

# INTERNAL MEMORANDUM

## Office of the Assistant City Administrator

### Springdale, Ohio

September 28, 2012

To: Mrs. Marjorie Harlow  
President  
Springdale City Council

---

From: Jerry Thamann  
Assistant City Administrator

---

Re: Report on Pending and Future Legislation

#### **Item I**

#### **An Ordinance Amending Sections 153.562 (Public Hearing), 153.708 (Conditional Uses) and 153.710 (Variances) of the Springdale Zoning Code Addressing Public Hearing Notification Requirements**

Presently, the Springdale Zoning Code sections being recommended for change require that properties or property owners within 200 feet of the subject property be notified.

City Council held extensive discussion on this topic at the May 16, 2012 meeting and again at the June 20, 2012 meeting. At the June 20 meeting, Council directed the Planning Commission to review suggested language that retains the 200 feet requirement and adds two other requirements. The two additional requirements are: 1) written communication shall include at a minimum the ten parcels on each side and fronting on the same street as the parcel requesting the change and the parcel across the street plus the ten parcels to each side of that parcel; 2) a sign be placed in the front yard of the parcel seeking the change to state the time, place, and nature of the hearing. The Planning Commission has recommended this language for Council's consideration.

An ordinance amending various sections of the Springdale Zoning Code addressing public hearing notifications was before Council for a 1<sup>st</sup> reading at the 09/19/2012 meeting. A second reading and **Public Hearing** has been scheduled for the **10/03/2012** meeting.

#### **Item II**

#### **An Ordinance Amending the Springdale Zoning Code Map by Redefining the Route 4 Corridor District Boundaries and Overlaying the Corridor District Map onto the Zoning Code Map**

At its August 14, 2012 meeting, the Springdale Planning Commission voted to recommend an amendment to the Route 4 Corridor District Boundaries and to overlay its map onto the Zoning Map. At its September 11, 2012 meeting, the Springdale Planning Commission

voted to recommend a zoning text amendment (Section 153.421 – District Boundaries) referencing the corridor district map as the Zoning Code Map (since it will be overlaid onto the Zoning Code Map.) When the original/current corridor study plan was adopted by the City, there were no clearly defined boundaries. The original Corridor Study illustrated a number of bubbles for each of the four subareas along the corridor and as a result properties off of the Route 4 corridor were included. It is felt that some of the properties off of the actual corridor perhaps should not have the same restrictions as properties on the corridor. In addition, the Route 4 Corridor District Map is a separate document from the Zoning Code Map.

This ordinance (Planning Commission's recommendation), if adopted, would reduce the size of the Route 4 Corridor District boundaries by eliminating a number of properties not located on SR4 as well as overlay the corridor district map onto the Zoning Code Map (thereby combining them into one.) One benefit of adopting this change is it would relieve those properties (currently included in the district) of the stringent corridor district standards as well as provide a clear indication of the district's boundaries. The new boundaries will be more aligned along property lines.

An ordinance to amend the Springdale Zoning Code Map by revising the Route 4 Corridor District Boundaries and overlaying the Corridor District Map onto the Zoning Code Map will be before Council for a 1<sup>st</sup> reading at the **10/03/2012** meeting. A second reading and **Public Hearing** has been scheduled for the **10/17/2012** meeting.

### **Item III**

#### **A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies for 2013**

Each year municipalities must submit a tax budget to the County Budget Commission in June of the year prior to the tax year in question. This 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 mils (inside mils) that support the General Fund. If we had any voted property taxes, they would also be subject to review by the Commission.

After the tax budget is approved by the Budget Commission, the municipality 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 2013 will be presented to City Council at its meeting on **10/03/2012**.

### **Item IV**

#### **An Ordinance Authorizing the City to "Call" the Existing Bonds on the Springdale Community Center Debt and to Refinance the Balance of the Debt and Declaring an Emergency**

At the beginning of 2012, the City owed \$2,300,000 on the Bonds for the Community Center expansion project. We are scheduled to pay \$489,600 (\$400,000 in principal and \$89,600 in interest) to cover this year's payment leaving a balance of \$1,900,000. The bonds are scheduled to be paid off on December 1, 2017. December 1, 2012 is the first opportunity the City has had to "Call" the Bonds. The City Administration has been exploring ways in which to address the remaining debt as well as saving dollars for the

City. Several financial institutions have been contacted and submitted proposals for refinancing the remaining debt. US Bank has provided the most competitive proposal, submitting the lowest fixed rate at 1.21%. The principal amount and length of the debt service will not change. The final payment will be December 1, 2017. However, with the refinancing, the interest payments will be significantly reduced.

Under the current schedule the City would have paid a total of \$220,800 in interest through the last payment in December of 2017. Under the refinancing proposal from US Bank the City will be paying \$68,849 in interest through December of 2017. The City will have an interest payment of \$2,299 that will be paid to US Bank to cover the time from closing on the new debt to the call date of the old debt. The closing on the new Bonds is scheduled for October 25, 2012. The City must also pay our bond counsel, Peck Shaffer and Williams, a fee of \$10,000 for their legal representation and preparation of the Bond documents, and a Bond Account set-up fee to US Bank in the amount of \$1,900. The net savings to the City by refinancing the Community Center debt is \$140,051 over the life of the Bonds.

An ordinance, with an emergency clause, authorizing the City to “Call” the existing Bonds on the Community Center Debt and to refinance the remaining debt will be before Council for your consideration at the **10/17/2012** meeting.

**Item V**

**An Ordinance Authorizing the City to Purchase a F350 Ford Classic Ambulance under the State of Ohio’s Cooperative Purchasing Program and Declaring an Emergency.**

As part of the 2012 five-year budget process, Council approved legislation permitting us to purchase a new 2012 F350 Ford Classic ambulance to replace a 1997 Ford Braun. The new ambulance was financed over a three-year period with the first payment due this October. The budget also indicated we would be purchasing a second ambulance in 2013. Earlier this year, the Fire Chief informed the Administration of new mandated requirements for models purchased after 2012. These requirements include, but not limited to additional flashers and reflectors, etc. If we were to wait until next year to purchase the same ambulance as we did in 2012 only in a 2013 model, there will be \$8,000 to \$12,000 in additional costs. We do not believe these new requirements, or lack thereof, will put our employees or the public in harm’s way. In an effort to save ourselves the extra expense, we can place the order this year and schedule delivery for late summer of 2013. We paid \$134,787 for the 2012 model. The quote for the 2013 model is \$139,645. Both of these are on the state bid cooperative purchasing list. The new 2013 model will replace a 2006 ambulance experiencing severe engine problems.

An ordinance, with an emergency clause, authorizing the City to purchase a 2013 F350 Ford Classic ambulance under the State of Ohio’s Cooperative Purchasing Program will be before Council for your consideration at the **10/17/2012** meeting.

Mayor  
Clerk of Council / Finance Director  
City Council  
Assistant City Administrator  
Law Director

City Engineer  
Department Directors  
Reading File  
Recording Secretary