

INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

January 31, 2014

To: Mr. Thomas Vanover
President
Springdale City Council

From: Derrick Parham
City Administrator

Re: Report on Pending and Future Legislation

Item I

A Resolution Supporting the Application of Episcopal Retirement Home Affordable Living, LLC, (ERH) for Low-Income Housing Tax Credits from the Ohio Housing Finance Agency to Help Refinance and Renovate The Meadows Adjacent to the Maple Knoll Village Campus

Episcopal Retirement Homes Affordable Living, LLC (ERH) in collaboration with Maple Knoll Village (MKV) and The Model Group has plans to renovate the 149 rental units at The Meadows adjacent to Maple Knoll Village. ERH is the developer and manages the daily operations of The Meadows. To assist with the cost of the renovation, ERH is submitting an application to the Ohio Housing Finance Agency (OHFA) to receive low income tax credits that should encourage investors to come aboard. Support from the local community provides additional points and improves their chance of being successful.

The application deadline is Thursday, February 20 with the decision date by OHFA not occurring until June. ERH estimates the project will take one and a half years to complete.

A resolution supporting the application of Episcopal Retirement Homes Affordable Living, LLC (ERH) for low-income tax credits to renovate The Meadows will be before Council at the **02/05/2014** meeting.

Item II

An Ordinance Authorizing The Mayor And Clerk Of Council/Finance Director To Execute An Addendum To The Existing Contract For Electrical Inspection Services With Inspection Bureau Incorporated (IBI) and Declaring An Emergency

In December 2000, the City entered into an agreement with Inspection Bureau Incorporated (IBI) authorizing IBI to conduct electrical safety inspections and plan examinations on behalf of the City. Under the agreement, IBI issues the certificates of approval on the electrical components of a project.

Recently, the Ohio Board of Building Standards (OBBS) required all jurisdictions using IBI to alter the way inspections and approvals are coordinated. Under the current agreement, IBI may approve plans, issue orders, and make final approvals for occupancy on behalf of the City. OBBS has indicated, by code, only the City's Building Official (William McErlane) may perform these functions. Under the addendum, if IBI has a building official, that position may perform said functions as long as there is an agreement between the City and IBI stating so. OBBS has agreed this would be an acceptable method of inspecting and approving electrical plans for occupancy.

An ordinance, with an emergency clause, authorizing an addendum to the existing contract between the City and Inspection Bureau Incorporated for electrical inspection services will be before Council for consideration at the **02/05/2014** meeting.

Item III

An Ordinance Amending the Springdale Zoning Map for the Property at 135 Northland Boulevard Changing the Zoning from Support Services (SS) to General Business (GB) Zoning

This ordinance would rezone the old Delhi Flower and Garden property located on Northland Boulevard from a Support Services (SS) district to a General Business (GB) district. The property is now owned by the Sweeney family. Their intentions are to locate another automobile dealership at the site. As was mentioned at the December 18 meeting of Council, the site was previously an automobile dealership. By a unanimous vote, the Springdale Planning Commission has recommended that Council approve the rezoning of the property.

At the January 8 Council meeting, it was pointed out that the Public Hearing for this rezoning was scheduled to occur at the **02/05/2014** meeting. Unfortunately, staff did not advertise the Public Hearing in the local newspaper in a timely fashion. By the City's Code of Ordinances, a public hearing must be advertised thirty (30) days prior to the date of the actual hearing. As a result of this mishap, the Public Hearing (and second reading) was rescheduled for the **02/19/2014** meeting. The first reading of the ordinance will take place at the **02/05/2014** meeting. The announcement for the Public Hearing was advertised on January 15, 2014.

An ordinance amending the Zoning Map for the property at 135 Northland Boulevard changing the zoning from SS to GB is scheduled for a first reading at Council's **02/05/2014** meeting. A second reading of the ordinance along with a Public Hearing is scheduled before Council at the **02/19/2014** meeting.

Item IV

An Ordinance Authorizing the City to Enter Into a Lease/Purchase Agreement with US Bank to Finance the Purchase of Two (2) Large Dump Trucks for the Public Works Department and Declaring an Emergency

Due to the financial challenges facing the City over the past few years, the organization has delayed the replacement of a great deal of our fleet and equipment. The more we continue to delay these replacements, the more challenging it becomes to execute the services to the citizens of the community. In the 2014 Budget, the plan was to purchase one (1) large dump truck (\$132,000) for the Public Works Department. This year's intense snow season has taken a huge toll on our vehicles and equipment. Presently, we are down two (2) large trucks. We expect to return one (1) of the two (2) back to service. The other unit is gone for good and will be disposed of when the new vehicles are purchased.

We requested financing rates from a number of financial institutions and of the four (4) we received, US Bank was by far the lowest at 1.388% over a three-year period to finance between \$225,000 and \$270,000. The actual amount we will need to finance will be determined as soon as we have a firm number for the cost of the trucks.

An ordinance, with an emergency clause, authorizing a lease/purchase agreement with US Bank to finance the purchase of two (2) large dump trucks is scheduled to be before Council for consideration at the **02/19/2014** meeting.

Item V

An Ordinance Amending Sections 153.246 and 153.014 of the Springdale Zoning Code Regarding Food Preparation in Support Service Districts

The City's Economic Development Department has had discussions with a business that is considering relocating some of their operations within the City of Springdale on property zoned Support Services (SS). This particular business prepares food items for distribution to their retail stores. Unfortunately, the City's SS Districts do not permit/allow such a use. It is staff's opinion that to include this use in the SS District would not be contradictory to the purpose of the SS District.

The Springdale Planning Commission, at its January 14, 2014 meeting, voted with a six (6) to zero (0) unanimous outcome, to recommend City Council amend the Zoning Code to allow Food Preparation as a Principally Permitted Use in SS Districts. If the amendment is adopted, there is a strong chance this business will locate its operations within the City of Springdale.

An ordinance amending the Springdale Zoning Code to allow Food Preparation as a Principally Permitted Use in Support Services (SS) Districts is scheduled for a first reading at Council's **02/19/2014** meeting. A second reading of the ordinance along with a Public Hearing is scheduled before Council at the **03/05/2014** meeting

Item VI

An Ordinance Amending Section 153.218 of the Springdale Zoning Code to Add Automotive Service Facilities to the General Business (GB) Districts as a Conditional Use

At the January 14, 2014 meeting of the Springdale Planning Commission, the Commission, with a six (6) to zero (0) unanimous vote, recommended Council amend the Zoning Code to add Automotive Service Facilities to the General Business (GB) Districts as a Conditional Use. I have attached a copy of Building Official William McErlane's January 14 memorandum to the Springdale Planning Commission explaining that at one time automotive repairs/services were permitted in the City's GB Districts. However at some point, automotive services were no longer allowed in GB Districts. Staff has had little success determining how or why automotive services had been removed from our GB Districts. In his memo, Mr. McErlane also points out there are presently five (5) non-conforming locations where auto services are located in the City of Springdale. See the memo for further details.

An ordinance amending the Springdale Zoning Code adding Automotive Service Facilities to the General Business (GB) District as a Conditional Use is scheduled for a first reading at Council's **02/19/2014** meeting. A second reading of the ordinance along with a Public Hearing is scheduled before Council at the **03/05/2014** meeting

Item VII

Other Upcoming Items of Interest

1. Infectious Disease Program Update - Dr. Judith Feinberg

Dr. Judith Feinberg made a presentation to City Council at the **06/19/2013** meeting on the proposed Infectious Disease Program. Because the majority of the details surrounding the program had not yet been finalized, Dr. Feinberg was asked to return to a future City Council meeting and provide Council with an update. We have scheduled Dr. Feinberg for the **02/05/2014** meeting to present details of the program not known at the **06/19/2013** meeting.

2. West Kemper Road Sidewalk Public Meeting

At the January 8, 2014 meeting of Council, there was much discussion surrounding the installation of sidewalks on West Kemper Road between Walnut Street and Lawnview Avenue. The Administration was asked to gather information on a proposed location for sidewalks on the north side of West Kemper Road and how much such a project would cost. After collecting the data, the findings would then be presented to City Council and the affected residents at a future Public Meeting. Due to the deadlines surrounding the potential funding application, the Public Meeting is being scheduled for the **02/19/2014** meeting. The applications are due at the end of March.

Mayor
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Law Director
Department Directors
Reading File

Clerk of Council / Finance Director
Assistant City Administrator
City Engineer
Recording Secretary