

# INTERNAL MEMORANDUM

Office of the Assistant City Administrator

Springdale, Ohio

March 1, 2019

To: Mr. Thomas Vanover  
President  
Springdale City Council

From: Amanda Zimmerlin  
Assistant City Administrator



Re: Report on Pending and Future Legislation

## Item I

**Adopting a Supplemental Appropriation/Estimated Receipts Ordinance 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, 2019**

The adoption of a supplemental appropriation ordinance is necessary at this time due to the City's need to make the required lease/purchase payments for the 2017 E-One Custom Emax Pumper and the Versalift SST-40-EIH Aerial Unit Package-2018 Ford F550 4x2 Chassis (Bucket Truck).

At the February 15, 2017 City Council meeting, Council authorized the purchase of a new fire engine from Vogelpohl Fire Equipment Inc. At that same meeting, City Council authorized a lease/purchase agreement with U.S. Bancorp Government Leasing and Finance, Inc. to finance the fire engine. The City made the first payment in March 2018. The City is scheduled to make two more annual payments in March of 2019 and 2020.

Similarly, at the March 7, 2018 City Council meeting, Council authorized the purchase of a Versalift SST-40-EIH Aerial Unit Package-2018 Ford F550 4x2 Chassis (Bucket Truck). Like the fire engine, the purchase of the Bucket Truck has been leased/financed to spread the payments over several years to lessen the impact on the budget. The City is required to make the first semi-annual payment in March 2019. The remaining half of the 2019 lease payment is due in November. Lease payments will be made in 2020 and 2021.

The supplemental appropriation ordinance is scheduled to be presented for Council's consideration at the **03/06/2019** meeting. Due to the ordinance being financial in nature, it does not require an emergency clause to go into effect immediately.

### **Item II**

#### **An Ordinance Approving a Zone Change for the Real Property Located at 12000 and 12050 Princeton Pike in the City of Springdale**

At its February 12, 2019 meeting, by a vote of seven in favor and zero opposed, the Springdale Planning Commission recommended to Council the approval of a Zoning Code and Zone Map amendment for 5.93 acres located at 12000 and 12050 Princeton Pike. The applicant is requesting to rezone the 5.93 acres located at 12000 and 12050 Princeton Pike from "GB" General Business to "PUD" Planned Unit Development. The site contains two buildings which were formerly Staples (19,575 sqft) and Cincinnati Overstock Warehouse (85,026 sqft). The applicant requested the zone map amendment to PUD to allow for animal training, boarding, dog park, and pet daycare in the former Staples building, as well as a self-storage facility in the former Cincinnati Overstock Warehouse building.

An ordinance amending the Zoning Code and Zoning Map for the 5.93 acres located at 12000 and 12050 Princeton Pike changing the zoning district from "GB" General Business to "PUD" Planned Unit Development is scheduled for a first reading at the **03/06/2019** meeting. A second reading and Public Hearing for the ordinance will be before Council at its **03/20/2019** meeting. Due to the high number of pages expected to be associated with this ordinance, a copy of the exhibit(s) will not be attached to the legislation, however will be made available for inspection in the office of the Clerk of Council/Finance Director.

### **Item III**

#### **An Ordinance Approving the Preliminary Development Plan for the Real Property Located at 12000 and 12050 Princeton Pike in the City of Springdale**

PSA Architects, on behalf of Red Dog Pet Resort & Spa, came before Planning Commission at their February 12, 2019 meeting. As described above, the proposed plan would rezone 5.93 acres located at 12000 and 12050 Princeton Pike from "GB" General Business to "PUD" Planned Unit Development.

The site contains two buildings which were formerly Staples (19,575 sqft) and Cincinnati Overstock Warehouse (85,026 sqft). The applicant requested the zone map amendment to PUD to allow for animal training, boarding, dog park, and pet daycare in the former Staples building, as well as a self-storage facility in the former Cincinnati Overstock Warehouse building. Planning Commission's recommendation for approval was subject to staff comments, that sign "B" along Princeton Pike be a ground sign in lieu of a pole sign, and that the applicant work with staff to arrive at an acceptable size for the sign "A" along I-275. Staff has held two meetings with the applicant and continues to work with the applicant to come to an agreement on the size of sign "A". The final sign design will be approved on the Final Development Plan.

An ordinance approving the Preliminary Development Plan for the 5.93 acres located at 12000 and 12050 Princeton Pike is scheduled for a first reading at the **03/06/2019** meeting. A second reading and Public Hearing for the ordinance will be before Council at its **03/20/2019** meeting. Due to the high number of pages expected to be associated with this ordinance, a copy of the exhibit(s) will not be attached to the legislation, however will be made available for inspection in the office of the Clerk of Council/Finance Director.

**Item IV**

**Resolutions Appointing Two Members to the Springdale CRA Housing Council**

At the September 19, 2018 City Council meeting, Council approved Ordinance No. 45-2018 which established the Community Reinvestment Area (CRA) along the Route 4 corridor. As part of the CRA, the City is required to create a Housing Council to oversee the program. The Ohio Revised Code (ORC) states that the purpose of the Housing Council is to make an annual inspection of the properties within the CRA for which exemptions have been made. The Council will also hear appeals under section 3735.70 of the ORC. The Housing Council will meet once a year. The City of Springdale Building Department will perform a physical inspection of each property within the CRA receiving an abatement to ensure that they are in compliance with zoning, building, and property maintenance codes. The Housing Council will review each one during the meeting and determine if there is any reason to discontinue the abatement. Special meetings would be called if there are any appeals of tax abatements that have been granted.

The Housing Council is comprised of the following:

- 2 Mayoral Appointments
- 2 City Council Appointments
- 1 Planning Commission Appointment
- 2 Members appointed by the other 5 members

City Council will need to appoint two members to the Housing Council. Appointments are for a three-year term.

Two separate resolutions for Council appointments to the Springdale Community Reinvestment Area (CRA) Housing Council are anticipated to be before Council at the **03/20/2019** meeting.

**Item V**

**Other Items of Interest**

- 1) A Proclamation Declaring the Week of April 1 through April 7, 2019 as National Public Health Week – **03/20/2019**;
- 2) Special Session Council Meeting – Wednesday, April 24, 2019 7:00pm at the City of Springdale Recreation Center, 11999 Lawnview Avenue, Springdale, OH 45246.

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