

# INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

April 13, 2018

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 Approving a Major Modification to the Planned Unit Development and Preliminary Development Plan to the Crossings at the Park PUD (Springdale Commerce Park)**

At its September 6, 2017 meeting, Springdale City Council approved a major modification to the Planned Unit Development (PUD) and Preliminary Development Plan for the Crossings at the Park PUD located at GEEAA Park. This plan was submitted by Strategic Capital Partners (SCP), and it modified the original Vandercar plan which included nine industrial buildings being constructed on the site. The SCP plan proposed to construct five industrial buildings and one office/retail building. At the time of the approval, SCP was negotiating to obtain an additional nearly five acres to include as a part of the project. Shortly after the approval, SCP was able to acquire the additional acreage. With the acquisition of those acres, they submitted a new plan to only include four industrial buildings and the office/retail building.

At their meeting on March 13, 2018, the Springdale Planning Commission voted to recommend approval of a major modification to the Crossings at the Park PUD and new preliminary development plan by a vote of six in favor and zero opposed. One member of the Commission was not in attendance. The overall development is proposed to total over one million square feet of space for development.

An ordinance approving a major modification to the Planned Unit Development (PUD) and Preliminary Development Plan of approximately 135 acres at the GEEAA Park was before Council for a first reading at the **04/04/2018** meeting. It is scheduled for a second reading and Public Hearing before Council at the **04/18/2018** meeting.

## **Item II**

### **An Ordinance Amending Section 153.461 of the Springdale Zoning Code Regarding Temporary Signs**

In 2017, as the City was discussing potential projects to submit for Community Development Block Grant (CDBG) funds, several of the elected officials expressed concerns about the City finding additional methods to inform the public about different City programs and/or activities throughout the community. As a part of that discussion, the suggestion was made that the City purchase a portable message sign to announce various activities. As a result, funding was placed in the 2018 Budget to acquire a portable message sign.

Presently under the City's Zoning Code, portable message signs are not permitted. So that the City could use such a method to provide information to residents and the general public, language was developed that would permit the use of portable message signs. Under the proposed language, only the City would be allowed to use a portable message sign. The City would use the sign to highlight events, activities, and programs throughout the community.

An ordinance amending Section 153.461 of the Springdale Zoning Code to permit the City of Springdale to use a portable message sign for City activities, events, and programs was before Council for a first reading at the **04/04/2018** meeting. It is scheduled for a second reading and Public Hearing before Council at the **04/18/2018** meeting.

## **Item III**

### **An Ordinance Accepting Permanent and Temporary Easements from Property Owners Located at 12165 Brookston Drive as a Part of the Beacon Hills Subdivision/Kenn Road Rehabilitation Project and Declaring an Emergency**

In several locations throughout the City of Springdale, water often finds its way onto and across sidewalks and onto public roadways following major rain events. This water is often a result of water from rooftops (gutters from homes) and ground water. During the winter months, this water quickly turns into ice thereby creating very dangerous and unsafe conditions on the public road. Such a condition exists on Brookston Drive between the properties located at 12165 Brookston Drive and 12175 Brookston Drive. To eliminate the water ponding on the sidewalk and street, the City is proposing to create a swale between the two properties which will effectively drain the water to a newly constructed catch basin to be located at the back of the sidewalk. In order to perform this work, the City will need to acquire both a temporary easement and a permanent easement from the property owners of the two addresses identified above. The temporary easement is needed to allow the City's contractor to access the property in order to construct the improvements. The permanent easement is then needed to allow the City to maintain the catch basin in future years.

An ordinance, with an emergency clause, accepting easements (permanent and temporary) from the property owners located at 12165 Brookston Drive as a part of the Beacon Hills Subdivision/Kenn Road Rehabilitation Project will be presented to Council for consideration at the **04/18/2018** meeting.

#### **Item IV**

#### **An Ordinance Accepting Permanent and Temporary Easements from Property Owners Located at 12175 Brookston Drive as a Part of the Beacon Hills Subdivision/Kenn Road Rehabilitation Project and Declaring An Emergency**

As mentioned in the item above, the City will need to acquire both a permanent easement and a temporary easement from the property owners located at 12175 Brookston Drive as a part of the Beacon Hills Subdivision/Kenn Road Rehabilitation Project. This project will eliminate the discharge of water on the sidewalk as well as the public roadway in this area. As a result, the ice buildup during the winter months should no longer occur.

An ordinance, with an emergency clause, accepting easements (permanent and temporary) from the property owners located at 12175 Brookston Drive as a part of the Beacon Hills Subdivision/Kenn Road Rehabilitation Project will be presented to Council for consideration at the **04/18/2018** meeting.

#### **Item V**

#### **An Ordinance Authorizing a Contract with Barrett Paving Materials, Inc. for the W. Kemper Road Resurface Project (between Northland Boulevard and Jake Sweeney Place) and Declaring an Emergency**

In early 2016, as a part of the 2015 Street Improvement Program, the City's contractor applied an Onyx treatment to W. Kemper Road between SR 747 and Lawnview Avenue. This application was performed with the intention of preserving and extending the life of the roadway. The Onyx treatment is an application that has been used over many locations in the State of Ohio as well as throughout the City of Springdale. In the majority of the Springdale instances, the application appears to be working well. Unfortunately, on W. Kemper Road, between Northland Boulevard and Jake Sweeney Place, the City has received complaints that large vehicles (Metro Bus, UPS truck), including the City's Fire Engine, have experienced sliding on the road. Although the City's staff has been unable to identify exactly why it occurs, it has been determined that the problem needs to be eliminated. The project will entail removing the existing asphalt in this section of W. Kemper Road and totally replacing it with new asphalt. An alternate bid was also included which would extend this paving project to connect where the 2015 W. Kemper Road Rehabilitation project concluded (just to the east of Lawnview Avenue).

Bids were opened on Tuesday, April 3 with two companies submitting bids. The best and lowest bid was submitted by Barrett Paving Materials, Inc. that included a base bid of \$265,174.34 and an alternate bid of \$100,862.70 for a total bid of \$366,037.04. The City Engineer's estimate, as well as the 2018 Budget amount, for the base bid portion of this project was \$186,128. The budget amount is \$179,909.04 less than Barrett's total bid amount. Because it appears there will be enough funds remaining from the City's Comprehensive Capital Improvement Program at the conclusion of those projects that could cover the total cost of this project, the decision was made to charge the cost of this project to the Street Improvement Fund (087).

An ordinance, with an emergency clause, authorizing a contract with Barrett Paving Materials, Inc. as the best bidder for the W. Kemper Road Resurface Project will be before Council for consideration at the **04/18/2018** meeting.

**Item VI**

**An Ordinance Authorizing a Contract with the Vendor Submitting the Best Bid for the Purchase of Rock Salt and Declaring an Emergency**

Due to a number of rather mild winter seasons and a sufficient amount of salt in storage, the City has not had to solicit bids for the purchase of rock salt since 2015. The last time the City actually purchased salt was August of 2016. That year, the City spent \$113,134 to restock the salt dome. To date, the City has used more than half of the total amount of salt on hand at the beginning of this year. As a result, the City plans to solicit bids for the purchase of rock salt for the 2018 – 2019 winter snow-removal season.

An ordinance, with an emergency clause, authorizing a contract for the purchase of rock salt will be before Council for consideration at the **05/02/2018** meeting.

**Item VII**

**Other Items of Interest**

1. A Proclamation Declaring the Month of May as Building Safety Month – **04/18/2018**;
2. Presentation: Introduction to the Hamilton County Smart911 System – Fire Chief Michael Hoffman – **04/18/2018**;
3. A Proclamation Declaring the Week of May 13 – May 19, 2018 as Police Week – **05/02/2018**;
4. Introduction of New Employee: Maintenance Worker – Public Works Department – Morgan Griffin – **05/16/2018**;
5. A Proclamation Declaring the Week of May 20 – May 26, 2018 as National Public Works Week – **05/16/2018**.

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