

PLEASE TURN OFF CELL PHONES
AGENDA
REGULAR MEETING OF THE COUNCIL OF THE CITY OF SPRINGDALE
MARCH 15, 2023
7:00 P.M.

1. Open Meeting
2. Pledge of Allegiance
3. Invocation
4. Roll Call
5. Minutes – March 1, 2023
6. Presentation - Khaled Shammout, Metro
7. Committee and Official Reports
 - A. Civil Service Commission Mr. Coleman – Mrs. Nienaber – Mrs. Darby
 - B. Rules and Laws Mrs. Ghantous - Mr. Jacobs
 - C. Finance Committee Mr. Hawkins – Mr. Ramirez
 - D. Planning Commission Mrs. Sullivan-Wisecup - Mr. Ramirez
 - E. Board of Zoning Appeals Mrs. Ghantous - Mr. Anderson
 - F. Board of Health Mr. Jacobs
 - G. Capital Improvements Mrs. Ghantous
 - H. O-K-I Mr. Anderson
 - I. Mayor’s Report Mayor Webster
 - J. Clerk of Council/Finance Director Mrs. McNear
 - K. Administrator’s Report Mr. Jones – Mr. Uhl
 - L. Law Director’s Report Mr. Braun
 - M. Engineer’s Report Mr. Riggs
 - N. Rental Program Committee Mr. Anderson
8. Communications
9. Communications from the Audience
10. Ordinances and Resolutions

Ordinance No. 15-2023

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

Ordinance No. 16-2023

AN ORDINANCE AUTHORIZING THE SALE, DISPOSAL OR TRANSFER OF PERSONAL PROPERTY FROM THE CITY OF SPRINGDALE

Ordinance No. 17-2023

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK OF COUNCIL/FINANCE DIRECTOR TO ENTER INTO AN AGREEMENT WITH OFFICE FURNITURE SOURCE FOR THE PURCHASE OF WORKSTATIONS AND ACCESSORIES FOR THE BUILDING DEPARTMENT AND DECLARING AN EMERGENCY

Ordinance No. 18-2023

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE COSTCO PLANNED UNIT DEVELOPMENT FOR THE PROPERTY LOCATED AT 1100 EAST KEMPER ROAD

Resolution No. R05-2023

A RESOLUTION STRONGLY URGING THE OHIO GOVERNOR AND MEMBERS OF THE OHIO GENERAL ASSEMBLY TO RESTORE THE LOCAL GOVERNMENT FUND TO PRE-RECESSION LEVELS

11. Old Business

12. New Business

13. Meetings and Announcements

14. Communications from the Audience

15. Update on legislation still in development

16. Recap of legislative items requested for next Council meeting

17. Adjournment

ORDINANCE NO. 15-2023

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

WHEREAS, streets including Strategic Parkway and Crossings Court and other associated public improvements have been constructed as part of the creation and development of the Springdale Commerce Park;

WHEREAS, the public improvements have been reviewed by the City Engineer and are now complete and ready to be transferred and accepted by the City of Springdale (the “City”);

WHEREAS, the City previously accepted such improvements pursuant to Ordinance No. 07-2022 (“Original Ordinance”) which was recorded in Official Record Book 14838, Page 1159 of the Hamilton County, Ohio recorder’s office (“Records”); and

WHEREAS, the Original Ordinance required additional information to complete the transfer of ownership of such public improvements.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. The City of Springdale City Council (“Council”) finds that the dedication to public use of either the fee simple ownership or easements in Part of Princeton Pike, Part of Crescentville Road, Strategic Parkway and Crossings Court, such roads being more particularly described on Exhibit A attached hereto and incorporated herein, and other public improvements as set forth in the Springdale Commerce Park Plat recorded in Plat Book 482, Page 56-66 of the Records are hereby accepted by the City.

Section 2. Council hereby authorizes the Mayor to execute any and all documents required in furtherance of such acceptance and dedication of the road and other public improvements by the City as detailed in the attached document.

Section 3. Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall take effect on the earliest date allowed by law.

Passed this ____ day of _____, 2023.

President of Council

Attest:

Clerk of Council/Finance Director

Approved:

Mayor

Date

EXHIBIT A

Legal Description of Part of Princeton Pike, Part of Crescentville Road, Strategic Parkway
and Crossings Court

Parcel No. 599-0010-0336-00

Part of Princeton Pike, Part of Crescentville Road, Strategic Parkway and Crossings Court all
as more particularly depicted and described on the plat of Springdale Commerce Park which
is recorded at Plat Book 482, Page 56-66 of the Hamilton County, Ohio Recorder's Office.

ORDINANCE NO. 16-2023

AN ORDINANCE AUTHORIZING THE SALE, DISPOSAL OR TRANSFER OF PERSONAL PROPERTY FROM THE CITY OF SPRINGDALE

WHEREAS, The City of Springdale (the “City”) seeks to sell, dispose or transfer certain items of personal property for which it no longer has any municipal purpose, and finds that it is not useful as such, absolutely or temporarily.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. That the Council of the City of Springdale (“Council”) finds that the items of personal property identified in the attached Exhibit A have no municipal purpose, and find that they are not useful as such, absolutely or temporarily, and it authorizes the sale, auction, disposal, salvage, or transfer of the items.

Section 2. That this Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall take effect on the earliest date allowed by law.

Passed this ____ day of _____, 2023.

Attest:

President of Council

Clerk of Council/Finance Director

Approved:

Mayor

Date

ORDINANCE NO. 17-2023

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK OF COUNCIL/FINANCE DIRECTOR TO ENTER INTO AN AGREEMENT WITH OFFICE FURNITURE SOURCE FOR THE PURCHASE OF WORKSTATIONS AND ACCESSORIES FOR THE BUILDING DEPARTMENT AND DECLARING AN EMERGENCY

WHEREAS, the State of Ohio has advertised and received bids for the purchase of workstations and accessories; and

WHEREAS, Office Furniture Source was determined to be the best bidder with a price of \$78,948.78 for the purchase of workstations and accessories.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. That the City of Springdale accepts the State's specifications and agrees that Office Furniture Source is the best bidder for the purchase.

Section 2. That the Mayor and Clerk of Council/Finance Director are hereby authorized to enter into an agreement with Office Furniture Source for the purchase of workstations and accessories for use by the City of Springdale Building Department.

Section 3. That the Clerk of Council/Finance Director is hereby authorized to pay Office Furniture Source a sum not to exceed \$78,948.78 for said workstations and accessories.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and general welfare and shall be effective immediately upon its passage. The reason for said declaration of emergency is the need to execute the contract prior to the expiration of the bid price.

Passed this _____ day of _____, 2023.

President of Council

Attest:

Clerk of Council/Finance Director

Approved:

Mayor

Date

ORDINANCE NO. 18-2023

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE COSTCO PLANNED UNIT DEVELOPMENT FOR THE PROPERTY LOCATED AT 1100 EAST KEMPER ROAD

WHEREAS, the Council of the City of Springdale, Ohio (“Council”), has previously approved the Costco Planned Unit Development (“PUD”); and

WHEREAS, the applicant has submitted an application for a major modification to the Costco PUD located at 1100 East Kemper Road allowing for a modification to be made by Ditsch USA, LLC to convert the property from retail space to add commercial operations for food processing and production related to its pretzel business; and

WHEREAS, at its meeting of March 7, 2023, the Planning Commission recommended approval of the proposed major modification; and

WHEREAS, a public hearing was held by Council on April ____, 2023 pursuant to the requirements of the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. The major modification to the Costco PUD associated with the modification of the property at 1100 East Kemper Road to add commercial operations for food processing and production to the current retail use, which has been reviewed and approved by the Planning Commission in accordance with the attached Exhibit A, which is incorporated herein by reference, is hereby approved, subject to the conditions of the Planning Commission including:

- A. Staff, City Engineer, and City Planner’s recommendations and considerations contained in their reports. As a PUD, this shall include Staff, Law Director and City’s approvals of Covenants as necessary.
- B. All other Zoning Code regulations and conditions shall remain in effect.
- C. Final Development Plan which shall be reviewed at a later date.

Section 2. That this Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. That the Clerk of Council/Finance Director is hereby authorized and directed to notify the applicant of Council’s action.

Section 4. That this Ordinance shall be effective from and after the earliest period allowed by law.

Passed this ____ day of April, 2023.

Attest:

Clerk of Council/Finance Director

President of Council

Approved:

Mayor

Date

City of Springdale



Building Department

(513) 346-5730

11700 Springfield Pike
Springdale, Ohio 45246

Fax (513) 346-5747

March 8, 2023

Mr. Thomas Vanover
Springdale City Council
11700 Springfield Pike
Springdale, OH 45246

RE: Major Modification to PUD - Costco
Preliminary Plan – Ditsch USA LLC
AP 20230013

Dear Mr. Vanover:

The Springdale Planning Commission held a public hearing for the Proposed Major Modification to the PUD for Costco. The site was rezoned to "PUD" Planned Unit Development District in 1999 to allow for the 16.3 acres to be developed as a 148,686 square foot Costco retail store with a fuel center and parking. Costco has vacated the site. Ditsch USA, LLC, who currently has an existing pretzel business on Northland Boulevard, is planning to expand their food processing / production operations to this site and is requesting the additional industrial use of the property.

At their meeting on March 7, 2023, in a public hearing, the Planning Commission voted to **RECOMMEND APPROVAL** of the Major Modification to a PUD - Preliminary Plan for Ditsch USA LLC, with the following recommendations and considerations:

- A. Staff's, City Engineer's, City Planner's recommendations and considerations contained in their reports. As a PUD, this shall include Staff, Law Director's and City's approval of Covenants as necessary.
- B. All other Zoning Code regulations and conditions not detailed in the motion shall remain in effect.
- C. Final Development Plan is not part of this motion and shall be reviewed at a later date.

By this action, Planning Commission is referring this to the City of Springdale City Council for approval.

Sincerely,


Mr. Tom Hall, Secretary
Springdale Planning Commission

CC: Doyle H. Webster, Mayor
Kathy McNear, Clerk of Council
Shawn Riggs, City Engineer
Anne McBride, City Planner
Planning Commission Members

John Jones, City Administrator
Joe Braun, Law Director's Office
Carl Lamping, Building Official
Council Members

RESOLUTION NO. R05-2023

A RESOLUTION STRONGLY URGING THE OHIO GOVERNOR AND MEMBERS OF THE OHIO GENERAL ASSEMBLY TO RESTORE THE LOCAL GOVERNMENT FUND TO PRE-RECESSION LEVELS

WHEREAS, the Local Government Fund was reduced in 2011 by 50% during Governor Kasich’s Administration from 3.68% of General Revenue Funds to its current level of 1.66% of General Revenue Funds; and

WHEREAS, past Ohio General Assemblies have repeatedly decreased funding and revenue sharing in recent years in addition to significantly reducing the Local Government Fund, including eliminating the Estate Tax and phasing out the Tangible Personal Property Tax; and

WHEREAS, the reduction in the Local Government Fund has resulted in an average loss of revenue of \$244,295 each year since 2012 for the City of Springdale; and

WHEREAS, this sudden revenue loss has made it increasingly difficult to provide basic services, rebuild infrastructure, and bolster public safety services; and

WHEREAS, when municipalities experience success in fostering safe communities, building sound infrastructure, and increasing economic development, the State of Ohio reaps the benefits as well; and

WHEREAS, a reinvestment in the Local Government Fund would aid the state in its goal of lowering taxes on the individual by enabling municipalities to decrease the local tax burden.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. That the Council for the City of Springdale (“Council”) strongly urges the Ohio Governor and members of the Ohio General Assembly to restore the Local Government Fund to pre-recession levels, ensuring that local communities are able to provide crucial services and improvements in infrastructure and public safety.

Section 2. That this Council does hereby declare its opposition to any further cuts to the Local Government Fund or the future diversion of revenues from the Local Government Fund.

Section 3. That it is hereby found and determined that all formal actions of Council concerning and relating to the passage of this resolution were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 4. That this Resolution shall be effective from and after the earliest period allowed by law.

Passed this _____ day of _____, 2023.

President of Council

Attest:

Clerk of Council/Finance Director

Approved:

Mayor

Date