

# INTERNAL MEMORANDUM

Office of the Assistant City Administrator

Springdale, Ohio

March 29, 2019

To: Mr. Thomas Vanover  
President  
Springdale City Council

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From: Amanda Zimmerlin  
Assistant City Administrator

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Re: Report on Pending and Future Legislation

## Item I

### **A Resolution Appointing a Member to the Board of Zoning Appeals**

City Council will need to appoint a new member to the Board of Zoning Appeals to fill a recently vacated unexpired term. The term of the newly appointed member will expire on November 30, 2019.

A resolution for a Council appointment to the City of Springdale Board of Zoning Appeals is anticipated to be before Council at the **04/03/2019** meeting.

## 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.

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. The applicant is requesting a sign that is 498 square feet. This item is being taken back to Planning Commission at their April 9, 2019 meeting.

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 was before Council for a first reading at the **03/06/2019** meeting. A second reading and Public Hearing for the ordinance was to be before Council at its **03/20/2019** meeting. City Council, at the **03/20/2019** meeting, opened the public hearing and continued it in process to the **04/17/2019** meeting along w. Council voted to move the second reading and the public hearing to the **04/17/2019** 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. The applicant is requesting a sign that is 498 square feet. This item is being taken back to Planning Commission at their April 9, 2019 meeting.

An ordinance approving the Preliminary Development Plan for the 5.93 acres located at 12000 and 12050 Princeton Pike had a first reading at the **03/06/2019** meeting. A second reading and Public Hearing for the ordinance was before Council at its **03/20/2019** meeting. Since staff was unable to come to a satisfactory conclusion with the applicant regarding the signage, Council opened the public hearing and continued it in process to the **04/17/2019** 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**

**Authorizing the Mayor and Clerk of Council/Finance Director to Enter into an Agreement with TEC Engineering, Inc. for the Provision of Professional Services for the Operations and Maintenance of the City of Springdale’s Traffic Control System and Declaring an Emergency**

The City’s contract with TEC Engineering, Inc. (TEC) for operating and maintaining the City’s traffic control system is scheduled to expire April 30, 2019. The existing agreement covered a three-year period from May 1, 2016 through April 30, 2019. Currently, the City of Springdale pays TEC \$3,100 a month for their services. TEC has presented the City with two options.

Option 1: This option maintains the services exactly as they are under the current contract. The City of Springdale would purchase a new server for the Centrac software, provide for a high-speed internet connection to the server, and be responsible for the yearly maintenance fee. All intersection licenses will remain the property of the City.

Server Upgrade:	\$28,000 one-time expense
Maintenance Fee to Path Master:	\$12,500/annual
Compensation to TEC May 1, 2019-April 30, 2022:	\$3,200/month year 1
	\$3,300/month year 2
	\$3,400/month year 3
Total Three-Year Contract:	<b>\$184,300</b>

Option 2: This option maintains all of the services currently provided by TEC as traffic engineers to the City. However, in this option, TEC will provide and maintain a server and the most current version of Centrac as well as be responsible for yearly maintenance fees. All intersection licenses will remain the property of the City.

Server Upgrade:	\$0
Maintenance Fee to Path Master:	\$0
Compensation to TEC May 1, 2019-April 30, 2022:	\$4,700/month
Total Three-Year Contract:	<b>\$169,200</b>

Option 2 would result in a \$15,100 savings over the three-year contract.

Both proposals have a slight increase in the Traffic Engineering Service Rates (TES). Overall, the TES rate adjustments represent slightly more than a 3% increase over the three-year agreement. TEC has served as the City’s Traffic Engineer since 1997, and if this agreement is approved, this would be the fifth multi-year agreement the City has had with TEC.

Since 2014, the City has installed microwave traffic detection (Wavetronix) devices at various intersections during road construction. The most recent being E. Kemper Road/Century Boulevard and SR 747/Tri-County Parkway. The devices not only monitor traffic but also are capable of compiling traffic counts. Unfortunately, the current server we have in place for our detection device system is outdated for the advancement in the software under our current maintenance contract with Path Master. In the 2019 Annual Budget, Council approved \$28,000 in the Capital Budget (090) for the purchase of a new server. Council also approved the \$12,500 annual maintenance fee to Path Master. The upgrade to the server is necessary for the proper function of our traffic control devices. The City would maintain ownership of the current server.

An ordinance, with an emergency clause, authorizing Option 2 as the new three-year agreement with TEC Engineering, Inc. to provide operations and maintenance services for the City’s Traffic Control System is scheduled to be before Council for consideration at the **04/17/2019** 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 – **04/03/2019**;
- 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