

INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

June 15, 2018

To: Mr. Thomas Vanover
President
Springdale City Council

From: Derrick Parham
City Administrator

Re: Report on Pending and Future Legislation

Item I

An Ordinance Approving a Major Modification to the Princeton Plaza (Tri-County Towne Center) Planned Unit Development (PUD) and Approving the Preliminary Development Plan to Redevelop the Former Princeton Bowl into Flex Office-Warehouse Space

At its May 8, 2018 meeting, the Springdale Planning Commission voted to recommend approval of a request for a major modification to the Princeton Plaza Planned Unit Development (PUD) and preliminary development plan located at 11711 Princeton Pike (the former Princeton Bowl) by a vote of seven in favor and zero opposed. Under the proposal, the applicant would demolish approximately 11,200 square feet of the existing Princeton Bowl building. They would then redevelop the remaining 36,530 square feet into ten (10) flex office-warehouse spaces. Because the facility is located in a designated flood plain, the Planning Commission stipulated that signage be provided notifying persons that they are entering into a flood plain. The covenants are also to reflect that the developer is to notify tenants the building is in a flood plain.

An ordinance approving a major modification to the Princeton Plaza PUD and approving the Preliminary Development Plan to redevelop the former Princeton Bowl site into flex office-warehouse space had a first reading before Council at the **06/06/2018** meeting. A second reading and Public Hearing for the ordinance is scheduled to be before Council at its **06/20/2018** meeting.

Item II

An Ordinance Amending the Zoning Map for the Property at 11100 Springfield Pike (Maple Knoll Communities, Inc.) Consisting of 1.42 Acres and Changing the Zoning District from Residential Single Household-Low Density (RSH-L) to Public Facilities (PF)

At its May 8, 2018 meeting, by a vote of seven in favor and zero opposed, the Springdale Planning Commission recommended the approval of a Zoning Code and Zoning Map amendment for the property located at 11100 Springfield Pike (Maple Knoll Communities, Inc.). The zoning amendment would change the 1.42-acre parcel from Residential Single Household-Low Density (RSH-L) to Public Facilities (PF). Presently, this is the only parcel at Maple Knoll that is not zoned PF.

Although Maple Knoll has not officially associated a specific project with this request, they have indicated their desire to construct additional senior cottages on the property. According to them, the potential future project could include 2 – 4 buildings with 1 – 6 units per building. This would be similar in nature to some of Maple Knoll's existing facilities.

An ordinance amending the Zoning Map for the property located at 11100 Springfield Pike and changing the zoning district from RSH-L to PF had a first reading before Council at the **06/06/2018** meeting. A second reading and Public Hearing for the ordinance is scheduled to be before Council at its **06/20/2018** meeting.

Item III

A Resolution Adopting the 2019 Tax Budget of the City of Springdale for the Year January 1, 2019 through December 31, 2019

The 2019 Tax Budget will be presented to City Council for consideration on June 20, 2018. 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, 2018. Typically, with the implementation of Council's summer schedule, the only meeting during that month would be the second meeting of the month. As a result, Council would adopt the legislation at its second meeting during the month of June.

This process also requires a Public Hearing. 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 2019 Tax Budget was published in the May 30, 2018 edition of the Northwest Press.

A resolution approving the 2019 Tax Budget in conjunction with the required Public Hearing is scheduled to be before City Council for consideration at the **06/20/2018** meeting.

Item IV

A Resolution Appointing Special Legal Counsel for the Council Investigatory Committee and Authorizing Compensation

City Council has previously appointed the Council Investigatory Committee (CIC) to investigate whether confidential information was leaked from a Council Executive Session. As a part of that investigation process, Council has authorized the use of a Special Legal Counsel and the ability to compensate that legal counsel. Members of the CIC have apparently reviewed and considered potential suitors to provide legal counseling for the Committee. The Committee expects to make a recommendation to the full City Council to authorize engaging the Special Legal Counsel.

A resolution appointing Special Legal Counsel for the Council Investigatory Committee and authorizing compensation for said legal counsel is scheduled to be before City Council for consideration at the **06/20/2018** meeting.

Item V

An Ordinance Declaring to be a Public Purpose Certain Public Improvements Which are Necessary for the Further Development of Certain Parcels of Real Property Within the City, Exempting Such Improvements from Real Property Taxation, Authorizing Such Documents as May be Necessary, Establishing a Tax Increment Equivalent Fund, and Declaring an Emergency

The developer, Strategic Capital Partners, has indicated that in order for them to develop the industrial park, Springdale Commerce Park, at the former GEEAA Park, they must have a Tax Increment Financing (TIF) process approved by the City of Springdale and Princeton City School District. A TIF allows public improvements (streets, storm sewers, sidewalks, etc.) to be constructed and financed by using public dollars from Bonds issued by the Greater Cincinnati Redevelopment Authority.

Under the program, the property owner(s) continue(s) to pay taxes on the current land. Those taxes continue to be distributed in their normal tax streams (school district, MRDD, County, City, etc.). Following the implementation of the TIF, the payments made by the property owner(s) become "Service Payments" instead of taxes. Service payments are intended to be used to pay the debt that was created by the financing of the public improvements.

In order for the TIF to proceed, Princeton City School District must approve a compensation agreement within forty-five days after the City submits a proposal and notifies the district. Like the school district, the City must also notify Great Oaks Institute of Technology and Career Development (Great Oaks) of the intention to create the TIF at least forty-five days in advance. Unlike the school district, Great Oaks does not have approval authority. At the same time, both parties can waive the forty-five day period. Until the forty-five days expire or the two entities waive the notice period, the City cannot adopt the legislation creating the TIF.

At a meeting held on June 4, the Princeton City School District both agreed to the compensation agreement and waived the forty-five day period. Late this afternoon, we received notice that Great Oaks has agreed to waive the forty-five day notice period. If they had not done so, this legislation could not be adopted until they agreed to waive the forty-five day period or it expires.

An ordinance, with an emergency clause, creating a TIF, exempting certain property from real property taxes, and establishing a TIF Fund will be before Council for consideration at the **06/20/2018** 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 in preparation for any potential snowstorms. 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. During prior years of purchasing salt, the City has collaborated with other jurisdictions for a joint purchase. Unfortunately this year, no other jurisdictions are interested in making a purchase of rock salt at this time.

An ordinance, with an emergency clause, authorizing a contract for the purchase of rock salt will be before Council for consideration at the **07/11/2018** meeting.

Item VII

An Ordinance Authorizing the City to Fund the Employees' Health Savings Accounts in 2018 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 the program had 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, there were no changes in the deductibles. This year, the Board has once again decided to increase the cost of the single coverage deductible from the current \$2,600 to \$2,700. Once again, the cost for family coverage is expected to remain unchanged.

As a result of this decision, the Administration is recommending that Council continue to fund the single coverage at 50% of the deductible and increase the contribution to the singles' HSA accounts to \$1,350. 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 **07/18/2018** meeting.

Item VIII

Other Items of Interest

1. A Proclamation Declaring the Month of July as Parks and Recreation Month – **06/20/2018**;
2. Police Department Recognition – Robert (“Bob”) Weidlich – Ohio Crime Prevention Association Volunteer of the Year – **06/20/2018**;
3. Swearing-In/Introduction of New Employee: Patrol Officer – Police Department – Alex A. Marshall – **06/20/2018**;
4. Introduction of New Employee: Violations Bureau Clerk – Police Department – JoAnn Nordwick – **06/20/2018**.

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