

# INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

February 10, 2017

To: Mr. Thomas Vanover  
President  
Springdale City Council

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From: Derrick Parham  
City Administrator

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Re: Report on Pending and Future Legislation

## Item I

### **An Ordinance Amending Various Sections of the Codified Ordinances of the City of Springdale, Ohio (Springdale Zoning Code)**

Following a lengthy review by members of the Planning Commission, Board of Zoning Appeals, City Council, and staff, a comprehensive update to the City's Zoning Code was approved by Council at its **03/02/2016** meeting. The new Zoning Code took effect on April 2, 2016. In November 2016, a number of revisions were made to the document to address issues discovered during the implementation of the new Zoning Code. Once again, as we live, breathe, and experience the new Zoning Code, we learn of things that possibly could have been addressed in a different manner or were not addressed at all. In this instance, we discovered that a provision originally added to the Zoning Code was unintentionally omitted from the new code during the overall update.

In March 2014, the Zoning Code was amended to include the allowance of "Food Preparation" in Support Service Districts. Unfortunately, when the comprehensive update of the Zoning Code occurred, for some reason this amendment had not yet been incorporated into the Zoning Code. As a result, when the committee began working with the document and subsequently recommending language for the new code, this particular language was not included. In addition to this issue, new language is also being proposed to address other temporary signs as well as clarifying that razor wire is prohibited in the City.

At their January 10, 2017 meeting, the Springdale Planning Commission voted to recommend City Council amends the existing Zoning Code. A memo from City Planner Anne McBride detailing the proposed amendments was included in the electronic version of the January 18<sup>th</sup> meeting report.

At the **01/18/2017** meeting, Council set a Public Hearing to address the recommended amendments to the Zoning Code. An ordinance amending various sections of the Zoning Code of the Springdale Code of Ordinances received a first reading at Council's **02/01/2017** meeting. The second reading of the ordinance along with a Public Hearing is scheduled for Council's consideration at the **02/15/2017** meeting.

## **Item II**

### **An Ordinance Accepting a Bid and Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into a Contract with Adleta, Inc. for the 2017 Street Program (Rehabilitation Work) and Declaring an Emergency**

As you may recall, a portion of the first project under the City's Comprehensive Capital Improvement Program, the 2016 Street Program, began late last fall. The second project under the program is the 2017 Street Program. As previously reported, the 2017 Street Program is being divided into two separately administered phases (Rehabilitation Work and Maintenance Work). The first phase will involve rehabilitation work being performed on a number of streets around the community and will include the following repairs: full curb replacements, catch basin repairs, manhole adjustments, sidewalk replacements, ADA ramps at various intersections, pavement repairs, and a complete grind of the old asphalt to make room for the addition of new asphalt. This rehabilitation work is projected to take place on Cameron Road, Naylor Court, Grandin Avenue between Vanarsdale Lane and Rose Lane (including Bernhart and Whallon Courts), Ray Norrish Drive, and Springdale Lake Drive. Not all of the abovementioned work will be performed on every street. A complete listing of which streets will receive what repairs can be found on the City's webpage. The rehabilitation work will also be performed on W. Kemper Road between Springfield Pike (SR 4) and Kenn Road. This work will be comprised of catch basin repairs, manhole adjustments, ADA ramp improvements, pavement repairs, and a grind and overlay of the asphalt.

Bids were received on Thursday, January 26 for the rehabilitation work phase of the 2017 Street Program. Adleta, Inc., who submitted a bid of \$1,516,329.73, was determined to be the lowest and best bidder. In the 2017 Budget, this project was estimated at a cost of \$1,692,566. The actual bid amount is \$176,236.27 less than what was budgeted for this rehabilitation work.

An ordinance, with an emergency clause, authorizing an agreement with Adleta, Inc. for the 2017 Street Program (Rehabilitation Work) will be before Council for consideration at the **02/15/2017** meeting.

## **Item III**

### **An Ordinance Accepting a Bid and Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into a Contract with Strawser Construction for the 2017 Street Program (Maintenance Work) and Declaring an Emergency**

The second phase of the 2017 Street Program will consist of general maintenance work in numerous areas throughout the City. In the Glenview Subdivision and on Sharon Road from Springfield Pike to the Forest Park boundary, partial and full-depth pavement repairs will be completed on failing pavement as well as the application of a Cape Seal treatment. The Cape Seal process seals the pavement section, reduces reflective cracking, corrects minor rutting, adds skid resistance, and provides a uniform dark color to the entire pavement surface. This Cape Seal treatment will also be applied to Lawnview Avenue.

In addition, the contractor will apply a couple of other general maintenance applications to address cracks and other general wear and tear on our roads. The crack seal process, which addresses larger gaps ranging from ¼ inch to 1 inch in width, as well as a mastic surface treatment (Onyx) which fills smaller fractures, will be applied to streets in the Heritage Hill Subdivision, the Springdale Terrace Subdivision, and the Grandin Subdivision (west of Rose Lane). This dual process will seal the pavement while providing a uniform dark color to the entire pavement surface. The general maintenance work should go a long way in helping to extend and further preserve the life of our streets for additional years to come.

Bids for the maintenance work were also received on Thursday, January 26. Only one bid was received for this work. Strawser Construction, Inc. was the lone bidder with a bid in the amount of \$626,632.63. This work was budgeted at \$728,785. In this case, Strawser's bid was \$102,152.37 below our budget figure. Based upon the amount budgeted for both phases of the 2017 Street Program, the City was able to realize an overall savings of \$278,388.64.

An ordinance, with an emergency clause, authorizing an agreement with Strawser Construction, Inc. for the 2017 Street Program (Maintenance Work) will be before Council for consideration at the **02/15/2017** meeting.

#### **Item IV**

#### **An Ordinance Authorizing the City to Enter Into a Lease/Purchase Agreement by and Between U.S. Bancorp Government Leasing and Finance, Inc. and the City of Springdale to Purchase a New Fire Engine and Declaring an Emergency**

The Springdale Fire Department currently has two fire engines, a 1995 and a 1992 Emergency One Pumper. With the increasing age of these two units and the resulting increase in vehicle maintenance costs, the City has determined it is time to begin the replacement of these two units. Unfortunately, at this point, it is cost prohibitive to replace both units at the same time. As a result, the plan is to enter into a lease/purchase program to acquire the first unit. Under this lease/purchase program, the City would finance the purchase of the first unit over a three-year period. The Fire Department has designed an E-One Fire Engine unit from the State of Ohio Cooperative Purchasing Program originally estimated at \$560,000. Unfortunately, the 2016 contract at that overall rate has expired. With the department needing to add a couple of items originally omitted from their design, plus the rates receiving a four percent inflationary increase, the updated contract amount for the new engine is now estimated at approximately \$604,000.

The City has been able to secure a 1.99% interest rate from U.S. Bancorp Government Leasing and Finance, Inc. to acquire the vehicle. The intent is to place an order following the authorization from Council and anticipate delivery of the unit seven to nine months later. This three-year lease/purchase program is very similar to how the City previously acquired the 2012 ambulance and the street sweeper during the same year. Based on the amount we plan to borrow and the proposed interest rate, the City is scheduled to make three annual payments of \$209,399 on March 31 of 2018, 2019, and 2020. Barring any emergencies, the City plans to acquire the second unit in a similar fashion. Utilizing the lease/purchase program, we would anticipate ordering the new unit in 2020 and making the first payment at some point in 2021.

An ordinance, with an emergency clause, authorizing the City to enter into a lease/purchase agreement with U.S. Bancorp Government Leasing and Finance, Inc. to purchase a new fire engine is anticipated to be before Council for consideration at the **02/15/2017** meeting.

### **Item V**

#### **An Ordinance Accepting a Proposal Under the State of Ohio Cooperative Purchasing Program and Authorizing the Purchase of a New Fire Engine from Vogelpohl Fire Equipment, Inc. in the Amount of \$575,285 and Declaring an Emergency**

If this ordinance is passed by City Council, it will essentially authorize the City to purchase the new fire engine using the vendor and pricing under the State of Ohio Cooperative Purchasing Program (State of Ohio bid process). The fire engine designed by the Springdale Fire Department from the State bid list is a 2017 E-One Custom Emax Pumper and is being sold by Vogelpohl Fire Equipment, Inc. in the amount of \$575,285. Unfortunately, not all of the desired features for the new unit are identified on the State bid list. As a result, we will need to cover the cost of those features (approximately \$28,715) through the City's purchase order process. The State bid cost along with the purchase order items equals the \$604,000 identified earlier under Item IV of this report.

An ordinance, with an emergency clause, accepting a proposal under the State of Ohio Cooperative Purchasing Program and authorizing the City to purchase a new fire engine from Vogelpohl Fire Equipment, Inc. in the amount of \$575,285 is scheduled for Council's consideration at the **02/15/2017** meeting.

### **Item VI**

#### **An Ordinance Creating the Street Improvement Debt Fund**

The City Administration continues to work towards finalizing the issuance of bonds for street improvements to upgrade the roads in the City's neighborhoods. At the conclusion of this process, the City intends to secure approximately \$8,300,000 in proceeds (funds) to cover the costs of the implementation of the Comprehensive Capital Improvement Program. Once again, the elements of the program can be found on the City of Springdale website.

In an effort to properly account for the payoff of this debt, it is recommended the City create the "Street Improvement Debt Fund." This fund will be used to account for the annual payments of the principal and interest associated with the debt generated from the City borrowing \$8,300,000. Annually, a transfer will be made from the City's General Fund to the new Street Improvement Debt Fund which will cover the annual principal payment and the annual interest costs.

An ordinance, with an emergency clause, creating the new Street Improvement Debt Fund is scheduled to be presented to Council for consideration at the **03/01/2017** meeting.

### **Item VII**

#### **An Ordinance Creating the Street Improvement Operations Fund**

Similarly, as the City will need to track and account for the payment of the principal and interest associated with issuing the bonds for the City's Comprehensive Capital Improvement Program, the City will also need to account for the expenditures for the various projects. If called upon by the State Auditors, the City must be able to clearly identify that the proceeds borrowed to pay for these street improvement projects were actually used to do just that.

It is recommended that the City create the "Street Improvement Operations Fund" to account for the expenditures related to the many projects under the Comprehensive Capital Improvement Program. Once the fund is established, all expenses generated in 2017 and beyond that are associated with the various projects under the program will be charged into this fund.

An ordinance, with an emergency clause, creating the new Street Improvement Operations Fund is scheduled to be presented to Council for consideration at the **03/01/2017** meeting.

**Item VIII**

**Adopting a Supplemental Appropriation/Estimated Receipts Ordinance to Make Appropriations for Current Expenses and Other Expenditures and Adjust Estimated Receipts for the City of Springdale During the Fiscal Year Ending December 31, 2017**

The adoption of a supplemental appropriation ordinance is necessary at this time due to the City's plans to issue bonds and receive approximately \$8,300,000 in proceeds (revenue). This amount of revenue was not included as a part of the City's appropriation ordinance (Ordinance No. 1-2017) passed by Council on January 4. Therefore, Council by ordinance needs to authorize the receipt of these funds for 2017. Although these receipts have not previously been authorized by Council, the anticipated expenditures associated with these funds were appropriated in this year's 2017 appropriations ordinance. Expenses planned to be covered by the bond proceeds during 2017 as a part of the Comprehensive Capital Improvement Program are: construction and engineering costs for the 2017 Street Program; construction and engineering costs for the SR 4 (Cameron Road to I-275) Urban Paving Project; and construction and engineering costs for the Cloverdale Pavement Rehabilitation. The construction costs for the three remaining projects (Beacon Hills/Kenn Road Rehabilitation, Glensprings Drive Rehabilitation, and the Jake Sweeney Place Rehabilitation) are scheduled to be appropriated as a part of the City's 2018 Budget process. Engineering costs for these three projects will be paid in 2017.

The supplemental appropriation ordinance is scheduled to be presented for Council's consideration at the **03/01/2017** meeting. Due to the ordinance being financial in nature, it does not require an emergency clause to go into effect immediately.

**Item IX**

**An Ordinance Accepting a Bid and Authorizing an Agreement with the Contractor with the Best Bid for the Springdale Community Center Walking Path Improvement and Declaring an Emergency**

The walking path at the Springdale Community Center has been an integral part of the Center and its recreational options for well over thirty years. The path was originally installed in 1972 when the outdoor facilities and ball fields were developed. In the mid to late 1980s, the path was resurfaced and widened to approximately nine feet to better accommodate the Park staff's maintenance vehicles. In recent years, the staff has performed minor repairs to the path in an effort to minimize safety hazards and attempt to prolong the life of the asphalt. Overall, the path is approximately one mile in distance around the Center.

For the past few years, City staff has actively pursued outside funding to assist with making more substantial repairs and improvements to the path. Unfortunately, none of those attempts were successful. In late 2015, the decision was made to move forward with appropriating funds to make the necessary improvements without the assistance of outside funding.

Bids were received on Thursday, February 9 for the Community Center Walking Path Improvement. Currently, those bids are being evaluated for accuracy. It is staff's intention to provide Council with a recommendation at the **02/15/2017** meeting.

An ordinance, with an emergency clause, accepting a bid and authorizing an agreement with the contractor with the best bid for the Community Center Walking Path Improvement will be before Council for consideration at the **03/01/2017** meeting.

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