

INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

August 11, 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 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 the original proposal, the owner or the responsible party would have been 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 would have allowed the RV to be parked on the street for a maximum of four calendar days during any calendar month. The permit would also identify the owner of the RV or the responsible party of the RV, their address, and telephone number. The applicant would indicate which four calendar days they intended to have the RV parked on the street. If the RV was parked outside of those days/dates, the RV would be in violation and subject to a traffic citation. The RV had to be parked within the City block of the responsible party's address. At no time could the RV be used for overnight accommodations or sleeping purposes.

Following much discussion at the July 19 meeting, the matter was referred to Council's Rules and Law Committee to meet with the City Administration to and explore possible solutions to address the parking of recreational vehicles on City streets. The ordinance was tabled until the **08/16/2017** meeting.

As a result of the Committee meeting, a number of changes to the original language are being proposed for consideration. Those changes consist of: 1) converting the unit of measurement from four calendar days to ninety-six hours; 2) maintaining the permitting process, and adding to the permit the designated hours in which the permit would be valid; 3) providing a clear definition of recreational vehicles and including the definition within the section; 4) including additional types of recreational vehicles into the definition (ex. boats, personal watercrafts, trailers, etc.); and 5) prohibiting recreational vehicles from being parked on any street which does not have a sidewalk.

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 **08/16/2017** meeting.

Item II

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 the City's 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.

At the July 19 meeting, this issue was discussed to a great degree. During the discussion, a suggestion was made to allow only City of Springdale elected officials with concealed carry permits to carry handguns into the municipal building. The Law Director's office was asked to research whether Council could adopt legislation to limit only City of Springdale elected officials with concealed carry permits to carry handguns into the building. Because of this and other items of discussion, the resolution was tabled until the **08/16/2017** meeting.

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 **08/16/2017**.

Item III

A Resolution Permitting the Carrying of Concealed Handguns in the Springdale Municipal Building by Springdale Elected Officials Who are Valid Concealed Carry Permit Holders

Based upon the research performed by the City's Law Director, it has been determined that Council does have the ability to adopt legislation which would only allow City of Springdale elected officials who are valid concealed carry permit holders to bring a handgun into the Springdale Municipal Building. As a result of the Law Director's findings, this resolution is being brought forth for Council to consider.

A resolution permitting the carrying of concealed handguns in the Springdale Municipal Building by Springdale elected officials who are valid concealed carry permit holders will be before Council at the **08/16/2017** meeting.

Item IV

An Ordinance Reducing and Recertifying 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 V

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 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

Other Items of Interest

1. Presentation: ComeUnity Bash – Greg Karle, Parks and Recreation Director – **08/16/2017**;
2. Presentation: Simple Recycling – Sonnie Wilkins, Vice President of Municipal Relations – **08/16/2017**.

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