

# INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

July 14, 2017

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 Adopting Section 73.042 of the Codified Ordinances of the City of Springdale Regulating Temporary Parking of Recreational Vehicles on City Streets and Declaring an Emergency**

Due to their size and width, recreational vehicles (RV) parked on the public roadway/street can present safety hazards for pedestrians, motorists, and cyclists by limiting sight distances at driveways and intersections. On smaller public streets, the width may also hamper the access of large emergency vehicles. This ordinance is an attempt to restrict the parking of recreational vehicles on public roads. The ordinance does provide for exceptions when users of an RV may need to temporarily load, unload, clean, or effect minor repairs or maintenance of the RV unit.

Under this proposed ordinance, the owner or the responsible party will be required to secure an RV parking permit, at no cost, from the Springdale Police Department and display it on the RV as outlined in the language. The permit will allow the RV to be parked on the street for a maximum of four calendar days during any calendar month. The permit will identify the owner of the RV or the responsible party of the RV, their address, and telephone number. The applicant will indicate which four calendar days they intend to have the RV parked on the street. If the RV is parked outside of those days/dates, the RV will be in violation and subject to a traffic citation. The RV must be parked within the City block of the responsible party's address. At no time can the RV be used for overnight accommodations or sleeping purposes.

An ordinance, with an emergency clause, adopting Section 73.042 of the Codified Ordinances of the City of Springdale regulating temporary parking of recreational vehicles on City streets is scheduled to be before Council at the **07/19/2017** meeting.

## **Item II**

### **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 III**

### **A Resolution Permitting the Carrying of Concealed Handguns in the Springdale Municipal Building by Valid Concealed Carry Permit Holders**

For years under State of Ohio law, an individual has been prohibited from carrying a concealed or open firearm, deadly weapon, or dangerous ordnance in any of the City of Springdale municipal buildings. Recently, the Ohio State Legislature amended Ohio Revised Code (ORC) Section 2923.126 (B)(7) to allow the governing body (City Council) of a local jurisdiction to permit persons who are licensed to carry a concealed handgun to bring them into City buildings. Under the law, the only City building that Council could not permit a licensee to carry a concealed handgun into is the Springdale Police Department. The Police building is excluded because our Mayor's Court is held in that building. The ORC essentially states that concealed handguns are not permitted in a courthouse or other building or structure in which a court is located.

If adopted, this resolution would allow licensed persons carrying concealed handguns to enter into the City Municipal Building. This legislation would not permit individuals to carry a concealed handgun into any of the other municipal facilities.

A resolution permitting the carrying of concealed handguns in the Springdale Municipal Building by valid concealed carry permit holders is scheduled to be before Council at the meeting of **07/19/2017**.

**Item IV**

**A Resolution Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into an Amendment to the Cooperation Agreement with Hamilton County, Ohio Pursuant to Provisions of the Housing and Community Development Act of 1974, as Amended**

As in previous years, this resolution renews the Cooperation Agreement between Hamilton County and the City of Springdale for participating in the Community Development Block Grant Program to cover the next three-year cycle (2018, 2019, and 2020). In previous years when this legislation was being considered, it only focused on the upcoming three-year cycle. Under the new amendment, there would be no need to adopt this legislation in future years. The amendment proposes to automatically renew the Cooperation Agreement for not only the next three-year period, but it would also renew the agreement for all future three-year cycles. If the City wishes to discontinue participation in the program, on or prior to June 30 of the prior year, the City must send a notice to Hamilton County indicating they wish to cancel the Cooperation Agreement.

A resolution authorizing the City to renew the Cooperation Agreement between Hamilton County and the City of Springdale for participation in the Community Development Block Grant Program will be before Council for consideration at the **07/19/2017** meeting.

**Item V**

**An Ordinance Reducing Special Assessments Levied for the Purpose of Constructing Certain Improvements at Pictoria Island and Declaring an Emergency**

Under the terms of the Tax Incentive Cooperative Agreement entered into between the City of Springdale, the Greater Cincinnati Port Authority, and MEPT (the original owner) in August 2006, a special assessment district was established to levy an assessment fee on the ten-story office building at the Pictoria Island development. Under the terms of the TIF agreement, the special assessment amount may be reduced or increased annually based on the amount of funds collected through TIF service payments in the previous year. The purpose is to set the special assessment payments at an amount that will meet the debt service payments in the upcoming year. The Pictoria building was sold by MEPT to Fairbridge Partners out of Skillman, New Jersey in May of 2016.

An ordinance, with an emergency clause, to reduce the amount of the special assessment levied on the office building at Pictoria Island for the next twelve months is scheduled to be before Council on **08/16/2017**.

**Item VI**

**An Ordinance Approving a Zone Change from Residential Single Household – High Density (RSH-H) to Planned Unit Development (PUD) to Allow a Day Care Facility at 1391 E. Crescentville Road (Higher Ground Ministries House of Favor Church)**

At their June 13, 2017 meeting, the Springdale Planning Commission by a unanimous vote of seven in favor and zero against recommended approval of a zone change from Residential Single Household – High Density (RSH-H) to Planned Unit Development (PUD) for the Higher Ground Ministries House of Favor Church (Higher Ground) located at 1391 E. Crescentville Road. Higher Ground is proposing to operate a day care facility at the church's location.

An ordinance approving a zone change from Residential Single Household – High Density to Planned Unit Development at 1391 E. Crescentville Road will be before Council for a first reading at the **08/16/2017** meeting. Following the first reading, the zone change is scheduled to be before Council for a second reading and a Public Hearing at the **09/06/2017** meeting.

**Item VII**

**An Ordinance Approving a Preliminary Development Plan to Allow a Day Care Facility at 1391 E. Crescentville Road (Higher Ground Ministries House of Favor Church)**

At their June 13, 2017 meeting, the Springdale Planning Commission voted to recommend approval of a day care Facility at 1391 E. Crescentville Road for Higher Ground Ministries House of Favor Church (Higher Ground). The vote of the Commission was seven in favor of the proposal and zero members not in favor of the proposal.

An ordinance approving a preliminary development plan to allow a day care facility at 1391 E. Crescentville Road will be before Council for a first reading at the **08/16/2017** meeting. A second reading and Public Hearing will be before Council for consideration at the **09/06/2017** meeting.

**Item VIII**

**An Ordinance Approving a Major Modification to the Planned Unit Development (PUD) and Preliminary Development Plan of Approximately 130 Acres at the GEEAA Park**

At its October 21, 2015 meeting, Springdale City Council approved a major modification to the Planned Unit Development (PUD) for the Crossings at the Park PUD located at GEEAA Park. With the approval of the 2015 modification, the new PUD became known as the Tri-County Commerce Park. It included a new preliminary development plan that consisted of nine industrial buildings with well over 1.28 million square feet of space. Unfortunately, that developer lost their opportunity to acquire the property and as a result, lost their ability to create the proposed development.

At their meeting on July 11, 2017, the Springdale Planning Commission voted to recommend approval of a major modification to the Tri-County Commerce Park PUD and a new preliminary development plan by a vote of five in favor and zero opposed. Two members of the Commission were not in attendance. The new plan is being proposed by Strategic Capital Partners Springdale LLC (SCP). Presently, SCP has the former GEEAA Park property under contract to purchase. As a part of their development plans, SCP is proposing to construct five separate buildings consisting of primarily industrial and office buildings. A sixth building is being proposed for a potential retail or office use. The development would total slightly over 1 million square feet of space.

An ordinance approving a major modification to the Planned Unit Development (PUD) and preliminary development plan of approximately 130 acres at the GEEAA Park is scheduled to be before Council for a first reading at the **08/16/2017** meeting. A second reading and Public Hearing will be before Council for consideration at the **09/06/2017** meeting.

**Item IX**

**Other Item of Interest**

- 1. Introduction of New Employee: Susan C. Brovey, Violations Bureau Clerk, Police Department – **07/19/2017.**

Mayor  
City Council  
Law Director  
Department Directors  
Reading File

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