

# INTERNAL MEMORANDUM

Office of the City Administrator

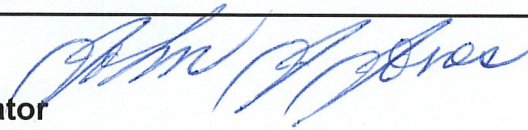
Springdale, Ohio

October 16, 2020

To: Mr. Thomas Vanover  
President  
Springdale City Council

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From: John J. Jones  
City Administrator



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Re: Report on Pending and Future Legislation

## Item I

**An Ordinance Approving a Zoning Map Amendment to Rezone the Property Located at 540 Ray Norrish Drive from Residential Single Household-Estate Density (RSH-E) to Planned Unit Development (PUD) (Glenmary Home Missioners)**

The Home Missioners of America (Glenmary Home Missioners) own property which spans the border between Springdale and Fairfield. Within Springdale, they own multiple parcels, all of which are currently zoned Residential Single Household-Estate Density (RSH-E). The Glenmary Home Missioners would like to install 512 solar panels on the 4.75-acre parcel in Springdale that abuts their property in Fairfield where their headquarters building is located in order to provide electric power to that building. Because the RSH-E zoning does not allow for solar panels, the Glenmary Home Missioners have requested a Zoning Map amendment for the parcel in question (540 Ray Norrish Drive) from Residential Single Household-Estate Density (RSH-E) to Planned Unit Development (PUD). All of their remaining parcels will stay zoned as RSH-E.

At their September 8, 2020 meeting, the Springdale Planning Commission voted to recommend to Council the Zoning Map amendment changing the zoning district for the 4.75-acre parcel at 540 Ray Norrish Drive from Residential Single Household-Estate Density (RSH-E) to Planned Unit Development (PUD).

An ordinance approving a Zoning Map amendment to rezone the property located at 540 Ray Norrish Drive from Residential Single Household-Estate Density (RSH-E) to Planned Unit Development (PUD) was before Council for a first reading at the **10/07/2020** meeting. The second reading of the ordinance along with a Public Hearing is scheduled for the **10/21/2020** meeting.

**Item II**

**An Ordinance Approving the Preliminary Development Plan (PUD) for the Property Located at 540 Ray Norrish Drive to Permit Solar Panels (Glenmary Home Missioners)**

This ordinance is a companion to the legislation described in Item I. Also at their September 8, 2020 meeting, the Springdale Planning Commission voted to recommend approving the Preliminary Development Plan for the property located at 540 Ray Norrish Drive to allow for a solar project to be constructed on the property.

An ordinance approving the Preliminary Development Plan for the property located at 540 Ray Norrish Drive to permit solar panels was before Council for a first reading at the **10/07/2020** meeting. A second reading and Public Hearing of the ordinance is scheduled to occur at the **10/21/2020** meeting.

**Item III**

**An Ordinance Accepting a Proposal from CT Consultants for Stage 1 Design Engineering Services for the Northland Boulevard Reconstruction and Declaring an Emergency**

Due to continual repairs resulting from failure of the underlying original 1960s concrete pavement, a complete reconstruction of Northland Boulevard is being planned for 2024. The project will entail a full-depth replacement of pavement along the entire stretch of roadway. In addition, the introduction of a green infrastructure with a bio-retention/bio-swale concept in the median will be included. This feature utilizes specialized vegetation, permeable soil, and an underdrain system to help clear the stormwater runoff.

Currently, the project is estimated at \$6,870,000 which includes numerous contingencies. The overall engineering for the project is estimated at \$1,650,000. Earlier this year, the City applied for Surface Transportation Block Grant (STBG) funding and was successfully awarded \$5,340,949 for construction. A variety of additional funding opportunities exist which the City will explore to help offset the remaining cost. Design engineering is expected to occur in stages between 2020 and 2022. CT Consultants has submitted a proposal for Stage 1 engineering in the amount of \$478,188.

An ordinance, with an emergency clause, accepting the proposal from CT Consultants for Stage 1 design engineering services for the Northland Boulevard Reconstruction will be before Council for consideration at the **11/04/2020** meeting.

#### **Item IV**

#### **An Ordinance Amending Ordinance 7-2019 and Converting the Advance from the General Fund (010) to the Capital Improvements Fund (090) into a Transfer from the General Fund (010) to the Capital Improvements Fund (090) for the City for Springdale, Ohio During the Fiscal Year Ending December 31, 2020**

At the March 6, 2019 meeting, Council adopted supplemental appropriations via the passage of Ordinance 7-2019. The supplemental appropriations authorized an advance of \$232,000 out of the General Fund (010) into the Capital Improvements Fund (090). The advance was needed due to a delay in receiving certain budgeted revenues into that fund and the need to make payment on certain obligations from that fund in a timely manner. Advances such as this are repaid to the General Fund within a year. In this instance, Administration determined the advance repay would not be needed since the Capital Improvements Fund is greatly subsidized by transfers from the General Fund.

An ordinance amending Ordinance 7-2019 and converting the advance from the General Fund (010) to the Capital Improvements Fund (090) into a transfer from the General Fund (010) to the Capital Improvements for the City of Springdale, Ohio during the fiscal year ending December 31, 2020 will be before Council for consideration at the **11/04/2020** meeting.

#### **Item V**

#### **An Ordinance Providing for the Issuance of not to Exceed \$1,270,000 Real Estate Acquisition Bond Anticipation Notes by the City of Springdale, Ohio in Anticipation of the Issuance of Bonds, Providing for the Pledge of Revenues for the Payment of Such Notes and Declaring an Emergency**

In 2016, the City issued Bond Anticipation Notes in the amount of \$2,640,000 for the purchase of and subsequent demolition of the former Sheraton Hotel located at 11911 Sheraton Lane. The City completed both tasks (purchasing the hotel and demolishing the structure), and now the only remaining task is to sell the property to a developer who will redevelop it into a functioning, productive, revenue-generating asset for the community.

Because the property has not sold as originally expected, the note has been re-issued every year since the original issue for additional twelve-month periods. In 2017, half the note was retired. In both 2018 and 2019, the full amount of the remaining note (\$1,320,000) was reissued. The City will retire \$50,000 of the note in 2020, leaving a note principal of \$1,270,000. The City intends to retire another \$50,000 in 2021, retire half of the remaining note in 2022, and fully retire the note in 2023.

An ordinance, with an emergency clause, authorizing the issuance of Bond Anticipation Notes in an amount not to exceed \$1,270,000 for the purchase and demolition of the former Sheraton Hotel will be before Council at the **11/04/2020** meeting.

**Item VI**

**Other Items of Interest:**

1. Introduction of New Hires and Promotions – **TBD.**

Mayor  
Clerk of Council/Finance Director  
City Council  
Assistant City Administrator  
Law Director  
City Engineer  
Department Directors  
Recording Secretary  
Reading File