

INTERNAL MEMORANDUM

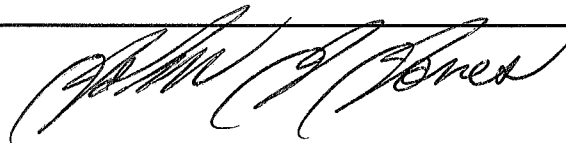
Office of the City Administrator

Springdale, Ohio

December 11, 2020

To: Mr. Thomas Vanover
President
Springdale City Council

From: John J. Jones
City Administrator



Re: Report on Pending and Future Legislation

Item I

An Ordinance Amending Section 73.041 of the Codified Ordinances of the City of Springdale, Ohio

The Rules and Laws Committee of Council met on November 4, 2020 to discuss the parking of commercial vehicles and non-recreational trailers in the City. As a result of the meeting, an amendment to Springdale Code of Ordinances Section 73.041 Commercial Vehicle Parking has been recommended. The amendments in this section redefine what a commercial vehicle is and further defines the exemption for commercial vehicle parking.

An ordinance amending section 73.041 of the Codified Ordinances of the City of Springdale, Ohio was before Council for a first reading at the **12/02/2020** meeting. A second reading is expected at the **12/16/2020** meeting.

Item II

An Ordinance Amending Section 153.252(F)(8) of the Codified Ordinances of the City of Springdale, Ohio

Also as a result of their meeting earlier this month, the Rules and Laws Committee of Council has proposed amendments to Section 153.252(F)(8) of the Springdale Codified Ordinances regarding the parking of commercial vehicles and non-recreational trailers in residential zoning districts. The proposed amendments would allow a non-recreational trailer to be stored in an unenclosed area on residential property provided it is located in the side or rear yard of the property, at a distance farther than five feet from the property line, and parked on an improved surface of concrete or asphalt. Just as in the prior legislation, the amendments to this section also redefine what constitutes a commercial vehicle.

An ordinance amending section 153.252(F)(8) of the Codified Ordinances of the City of Springdale, Ohio was before Council for a first reading at the **12/02/2020** meeting. A second reading is expected at the **12/16/2020** meeting.

Item III

Authorizing a Preliminary Ordinance with the State of Ohio Department of Transportation (ODOT) for Guardrail Replacements within the City of Springdale and Declaring an Emergency

The City has been notified by District 8 of the Ohio Department of Transportation (ODOT) that they are planning a guardrail replacement project which includes work within the City of Springdale. The project is expected to be bid in early 2021 with construction beginning in June. ODOT will be replacing the Type A guardrail and end treatments along State Route 4 under the I-275 overpass. The replacements will be at no cost to the City; however ODOT is requesting an agreement be put in place which authorizes them to perform the work within our jurisdiction.

An ordinance, with an emergency clause, authorizing the Mayor and Clerk of Council/Finance Director to enter into an agreement with the Ohio Department of Transportation for guardrail replacements within the City of Springdale will be before Council at the **12/16/2020** meeting.

Item IV

An Ordinance Authorizing the Execution of a Real Estate Purchase Agreement with Milhaus Properties, LLC for the Purchase of the Real Property Located at 11911 Sheraton Lane in the City of Springdale and Declaring an Emergency

The City of Springdale purchased the former Sheraton/Cincinnati North Hotel in January 2016 in the amount of \$1.95 million. Asbestos-containing material had to be removed from the first floor at a cost of \$113,490 prior to having the ten-story structure demolished in April 2016 at a cost of \$638,314. The City sought and obtained outside assistance for demolition in the form of a Community Development Block Grant (CDBG) for \$300,000 and Transient Occupancy Tax (TOT) Funds in the amount of \$50,000. As a condition of receiving the TOT funds, any proposed development on the site was required to be a hotel of a certain class. If any other type of development was approved, the City agreed to repay the \$50,000 TOT funds. The City has attempted to market the property for several years without success.

Milhaus Properties is a developer of urban, upscale apartments throughout the Midwest. They have offered the City \$2.1 million for the approximately 8.3-acre property. Their initial proposal includes the construction of 225 studio and 1-2 bedroom apartment units in multiple buildings on the site, which would have amenities and pricing targeted to young professionals and empty nesters. It is anticipated the closing will occur in the third or fourth quarter of next year. Various additional steps will be taken between execution of the agreement and final transfer of the property, including the negotiation and approval of incentive agreements and rezoning of the property. No real estate broker is involved, therefore no commission will be paid.

An ordinance, with an emergency clause, authorizing the execution of a real estate purchase agreement with Milhaus Properties, LLC for the purchase of the real property located at 11911 Sheraton Lane in the City of Springdale will be presented to Council at the **12/16/2020** meeting.

Item V

An Ordinance Setting the Employee Pay Rates for 2021 and Declaring an Emergency

As a part of this year's budget process, the City Administration is recommending that Council authorize a two-percent wage increase for all non-union full-time City employees, part-time Firefighters, and all other part-time employees. The pay ordinance would be designed to go into effect on December 20, 2020, meaning employees will receive the benefit of the pay increase on the first pay for 2021 (January 7, 2021).

An ordinance, with an emergency clause, setting pay rates for full-time City employees not covered by a collective bargaining agreement, part-time Firefighters, and other part-time City employees is scheduled to appear before City Council at the **12/16/2020** meeting.

Item VI

Adopting the Final Appropriation and Transfer Ordinance for 2020

This ordinance is adopted each December in order to balance out all departments in the General Fund and to insure we balance within all funds at the end of the year. This is accomplished either by moving funds already appropriated or by adopting additional appropriations to cover actual expenses. An appropriation ordinance does not require an emergency clause and will go into effect immediately after adoption by Council and execution by the Mayor.

The 2020 final appropriation ordinance will be presented for Council's consideration at its meeting on **12/16/2020**.

Item VII

Adopting a Temporary Appropriations Ordinance for the Period January 1, 2021 until the Fiscal Year 2021 Appropriations Permanent Ordinance is Adopted by City Council

The first Springdale City Council meeting of 2021 falls on Wednesday, January 6, 2021. To provide for City operations until the 2021 Annual Appropriations Ordinance is adopted, a temporary appropriations ordinance will need to be adopted by City Council. The adoption of this ordinance is an annual practice of the City.

A temporary appropriations ordinance will be presented for Council's consideration at the meeting of **12/16/2020**. Because this is an ordinance dealing with financial matters, it may take effect on January 1, 2021 without an emergency clause.

Item VIII

Several Resolutions for Council Appointments to Various Boards, Commissions, and Committees

A review of the Boards and Commissions document (dated 11/05/2020) shows the terms of several members of the various boards and commissions expire at the end of this calendar year. Below are a number of board or commission members, according to the document, with terms expiring this year:

Board or Commission	Name	Term Ends	Appointment Source
Charter Revision	Michele Gilmore	12-31-20	Council Appt.
Civil Service Commission	Kathy Nienaber	12-31-20	Council Appt.
Tax Review Board	Gregory D. Johnson	12-31-20	Council Appoint.

Item IX

An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into a Cooperative Agreement with Hamilton County for the East Kemper Road/CSX Bridge Repair 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 addition, an application requesting State Capital Improvement Program (SCIP) Funds for half (\$451,170) of the current project estimate has been filed. If the SCIP funding is awarded, Springdale's cost would be the remaining \$155,741. Currently, the project is scheduled for bid in late 2021 with a 2022 construction start.

An ordinance, with an emergency clause, authorizing the Mayor and Clerk of Council/Finance Director to enter into a cooperative agreement with Hamilton County is anticipated to be before Council at the **01/06/2020** meeting.

Item X

An Ordinance Adopting the Annual Appropriations/Estimated Receipts for Fiscal Year Ending December 31, 2021

This ordinance, scheduled for the **01/06/2021** meeting, authorizes the approval of appropriations for current expenses and other potential expenditures of the City of Springdale, Ohio, for the fiscal year ending December 31, 2021. It also adopts the estimated receipts the City anticipates collecting in the fiscal year ending December 31, 2021. Generally, the appropriations and receipts will be consistent with the 2021 Budget document, which is scheduled to be presented to Council at the **12/16/2020** meeting. The appropriations ordinance does not require an emergency clause and will go into effect immediately after adoption by Council and execution by the Mayor.

Item XI

A Resolution Authorizing the Investment of Municipal Funds

Article III, Section G, Paragraph 6, (i) of the Charter requires the Clerk of Council/Finance Director shall “Invest any such funds as Council, by resolution, declares are not needed for any Municipal purpose for more than ninety (90) days.” At the beginning of the year, it has been Council’s long-standing practice to adopt a blanket resolution authorizing the Clerk to invest those funds she determines not to be needed for more than 90 days. Such a resolution for the year 2021 will be before City Council on **01/06/2021**.

Item XII

A Resolution Requesting Advance Payment from the County Auditor

At its first meeting each year, Council adopts a resolution requesting the County Auditor “pay to the Clerk of Council/Finance Director of the City of Springdale all funds currently available for distribution to said City of Springdale.” If we fail to adopt such a resolution, the County will hold our property tax settlements as long as they can in order to derive the interest from the investment of such funds. As a result of this resolution, the County must distribute our property tax settlements as soon as the money is collected and available. The resolution covering 2021 will be before Council at the **01/06/2021** meeting.

Item XIII

An Ordinance Accepting a Bid and Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into a Contract with Rumpke of Ohio, Inc., for Waste Collection and Recycling Services and Declaring an Emergency

Since 2010, the City has participated in the Southwest Ohio Regional Refuse Consortium (SWORRE) through the Center for Local Government (CLG) in which member jurisdictions jointly seek bids for the collection, transportation, and disposal or processing of solid waste and recyclable materials. The City’s current solid waste and recycling contract resulting from our participation with SWORRE is through Rumpke of Ohio, Inc. and expires on February 28, 2021. The current rates for the program include unlimited solid waste collection services at \$10.85/household/month and curbside recycling services at \$3.49/household/month. This is the final year of a three-year agreement which included two separate option years.

Bids for the upcoming program were received on November 24, 2020. Unfortunately, only one bid was submitted for this term. Representatives from each of the participating municipalities along with CLG are in the process of evaluating the results of the bid. The Rumpke bid provides several options for each individual community to consider.

An ordinance, with an emergency clause, accepting the bid and authorizing the Mayor and Clerk of Council/Finance Director to enter into an agreement with Rumpke of Ohio, Inc. for waste collection and recycling services will be before Council at the **01/20/2021** meeting.

Item XIV

Other Items of Interest:

1. Presentation of the 2021 Budget – **12/16/2020**.
2. Proclamation Recognizing City Engineer Don Shvegza – **12/16/2020**.
3. 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