

# INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

August 16, 2013

To: Mrs. Marjorie Harlow  
President  
Springdale City Council

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From: Derrick Parham  
City Administrator

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Re: Report on Pending and Future Legislation

**Item I**

**An Ordinance Authorizing the City to Participate in the Ohio Municipal League's Group Rating Program for Workers' Compensation for 2014 and Declaring An Emergency**

Since 1993, the City has participated in a group rating program for workers' compensation with the Miami Valley Risk Management Association (MVRMA) in an effort to save on workers' compensation premiums. The experience of being in a group has served our organization well. Unfortunately, MVRMA no longer offers a group rating program. In 2011, the City was presented with an opportunity to join the Ohio Municipal League's (OML) program and has participated with them ever since the invitation. The group rating program continues to serve our organization well. OML is once again offering the City an opportunity to participate in their group rating workers' compensation program for 2014.

An ordinance, with an emergency clause, authorizing the City to participate in the OML Group Rating Program for 2014, will be presented for your consideration at the **08/21/2013** meeting.

## Item II

### **A Resolution Authorizing The City Administrator To File An Application With The Ohio Public Works Commission For Local Transportation Improvement Program (LTIP) Funds And/Or State Capital Improvement Program (SCIP) Funds, And Authorizing The Mayor And Clerk Of Council/Finance Director To Execute All Contracts And Other Documents**

The 2013 5-Year Capital Improvement Budget proposes a number of road improvement projects in the City during 2014. The first project is a much needed improvement to W. Kemper Road (major storm sewer upgrade, pavement removal and replacement, curb replacement, sidewalk replacement, etc.) at an estimated construction cost of \$1,074,086. The funding breakdown for this project is anticipated to be 48% (\$515,561.28) SCIP, 21% (\$225,558.06) MRF, and 31% (\$332,966.66) City. The curb replacement work anticipated for this project is located between SR4 and Walnut Street. The engineer's estimated design cost for the W. Kemper Road project is \$85,000.

The other streets scheduled for improvements under the 2014 Capital Improvement Budget are Jake Sweeney Way and Boggs Lane. Unfortunately, the scope and cost for improving these two (2) streets have changed drastically. The recommendation for these two (2) streets is to reconstruct Jake Sweeney Way and to rehabilitate Boggs Lane. A reconstruction of the street would be similar to what occurred on Century Circle where we tore out the total street and replaced it. The difference between the two is Century Circle is a concrete street, Jake Sweeney Way is a street made of asphalt. The rehab work on Boggs Lane will only require grinding the pavement down and replacing it with new asphalt.

In an effort to increase our chances for funding, we intend to bid these two (2) streets as a single project. Originally, it was felt these streets would not have a high probability of being funded; however, with the need to reconstruct Jake Sweeney Way as well as the recent discovery of a rusted metal corrugated storm sewer pipe located between W. Kemper Road and Boggs Lane, our chances for funding will more than likely increase. Although the pipe has not totally failed/collapsed, it probably will do so in the next year or two. Therefore, this storm sewer pipe along with catch basins, manholes, and the total amount of asphalt in the area will need to be replaced. Additional work to be performed on Boggs Lane includes catch basin repairs, grinding and pavement repairs, and some total curb replacements. The Jake Sweeney Way estimated construction cost is \$703,718 with a funding breakdown of 69% (\$485,565.42) SCIP and 31% (\$218,152.58) City. The Boggs Lane construction estimate is \$307,918 with a funding breakdown of 69% (\$212,463.42) SCIP and 31% (\$95,454.58) City. The total estimated construction cost for these two (2) streets is \$1,011,636. If we are successful with the SCIP funding (\$698,028.84), our share for the construction will be \$313,607.16. As always, these are early estimates of the work staff believes needs to take place. The true cost will be determined after the bids have been received. CDS' estimated engineering costs for Boggs Lane and Jake Sweeney Way are \$18,000 and \$20,000, respectively.

A resolution authorizing the City Administrator to file an application for SCIP & LTIP funds for 2014 (Round 28) will be before Council at the meeting of **08/21/2013**.

**Item III**

**An Ordinance Reducing Special Assessments Levied for the Purpose of Constructing Certain Improvements at Pictoria Island and Declaring an Emergency**

Under the terms of the Tax Incentive Cooperative Agreement entered into between the City of Springdale, the Greater Cincinnati Port Authority, and MEPT in August 2006, a special assessment district was established to levy an assessment fee on the ten-story office building at the Pictoria Island development. Under the terms of the TIF agreement, the special assessment amount may be reduced or increased annually based on the amount of funds collected through TIF service payments in the previous year. The purpose is to set the special assessment payments at an amount that will meet the debt service payments in the upcoming year.

An ordinance, with an emergency clause, to reduce the amount of the special assessment levied on the office building at Pictoria Island for the next twelve months is scheduled to be before Council on **09/04/2012**.

**Item IV**

**An Ordinance Amending the Zoning Code to Create Regulations Regarding a Farmer's Market**

At the start of this season the Springdale Chamber of Commerce Farmer's Market was relocated from the northwest corner of the Springdale Town Center to the southwest corner by the center's ownership. The Farmer's Market will once again be forced to change locations as a result of the pending construction of a new restaurant at the southwest corner of the Town Center. When notice of this was received earlier this year, the Chamber and Administration began a search for a new location for the market. As you can imagine, visibility for the Farmer's Market is essential to its survival. After exploring several options, it was determined the City's Church Street parking lot could serve as a possible location.

This ordinance will create a definition for a Farmer's Market as well as make it a permitted use in a General Business zoning designation. Presently, a Farmer's Market is not defined nor regulated in the Springdale Zoning Code. The issue was deliberated by the Springdale Planning Commission at its August 13, 2013 meeting. By a unanimous vote of 6-0, the Planning Commission recommended the Zoning Amendment to City Council.

An ordinance to amend the Zoning Code creating regulations regarding a Farmer's Market is scheduled for a first reading at Council's **09/04/2013** meeting. A second reading of the ordinance along with a Public Hearing is scheduled before Council at the **09/18/2013** meeting.

**Item V**

**An Ordinance Amending the Zoning Map for the Municipal Parking Lot at Walnut and Peach Streets Changing the Zoning From Residential Single Household High Density (RSH-H) Zoning to General Business (GB) Zoning**

This ordinance would rezone the City's municipal parking lot located at the southwest corner of Walnut and Peach Streets from a Residential Single Household High Density Zoning district to General Business. The lot is presently surrounded by Walnut Street, Church Street, Elm Alley, and Peach Street. The Springdale Town Center is to the northwest of the parking lot and is a PUD. The property immediately adjacent to the west of the parking lot is zoned GB.

An ordinance amending the Zoning Map for the municipal parking lot at Walnut and Peach Streets changing the zoning from RSH-H to GB is scheduled for a first reading at Council's **09/04/2013** meeting. A second reading of the ordinance along with a Public Hearing is scheduled before Council at the **09/18/2013** meeting.

**Item VI**

**A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies for 2014**

Each year the City of Springdale and other municipalities must submit a tax budget to the County Budget Commission in June of the year prior to the tax year in question. The tax budget estimates the revenues and expenditures for the City in the upcoming year. As part of its review, the Budget Commission examines the estimated income from property taxes to determine if it is reasonable. In Springdale's case, we only have the 3.08 mills (inside mills) that support the General Fund. If we had any voted property taxes, they would also be subject to review by the Commission.

After the City's tax budget is approved by the Budget Commission, the City must then adopt a resolution accepting the rates approved by the Commission and authorizing the levying of the property tax for the following year.

A resolution accepting the rates and authorizing the City's property tax levy for 2014 will be presented to City Council for consideration at the **10/02/2013** meeting.

**Item VII**

**An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into an Agreement to Provide for Mutual Aid Police Protection and Declaring an Emergency**

In January 2012, the City adopted legislation amending the Hamilton County Mutual Aid Agreement for Police Departments. The amendment to the agreement at that time primarily addressed the following items: 1) clarified that the "Employing Agency" is responsible for the actions of its officer (employee) and any costs associated with the officer's actions when in another participating jurisdiction; 2) incorporated the previous separate "SWAT addendum document" as a part of the overall mutual aid agreement; and 3) clarified the definition of what constitutes a serious traffic violation.

At the time the new language was adopted, there were several insurance carriers and jurisdictions expressing concerns with some of the revised wording in the agreement. The jurisdictions agreed to sign-off on the 2012 version in order to have a more updated agreement available. As a result, the Hamilton County Police Chief's Association worked on the agreement for 2013 to make sure it was fully updated and contained wording everyone could live with. Most of the new proposed language does not have a major impact on our operations. At this time, the document continues to be reviewed by all jurisdictions.

An ordinance, with an emergency clause, authorizing the Mayor and Clerk of Council/Finance Director to enter into a revised agreement for mutual aid police protection is anticipated to be before Council this fall.

**Item VIII**

**Special Recognition/Information**

**1. ComeUnity Bash Presentation – Parks & Recreation Director Greg Karle**

Mr. Karle will provide details and other key information on the upcoming September 14 Springdale ComeUnity Bash and Family Mud Quest.

**2. Cincinnati Metropolitan Housing Authority (CMHA) Presentation**

Mr. Gregory Johnson, Executive Director of CMHA, has indicated he would like to come before Council to make a brief presentation at the **09/04/2013** meeting.

Mayor  
Clerk of Council / Finance Director  
City Council  
Assistant City Administrator  
Reading File

Law Director  
City Engineer  
Department Directors  
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