

# INTERNAL MEMORANDUM

Office of the City Administrator

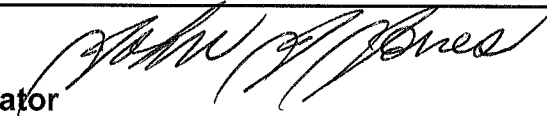
Springdale, Ohio

April 16, 2021

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 Authorizing the Execution of a Joint Agreement with the Board of Commissioners of Hamilton County for Application to the Ohio Public Works Commission Seeking Funding Related to Improvements to the East Kemper Road CSX Bridge and Declaring an Emergency**

The City of Springdale has determined that the CSX Bridge at East Kemper Road is in need of repair and has explored grant funding for this project. Municipal Road Funds (MRF) have previously been awarded in the amount of \$145,430. This amount was one third of the preliminary construction cost estimate. In November 2020, the condition of the bridge was determined to be significantly worse than the prior bridge inspection reports had indicated. As a result, the estimated cost for the project has now increased to \$902,341. While the bridge is located within Springdale, Hamilton County is the owner of the bridge. Accordingly, they have committed to provide \$150,000 toward the cost of the repair project. The City will need to enter into a cooperative agreement with Hamilton County to receive the funds. In late January, the City was notified our application for State Capital Improvement Program (SCIP) Funds in the amount of \$451,170 was successful. The remaining project costs of \$155,741 will be Springdale's responsibility. At this time, the project is scheduled for bid in late 2021 with a 2022 construction start.

An ordinance, with an emergency clause, authorizing the execution of a joint agreement with the Board of Commissioners of Hamilton County was before Council for a first reading at the **04/07/2021** meeting. A second reading is scheduled for the **04/21/2021** meeting.

**Item II**

**An Ordinance Adopting Supplemental Appropriation/Estimated Receipts to Adjust Appropriations for Current Expenses and Other Expenditures and Adjust Estimated Receipts for the City of Springdale, Ohio During the Fiscal Year Ending December 31, 2021**

The adoption of a supplemental appropriation/estimated receipts ordinance is necessary at this time due to the pending receipt of the American Rescue Plan grant monies and associated eligible expenditures. Since we are only expected to receive a portion of the relief aid this year, the supplemental ordinance does not include the full grant amount.

The supplemental appropriation/estimated receipts ordinance is scheduled to be presented for Council's consideration at the **04/21/2021** meeting. Due to the ordinance being financial in nature, it does not require an emergency clause to go into effect immediately.

**Item III**

**An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into a Contract with Motorola Solutions for the Purchase of Twenty Replacement Portable Radios and Accessories and Declaring an Emergency**

The Police Department utilizes a total of forty radios in their daily operations. At the 04/15/2020 Council meeting, the purchase of twenty replacement portable radios and accessories for use by the Police Department was authorized due to the age and unavailability of parts and support for their existing radios. If passed, this legislation would authorize the purchase of the remainder of their radio replacements.

Just as with the previous purchase, the department has secured state bid pricing on Motorola APX 6000 Series radios through Motorola Solutions at a total cost of \$86,555.40. Local vendor Mobilcomm is an authorized vendor for Motorola Solutions and is serving as our primary point of contact for the purchase.

An ordinance, with an emergency clause, authorizing the Mayor and Clerk of Council/Finance Director to enter into a contract with Motorola Solutions for the purchase of twenty replacement portable radios and accessories will be before Council at the **04/21/2021** meeting.

**Item IV**

**An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into an Intergovernmental Agreement with the Butler County Port Authority for the Issuance of Economic Development Facilities Refunding Revenue Bonds for Maple Knoll Communities, Inc. and Declaring an Emergency**

In 2013, the City of Springdale authorized the issuance of Economic Development Facilities Refunding Revenue Bonds for the Butler County Port Authority for the benefit of Maple Knoll Communities, Inc. The bonds were issued in multiple series with a combined original principal amount of \$63,730,000, which were used to refund certain outstanding bond issues and other debt related to capital improvements to Maple Knoll facilities in the City of Springdale and in the City of Oxford (Butler County).

This ordinance authorizes the Mayor and Clerk of Council/Finance Director to execute an Intergovernmental Agreement with the Butler County Port Authority for the issuance of the Port Authority's Economic Development Facilities Refunding Revenue Bonds, Series 2021, in an aggregate principal amount not to exceed \$75,000,000.

In addition to retiring the remaining debt on the 2013 series bonds and other debt related to the construction of the new Coventry Court neighborhood at Maple Knoll Village, it is expected that the amount of proceeds of the 2021 series bonds used to finance routine capital maintenance expenditures (a) at the Springdale Site will not exceed \$2,500,000, and (b) at the Oxford Site will not exceed \$1,500,000. These expenditures will generally consist of roof replacements at the Springdale site and the Oxford site as well as new boilers, chillers and air handler units and pavement repairs and replacements at the Springdale site.

The bonds will not represent or constitute a debt or pledge of the faith and credit of the City of Springdale. All property financed and/or refinanced by a portion of the proceeds of the bonds constitutes "port authority facilities" as that term is defined in Section 4582.21 through 4582.60 of the Ohio Revised Code. The owner and the operator of such property is and will continue to be Maple Knoll Communities, Inc.

An ordinance, with an emergency clause, authorizing the Mayor and Clerk of Council/Finance Director to enter into an intergovernmental agreement with the Butler County Port Authority for the issuance of Economic Development Facilities Refunding Revenue Bonds for Maple Knoll Communities, Inc. will be before Council at the **05/05/2021** meeting.

**Item V**

**An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into a Job Retention and Creation Incentive Agreement with Jake Sweeney Automotive, Inc. and Declaring an Emergency**

Jake Sweeney Automotive Inc., is proposing to relocate corporate offices currently located in Springdale at 1280 E. Kemper Road to the former Atrium Hotel site located at 30 Tri-County Parkway. The site is currently being used for vehicle parking, but the remaining 24,000 sq. ft. structure of the former hotel is proposed to be converted into new corporate offices for the company. The company is committing to retaining 45 employees with a total annual payroll of \$5,000,000, or an average salary per employee of \$111,111.

The renovations are tentatively scheduled to occur in the second half of 2021, with relocation of the employees to occur early in 2022. Jake Sweeney Automotive Inc. has office space in neighboring communities which house subsidiary companies. The space that will be vacated on Kemper Road may be used to bring new jobs to Springdale from a subsidiary company if this project moves forward.

The proposed incentive is a 5-year Letter-of-Credit (LOC) with staggered percentages. The total potential value of the LOC draws over the term of the agreement is \$210,000. The projected gross payroll tax revenue to Springdale during this period is \$500,000, or \$290,000 net of the proposed incentives.

Please note, our incentive agreement language has been modified to deduct individual employee refunds of incorrectly withheld City payroll taxes due to remote-work policies being implemented by many companies. This three-year window of potential employee refunds is being addressed by delaying the final LOC draw to the company by three years to allow for all potential refunds to be filed. Therefore, the agreement term will be 2022-2028, even though there will only be five possible LOC draws during that time period.

An ordinance, with an emergency clause, authorizing the Mayor and Clerk of Council/Finance Director to Enter into a Job Retention and Creation Incentive Agreement with Jake Sweeney Automotive, Inc. will be before Council at the **05/05/2021** meeting.

**Item VI**

**A Resolution Authorizing the City of Springdale's Participation in the Ohio Association of Public Treasurers Workers' Compensation Group Retrospective Program for 2022**

Since 2010, the City of Springdale has participated in one of two Bureau of Workers' Compensation (BWC) programs: the Group Rating Program or the Group Retrospective Program. For the 2019 and 2020 program years, the City was afforded the opportunity to experience greater savings through a Group Rating Program.

For 2021, the City worked closely with CompManagement (now Sedgwick), the City's Employer Risk/Claim Representative to evaluate options. The greatest savings opportunity for the 2021 rating year was through the Group Retrospective Program through the Ohio Association of Public Treasurers. The City is again eligible for this Group Retrospective Program for the 2022 rating year.

A resolution authorizing the City to participate in the Ohio Association of Public Treasurers Workers' Compensation Group Retrospective Program for experience year 2022 will be before Council at the **05/05/2021** meeting.

**Item VII**

**Other Items of Interest:**

1. Proclamation for MaCio Teague – **04/21/2021** meeting.
2. Proclamation for Arbor Day (April 30, 2021) – **04/21/2021** meeting.
3. Proclamation for Building Safety Month (May 2021) – **05/05/2021** meeting.
4. Proclamation for National Police Week (May 9-15, 2021) – **05/05/2021** meeting.
5. Proclamation for National Public Works Week (May 16-22, 2021) – **05/05/2021** meeting.
6. 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