project. And, I think you'll find if you look at that set of questions that I sent out a month ago, if the response back for those questions, even two weeks ago, "Hey, I still didn't hear an answer for this". A response back, any response back that said, "Hey, this one's too deep for us, let's make sure this is, we capture this, it's a good question; let's get back to it." That wasn't what the project team did. The project team gave no response to those questions. I think that doesn't reflect well, and I see that, but I don't want to dwell on that. The questions I have about demographics and data;

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Mr. Anderson (continued): the ones that we're saying were unanswered, understand that a lot of those don't matter anymore because last week the Plan changed again; it's a living document and we de-emphasized the statistics, which was a good move. Right? After meeting with the Executive Steering Committee, the Plan softened its language. We originally said "We rely on this survey data, and this is the conclusions we got." When that was the foundational element, a number of my questions were about that because that was such a strong statement. The Executive Steering Committee rightly moved away from that. So, a number of those questions I asked don't really matter as much because it's really that you're saying, "This is based on our experience." That's fine. When it was a claim in the Plan is why I had questions about the claim. And, if we softened it, it's fine. And that's what we did. So, it showed good evolution. I appreciate that. But, I don't think it's fair to characterize those questions as esoteric or unnecessary because at the time they were asked, they were the "foundational elements" of the plan. So, we need to move past the fact of whatever the questions were a month ago, and look at what we have before us today. And that's what I'm saying is where I have challenges is I don't believe that the Plan is mature enough to act as that foundation based on the changes that were made just a few days ago. I think it needs a little bit more revision time to think through what that means and have it reflect through the rest of the Plan. Again, that's my view, and I understand it's a living document, but that's where I am.

Mayor Webster: I'd just like to read into the record one of the questions. I just randomly picked this. "On Page 11 Income (It) states that the average income level 'below the state average requires a dependency on regional spend to maintain services.' This comes across like an unsubstantiated claim – can you help me understand why the relationship of income to state averages matters for city services? With the majority of the City funds coming from payroll taxes why the emphasis on 'regional spend'. Also – where did the disposable income number come from? What does 'disposable income' represent here? What is missing in this section is the range in income for the community and possibly helping the community understand where the City funds largely come from (i.e. Payroll taxes)." Now that's the kind of like four pages of questions and this is just a good example of the type of information that she was asked to supply here. Now, what the hell does this have to do with this Comprehensive Plan that we're considering tonight?

Mr. Kuchta: As the primary staff liaison with the consulting team, beyond possibly citing a few sources of data that may not have been sourced within the Plan itself, at this point, I have seen one round of Mr. Anderson's questions. The ones that were answered I agree with answering them some of them were I think, more, kind of, "Why did we use this data instead of that data?" Or, "Should we consider using this kind of benchmark versus another benchmark?" And that would have required research on their part, and, really diving into certain uses of data and is one better than the other, so, at this point, I would, as a staff person, not make any recommendations to make any substantial changes whatsoever to the Plan if we were to table it beyond possibly citing a few data sources that may not have been cited in the Plan. But, otherwise, I stand by the bulk of the Plan. I think the data is good; the bulk of it was ESRI provided, and I think it's the largest data provider in the country. So, I feel comfortable with it. Thank you.

President Vanover: Well, a number of points and Mr. Jacobs you were just discussing about the rental. I can give you some real world experience from this past July through November, and some research on my own, my neighborhood, Heritage Hill, is rapidly approaching 25% rental in single-family. On the campaign trail, I found out from numerous people things that were going on that I had no idea (of). The Crossings on the hill, the management firm there, is, when they go up for sale, they're buying it and renting those units. So, those poor people that made an investment into that property, and I can, well, we can take another six hours and I'd bring forth the issues that I've talked with people in the neighborhood, I've talked with the Administration on, and know that we're working on some stuff, because the increase in rentals creates a whole another set of problems; on-street parking, degradation of property values, property maintenance. It's getting crazy, and we need to get a hold on it real quick. Mr. Hawkins, I could go to you and your legal world and defense and prosecution will pull in experts to validate two opposing positions, but they're all experts. One says it's this way, another one says it's this way. There is no perfect plan; there's no perfect anything aside of one individual and we're rapidly approaching the holiday

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President Vanover (continued): where his demise was done, so, is it perfect? Probably not. Could we do more? Yes. Do you want to spend more money and spend more time, we can do that. But, I think this, I look at this and it was stated by several, it was not just mine, this is a vision. This is what we ideally would like to see. Tri-County Mall; that redevelopment will probably change from what we've seen in the conceptual plan to what finally hits there. Time will change part of that; market will drive part of that. So, this is not a static that, you know, this is a cookie cutter; if it doesn't fit within that, it's not going to work. That's not how I see this. And, as far as teeth, action teeth, that's what our Code is for. I mean that's why we have the Code. It's to enforce it. This is the law. These are the teeth, these are the standards; you have to abide by that. This is not that document. We're not holding a developer coming in and saying, "Yes, you have to do this". If he gives us good enough reason, we can shift gears and change. We have a Board of Zoning Appeals that can query a decision made by Planning Commission. So, this is not, I do not see it cut in stone. I think it is a good plan. I wholeheartedly support it. Could things have been done different? Maybe they could have, maybe they couldn't. The big question is how much money are we wanting to put on it, and how long are we wanting to draw this out. As Mr. Okum just said, we've got plans and talks about sending things to OKI Regional Planning for funding. Without the document, we're penalized for that and that's, I think that, you know, my point is I'm satisfied with what the Plan is and what our intent to do with it.

Mr. Anderson: Just a closing thought for me. I know I asked a lot of questions about it. But, to be fair, this was over a year and a half worth of work, and the only opportunity we were given to ask questions about the process was either in these meetings with the updates, or starting about four weeks ago when the draft plan came out. So, this is a number of questions, but, it's over an entire body of work, so, I don't know that it's unreasonable to have questions. All of the questions that I was bringing forth (on the) Plan are based off of content that was in the Plan. If it's not relevant to the Plan, if it doesn't need to be right, if it doesn't influence recommendations, it shouldn't be in the Plan. So, to Mr. Vanover, President Vanover's point, I agree that we should have a Plan. I believe it could be an excellent starter Plan. I feel that it represents a lot more information in the Plan that is justified by the work that was done, which was why I was challenging some of the data points it claims. If it doesn't matter, then take it out. We could've had a 40 page Comprehensive Bridge Plan that would include land use, and transportation, and action plans. We elected, the project team chose to have more data, more information in there. Which is where the questions came from. So, I'm not trying to litigate the Plan, I'm trying to share why I was asking questions, why they were important, and why they matter. Because I do feel that the community representation, as Mr. Okum said, the community has to feel that it is theirs. And, I feel that the data that we're presenting should be accurate and internally consistent inside the Plan. I think that can all be done with a few hours of revision. Even with the current Plan, I've never asked for six months or dives into market research plans. But, if we're making claims, then we should have information behind them. And, if it's based off of McBride Dale Clarion's experience, just say that. That's all that has to be in the Plan and then it's good. But, because we're not doing that is where I have the challenges. So, I appreciate the comments and the conversation, I really do welcome the debate over it. I think it's interesting to hear those viewpoints. I still have challenges with what's being presented today. I am optimistic that in the future it can grow to be better. Thank you.

Mrs. Sullivan-Wisecup made a motion to adopt Resolution No. R07-2022; Mr. Ramirez seconded.

Resolution No. R07-2022 passes with six affirmative votes and one opposing vote (Anderson).

### Ordinance No. 07-2022

AN ORDINANCE AUTHORIZING THE ACCEPTANCE AND DEDICATION OF STRATEGIC PARKWAY, CROSSINGS COURT AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THE SPRINGDALE COMMERCE PARK

Mr. Hawkins made a motion to adopt Ordinance No. 07-2022; Mrs. Sullivan-Wisecup seconded.

Ordinance No. 07-2022 passes with seven affirmative votes.

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Ordinance No. 08-2022

AN ORDINANCE AUTHORIZING THE PAYMENT OF FUNDS TO THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE TRAFFIC SIGNAL SYSTEM UPGRADE PROJECT AND DECLARING AN EMERGENCY

Mrs. Sullivan-Wisecup made a motion to adopt Ordinance No. 08-2022; Mrs. Ghantous seconded.

Ordinance No. 08-2022 passes with seven affirmative votes.

Ordinance No. 09-2022

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK OF COUNCIL/FINANCE DIRECTOR TO ENTER INTO AN AGREEMENT WITH MID-MIAMI ROOFING FOR THE SALT DOME ROOF REPLACEMENT PROJECT AND DECLARING AN EMERGENCY

Mrs. Ghantous made a motion to adopt Ordinance No. 09-2022; Mrs. Sullivan-Wisecup seconded.

Mr. Hawkins: Just a question for the Administration. I'm looking at that "alternate 2", which is for that ice and water shield at the ridges of the roof, do we have a reason why, I'm not complaining necessarily, but how it's a fifth of the next highest bid for that; why there's such a major drop off? It's one of those things when I'm just, I see that it's almost "too good to be true", so I'm just questioning it. Are we getting everything that we might as well be asking for?

Mr. Riggs: It's hard to say in this bidding environment that we're in right now how these contractors are pricing everything it's just "wow", but I will say that Mid-Miami Roofing pricing is below the prevailing wage threshold whereas others are above it, and that may be part of the reason why the labor could be increased on the other bidders.

Mr. Hawkins: So, it's probably more the labor versus whatever that ceiling mechanism is.

Mr. Riggs: I don't believe the material is that expensive.

Mr. Hawkins: Okay.

Mr. Riggs: But, based on the price that Mid-Miami provided, I would expect not.

Mr. Hawkins: Thank you.

Mayor Webster: I will say we've had a lot of good experience with this contractor. Not only here, but down at the Rec Center, and the Police Department I believe. We would recommend passage of this.

Ordinance No. 09-2022 passes with seven affirmative votes.

Resolution No. R06-2022

A RESOLUTION ADOPTING AN URBAN REDEVELOPMENT PLAN FOR THE REDEVELOPMENT OF TRI-COUNTY MALL

Mr. Hawkins made a motion to adopt Resolution No. R06-2022; Mrs. Sullivan-Wisecup seconded.

Mr. Braun: This was prepared by our outside counsel, which is working on the project, and, everyone should have in front of you an amended exhibit, and I can tell you that the changes in the exhibit, while not significant in number, were significant as to some locations that were in the legal description. So, what I would ask is, just so that it's clear, and that the record doesn't create any problems for us, it's our opinion that we should move to amend the exhibit to include the copy that was circulated to Council prior to you voting on it.

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Mr. Hawkins: Move to amend Resolution No. R06-2022 to include the exhibit that was presented to Council; Exhibit A1, and A2

Mrs. Sullivan-Wisecup: Second.

Motion to amend Resolution No. R06-2022 to include the exhibit that was presented to Council; Exhibit A1, and A2 passes with seven affirmative votes.

Resolution No. R06-2022 passes with seven affirmative votes.

### Old Business

Mr. Ramirez: Question for Andy (Kuchta). This might be helpful for some of the folks that watch us on cable, because I get questions. What is going on with the Sheraton, old GE Property, and Tri-County Mall? If there's anything new to offer.

Mr. Kuchta: Sure, Sheraton Lane, as anybody can see if they drive by, is under construction right now. Site work is going on right now and the developer is going to move forward with constructing units if the good weather holds out. They are telling us right now, early 2023 is when the first set of units should be available for lease, for rent. And, over at the Merchant Street buildings, both buildings on the inside, the former office buildings have been gutted; 144 Merchant Street, I believe that they've already gotten all the steel inside to kind of create the new hallways and new apartment room dimensions. They're going to start the interior build out soon, and as you can see as you drive by as well, they're digging up large portions of the parking lot to start building the rental townhouses around 144. And, I believe some of those apartment buildings should potentially available for rent inside the former office buildings later this year, and I think early 2023 as well for the rental townhouses that are going to be built in the former parking lot area as far as the timeline on those. We're going to have coverage of both of those projects in the upcoming resident newsletter, so, everybody can watch out for their mail for that. And, as far as the Tri-County Mall redevelopment project, I expect we're going to have an announcement in the very, very near future about the developers closing on acquisition of the property, very soon.

Mr. Ramirez: Thank you for the update.

Mr. Kuchta: Thank you.

### New Business

Mayor Webster: I'd just like to give Council an update on a couple of things that we've embarked upon. All of this is part of our due diligence on moving the Rec Center, and we have a purchase order with a company called KZF Design. They're design engineers who work with City staff to develop a pedestrian and bike master plan to improve connections between residents and businesses. The project will take about six months, and will include the public involvement meeting and the plans are expected to be completed in mid-September. And, this sort of goes hand-in-hand with the Comprehensive Plan that you guys just adopted. The primary planner that is working with Springdale is the same one that worked on the great parks master plan and they were able to obtain federal grants, and monies of over \$6 million dollars. So, we've certainly got the expertise to write some grants for us. We've also got another service that's being performed with a facilities assessment company called Chamberlin Architecture Firm. The facilities team and architectural group will work with City staff to conduct an on-site review of all five of our City facilities. The Municipal Building, the Fire Department, the Police Department, Public Works, and the Community Center. And, the team will create a comprehensive facilities assessment report that will review each facility, note any deficiencies in the current facilities, and estimated capital maintenance expense associated with each. The project is expected to take ten to twelve weeks, and we should have a report on the conditions by late May or early June. One of the questions that all of us are going to be asked is, "What are we going to do with the Community Center?" And, I think once we start talking about that, it just leads into well, we could do this, we could move this, and we felt we needed to get our arms around the current state of our five facilities, and what it would cost over the next few years to

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Mayor Webster (continued): maintain those before we make a decision on what we want to do with the existing Community Center. So, both of those projects are ongoing.

## Meetings and Announcements

Mrs. Sullivan-Wisecup: Planning Commission will meet in these chambers at 7:00 p.m. on Tuesday, March 8<sup>th</sup>.

Mrs. McNear: It's now March, so I wanted to remind every elected official about their filing for the Ohio Ethics Commission. That is due by May 16<sup>th</sup>. Also had a challenge on this item because I ran into Mrs. Emerson over the weekend, and she said to tell everyone, "Hello" and to also put it in your faces that she's already filed. (Laughter) Thank you.

Mr. Jacobs: The Board of Health will meet on March 10<sup>th</sup> at 7:00 p.m. adjacent to these chambers.

Mr. Jones: A couple of quick announcements here. Shred Day Event that Council has encouraged over the years for us to continue to schedule a handful of times a year will be Saturday, April 9<sup>th</sup> at 9:30 a.m. and that will last up through 12:30 p.m. That will be at the Community Center in the parking lot and they always like to remind folks that the shredding will take place in the lot. Nothing is hauled off-site until after it is shredded. Also, upcoming Jaycees Easter Egg Hunt is Saturday, April 16<sup>th</sup> at 12:00 noon. It is scheduled for Ross Park. Mr. Wilson, our Director would like to remind me that that is subject to change, but for now, it's at Ross Park, and the discussions that the Mayor is referring to about the Community Center, we have a couple of planned engagements coming up for that. There's actually a banner put up across the roadway this week. Those engagements, the first one will be March 23<sup>rd</sup> at 6:30 p.m. at the Community Center, and the second one location, on April 13<sup>th</sup> at 6:30 p.m. That's all. Thank you.

President Vanover: Thank you.

Communications from the Audience - None

Update on legislation still in development

Mr. Hawkins: As you review your Internal Memorandum, Item Number I was addressed with Ordinance No. 07-2022; An Ordinance Authorizing the Acceptance and Dedication of Strategic Parkway, Crossings Court, and Other Public Improvements Associated with the Springdale Commerce Park. That passed with a 7-0 vote. Item Number II was address with Ordinance No. 09-2022; An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter into an Agreement with Mid-Miami Roofing for the Salt Dome Roof Replacement Project and Declaring an Emergency. That passed with a 7-0 vote. Item Number III was addressed with Ordinance No. 08-2022; An Ordinance Authorizing the Payment of Funds to the Ohio Department of Transportation (ODOT) for the Traffic Signal System Upgrade Project and Declaring an Emergency. That passed with a 7-0 vote. Item Number IV was addressed with Resolution No. R06-2022; A Resolution Adopting an Urban Redevelopment Plan for the Redevelopment of 11700 Princeton Pike. That passed with a 7-0 vote. Item Number V was addressed with Resolution No. R07-2022; A Resolution Adopting the Comprehensive Plan for the City of Springdale. That passed with a 6-1 vote. All other matters were forthcoming.

Recap of legislative items requested for next Council meeting

Mr. Hawkins: There's a request for a first reading of An Ordinance Approving a Major Modification to the Tri-County Commons Planned Unit Development and Approving the Preliminary Development Plan for the Property Located at 600 Kemper Commons Circle. And, that's unless there's anything else from Council or the Administration.

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Mr. Braun: The Finance Officer has requested an ordinance authorizing an agreement with the Ohio Attorney General's office to assist the City in the collection of unpaid taxes and that will be coming before you as well.

Mr. Jacobs: I was wondering if there was an update on the peer-to-peer car sharing rules that we had looked at. Have they gone through the next step? I know they had one more committee to go through.

Mr. Uhl: Those will go before Planning Commission next week.

Mr. Jacobs: Thank you.

Mrs. McNear: Is the plan still to have the first reading of that ordinance at the next meeting for the peer-to-peer?

Mr. Braun: Assuming that it goes through Planning Commission okay. Obviously I don't want to assume that it will, but, if they don't have significant changes, that would be the plan.

Mrs. McNear: Okay. Thank you.

Adjournment

Mr. Hawkins made a motion to adjourn; Mrs. Sullivan-Wisecup seconded the motion and Council adjourned at 8:45 p.m.

Respectfully submitted,

Kathy McNear  
Clerk of Council/Finance Director

Minutes Approved:  
Tom Vanover, President of Council

\_\_\_\_\_, 2022