

INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

June 2, 2017

To: Mr. Thomas Vanover
President
Springdale City Council

From: Derrick Parham
City Administrator

Re: Report on Pending and Future Legislation

Item I

An Ordinance Consenting to and Authorizing an Enterprise Zone Agreement Between the Hamilton County Board of County Commissioners and Pretzel Baron, LLC and Declaring an Emergency

In 2014, Mr. Gary Gottenbusch, family member of the Servatii Pastry Shop owners, opened a bakery at 311 Northland Boulevard producing tasty pretzels. Unfortunately, the bakery does not have a retail component to it. They simply bake the pretzels and ship them to other locations. At the end of 2016 or the beginning of 2017, Mr. Gottenbusch partnered his operations, Pretzel Baron, LLC, with a pretzel making company out of Germany. As a result of this partnership, Pretzel Baron is planning to expand their operations and institute a number of improvements to both the interior and exterior of the facility. The investment is intended to be in the neighborhood of \$17 million over a three-year period. To assist financially with anticipated physical improvements to their facility, Pretzel Baron has requested the City of Springdale and Hamilton County to provide them tax abatements under the County's Enterprise Zone Program.

Under the Enterprise Zone Program, the property owner would have an opportunity to abate taxes or not pay taxes on the value of any new improvements to the facility at a specified percentage and for a specified period of time. The property owner must continue to pay taxes on the existing facility minus the improvements. In order to receive this benefit, the program must be approved by both the City of Springdale as well as the Hamilton County Commissioners.

An ordinance, with an emergency clause, consenting to and authorizing an Enterprise Zone Agreement between the Hamilton County Commissioners and Pretzel Baron, LLC is scheduled to be before Council for consideration at the **06/07/2017** meeting.

Item II

An Ordinance Accepting the Dedication of Certain Lots as Public Right-of-Way as a Part of Northwest Business Center Subdivision and Declaring an Emergency

In the late 1990s, the Northwest Business Center Subdivision was developed and included the streets of Northwest Boulevard and Pictoria Drive. At some point at the conclusion of the subdivision's development, the two streets were dedicated to the City. Since that time, the City has been responsible for the maintenance and upkeep of the two streets. Unfortunately, it now appears that at no time did the City pass legislation formally "accepting" ownership of these dedicated streets. During a recent review of Hamilton County's "Cincinnati Area Geographical Information System" (CAGIS), the Springdale Public Works Department noticed that these streets were not identified as being owned by the City of Springdale. Although the State Code does not indicate that a City must formally pass legislation to accept a street, the manner in which the process is handled differs from one county to the next. Apparently, in Hamilton County, prior to the County listing a street as being owned by the City, the City must adopt legislation to accept the street.

This ordinance will effectively accept the entirety of Northwest Boulevard, Pictoria Drive, and a tiny section of W. Crescentville Road, officially recognizing them as being owned by Springdale.

An ordinance, with an emergency clause, accepting the dedication of certain lots as public right-of-way as a part of Northwest Business Center Subdivision is scheduled to be before Council at the **06/07/2017** meeting.

Item III

An Ordinance Amending Chapter 123 (Rental Permits) of the Springdale Code of Ordinances and Declaring an Emergency

Chapter 123 of the Springdale Code of Ordinances regulates the City's Rental Permit Program. In review of the City's current program, it was determined that the program was in need of being updated to remain consistent with present law.

A number of amendments are being proposed as a part of the program's update. The central focus of the proposed amendments is to accomplish several things: 1) clarify that the inspection of a single household residential rental property is performed under voluntary consent from the owner; 2) clarify that the City has the ability to seek an administrative search warrant to gain access to perform said inspection of the rental property; and 3) clearly define what facilities on the property are subject to review or inspection.

An ordinance, with an emergency clause, amending Chapter 123 (Rental Permits) of the Springdale Code of Ordinances is scheduled to be before Council for consideration at the **06/07/2017** meeting.

Item IV

An Ordinance Confirming the Designation of Depositories for the City of Springdale and Declaring an Emergency

This ordinance authorizes which banks shall serve as public depositories for the City of Springdale. In 2014, Council adopted a similar ordinance authorizing a two-year agreement with an additional third option year. The City exercised its option for the third year.

An ordinance, with an emergency clause, confirming the designation of which banks will serve as public depositories for the City will be before Council at the meeting of **06/21/2017**.

Item V

An Ordinance Accepting a Bid and Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into a Contract for Gasoline and Diesel Fuel and Declaring an Emergency

Bids were opened on Tuesday, May 30 for gasoline and diesel fuel. Only one bid was received and that bid was from the City's current supplier, Lykins Energy Solutions. The Public Works Department once again made contact with several vendors advising them of the bid opportunity. The bid was comprised of two (2) different grades of unleaded gasoline (89 Octane and 93 Octane) as well as diesel fuel. The contract is proposed to cover a two-year period with an optional third year. This process is identical to the City's last two contracts.

The fuel rates consist of the Oil Price Index Service (OPIS) plus the delivery charge. The OPIS price is the average weekly cost of fuel delivered to all fuel terminals for the Cincinnati region. This charge is the same charge given to all of their customers within our region. The delivery charge is the amount which may differ from one customer to another. In the case of the one bid, Lykins has proposed rates which are less than our existing rates. The new proposed rate for 89 Octane and 93 Octane is 0.159 as compared to the existing rate of 0.173. For the diesel fuel, the new proposed rate is 0.1875 and the existing rate is 0.1998.

An ordinance, with an emergency clause, accepting the 2017 fuel bids and authorizing a contract is scheduled to be before Council at the **06/21/2017** meeting.

Item VI

An Ordinance Authorizing an Agreement Between the City of Springdale and the Board of Hamilton County Commissioners for Municipal Road Funds (MRF) Relative to the Improvement of West Kemper Road from Springfield Pike to Kenn Road and Declaring an Emergency

As a part of the 2017 Street Program, the City of Springdale applied for Municipal Road Funds (MRF) from Hamilton County to assist with the improvements scheduled for the West Kemper Road Project. This is a joint project with the City of Forest Park with Springdale serving as the lead agency. The improvements will take place on West Kemper Road from Springfield Pike to Kenn Road with the majority of the project being in Springdale. Both communities applied for MRF funding for their portion of the project.

Recently, Springdale and Forest Park were notified by the Hamilton County Engineer's Office that our project was successfully chosen for the MRF funding. Springdale has been awarded \$63,300 for our portion of the project, and Forest Park will receive \$11,700 for their smaller portion. The total contracted cost for the overall project is \$315,021. Springdale's cost prior to the funding is \$257,262. With the addition of the MRF funds, Springdale's out of pocket share is expected to be \$193,962. Forest Park's share of the cost prior to the MRF funding is \$57,759 and a net of \$46,059.

An ordinance, with an emergency clause, authorizing an agreement between Springdale and the Board of Hamilton County Commissioners for Municipal Road Funds for the West Kemper Road Improvements will be before Council for consideration at the **06/21/2017** meeting.

Item VII

A Resolution Adopting the 2018 Tax Budget of the City of Springdale for the Year January 1, 2018 through December 31, 2018

The 2018 Tax Budget will be presented to City Council for consideration on June 21, 2017. Based on State regulations, the deadline for Council to adopt and subsequently submit the tax budget generally occurs around the date of the second City Council meeting in the month of July. This year the Tax Budget is due on July 20, 2017. With the implementation of Council’s summer schedule, the only meeting during that month will be held on July 19, 2017. Holding the public hearing at the second meeting in June assures we are able to meet the required deadline. It also gives staff time to address any issues which may arise prior to submitting the tax budget. The legal advertisement announcing the Public Hearing for the 2018 Tax Budget was published in the May 24, 2017 edition of the Community Press.

A resolution approving the 2018 Tax Budget in conjunction with the required Public Hearing is scheduled to be before City Council for consideration at the **06/21/2017** meeting.

Item VIII

An Ordinance Authorizing the City to Fund the Employees’ Health Savings Accounts in 2017 and Declaring an Emergency

Since the City joined the Center for Local Government Benefits Pool (CLGBP) to provide medical insurance coverage for all full-time City employees, Springdale has funded a portion of the employees’ Health Savings Accounts (HSA). During the first year of the program, the City funded the accounts at 100%. Since that initial period, the City has contributed 50% of the employees’ deductible for medical coverage. The medical deductibles for Springdale employees under this program have always been \$2,000 for single coverage and \$4,000 for family coverage. Thus the employees received \$1,000 for single coverage and \$2,000 for family coverage. In 2016, the CLGBP Board decided to increase the deductible for single coverage from \$2,000 to \$2,600. The deductible for family coverage remained at \$4,000. As a result, the City contributed 50% or \$1,300 into the HSA accounts of employees with single coverage. In 2017, the deductibles will remain equal to the 2016 levels.

Once again, the City Administration is recommending Council continue to fund each employee’s HSA account at the 50% rate for 2017. Contributions made to the accounts of new full-time employees would continue to be prorated consistent with the approved schedule.

An ordinance, with an emergency clause, authorizing the funding of HSA accounts for all full-time City employees on the City’s Health Insurance Plan will be before Council at the **07/19/2017** meeting.

Item IX

Other Item of Interest

Proclamation Declaring the Month of July as Parks and Recreation Month – **06/21/2017**.

Mayor
City Council
Law Director
Department Directors
Reading File

Clerk of Council/Finance Director
Assistant City Administrator
City Engineer
Recording Secretary