

INTERNAL MEMORANDUM

Office of the Assistant City Administrator

Springdale, Ohio

May 11, 2018

To: Mr. Thomas Vanover
President
Springdale City Council

From: Amanda Zimmerlin
Assistant City Administrator

Re: Report on Pending and Future Legislation

Item I

An Ordinance Approving a Major Modification to the Planned Unit Development (PUD) and Preliminary Development Plan for the Tri-County Mall PUD to Permit the Storage of New Vehicles

At its April 10, 2018 meeting, the Springdale Planning Commission voted to recommend approval of a major modification to the Planned Unit Development (PUD) and preliminary development plan for the Tri-County Mall PUD located at 11700 Princeton Pike by a vote of six in favor and zero opposed. One member of the Commission was not in attendance. The proposal would permit the Mall to have the ability to store up to 800 new, unlicensed but operable automobiles within the lower two floors of the existing parking structure. If approved, the new storage location would be east of the former Dillard's store. There are no alterations to the structure being proposed in conjunction with this request.

An ordinance approving a major modification to the Planned Unit Development (PUD) and Preliminary Development Plan for the Tri-County Mall PUD was before Council for a first reading at the **05/02/2018** meeting. A second reading and Public Hearing for the ordinance is scheduled to be before Council at its **05/16/2018** meeting.

Item II

Authorizing the City of Springdale's Participation in the Ohio Association of Public Treasurers Workers' Compensation Group Rating Program for 2019 and Declaring an Emergency

Since 2010, the City of Springdale has participated in one of two Bureau of Workers' Compensation (BWC) programs sponsored by the Ohio Municipal League (OML). The City has participated in either the Group Retrospective Program or the Group Rating Program. For our 2018 experience, the City participated in the OML Group Rating Program. The City has once again been provided with the opportunity to enroll in the OML Group Rating Program for 2019.

This year, the City is also eligible to participate in a Group Rating Program sponsored by the Ohio Association of Public Treasurers. By comparison of the two groups, it appears that Springdale could experience a slightly better savings by participating in the Ohio Association of Public Treasurers program. This program, by being group rated with other communities throughout Ohio, gives the City the opportunity to save approximately \$31,660 in workers' compensation premiums in 2019. This amount represents roughly a 17% savings compared to the City being individually rated by BWC. The City's projected premiums for 2019 will be in the vicinity of \$150,611. The deadline to file the enrollment form for the 2019 Group Rating Program is May 25, 2018.

An ordinance, with an emergency clause, authorizing the City to participate in the Ohio Association of Public Treasurers Workers' Compensation Group Rating Program for experience year 2019 is scheduled to be before Council for consideration at the **05/16/2018** meeting.

Item III

An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter into a Contract to Purchase Real Estate with Bunnell Hill Development Co., Inc. and Declaring an Emergency

Since completing demolition of the former Sheraton Hotel at 11911 Sheraton Lane, the City Administration has sought to sell the property for redevelopment. A Request for Qualifications was issued in August 2017, but that process was not successful in finding a developer with which an agreement could be negotiated. Over the past few months, the City has been in discussions with Bunnell Hill Development Company and has successfully negotiated a Contract to Purchase Real Estate.

Bunnell Hill Development Company is part of the Schueler Group (which includes Henkle Schueler). Under the terms of the agreement, Bunnell Hill Development Company will provide \$25,000 in refundable earnest money and has an Inspection Period of up to 18 months (12 months plus a six-month extension) to perform due diligence on the property and market it to potential end users. If they are successful in attracting end users, Bunnell Hill will purchase the property for \$1,950,000. Bunnell Hill has the right to terminate the contract if they are not satisfied with the results of the due diligence or if they are not able to attract end users to the property. Prior to closing, the City must be in agreement with Bunnell Hill's Preliminary Development Plan for the property.

An ordinance, with an emergency clause, authorizing the Mayor and Clerk of Council/Finance Director to enter into a Contract to Purchase Real Estate with Bunnell Hill Development Company is scheduled to be before Council for consideration at the **05/16/2018** meeting.

Item IV

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 **06/06/2018** meeting.

Item V

Other Items of Interest

1. Introduction of New Employee: Maintenance Worker – Public Works Department – Morgan Griffin – **05/16/2018**;
2. A Proclamation Declaring the Week of May 20 – May 26, 2018 as National Public Works Week – **05/16/2018**;
3. Appointment of the Board of Equalization to Address Appeals of the Mandatory Drive Apron Improvements as a Part of the Beacon Hills Subdivision/Kenn Road Rehabilitation Project – **06/06/2018**;
4. The first Wednesday in July is the Independence Day Holiday (July 4). As a result, Council has elected to move the first meeting of City Council in July to **Wednesday, July 11, 2018**.

Mayor

Clerk of Council/Finance Director

City Council

City Administrator

Law Director

City Engineer

Department Directors

Recording Secretary

Reading File