

# INTERNAL MEMORANDUM

Office of the Assistant City Administrator

Springdale, Ohio

September 26, 2014

To: Mr. Thomas Vanover  
President  
Springdale City Council

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From: Jerry Thamann  
Assistant City Administrator

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Re: Report on Pending and Future Legislation

**Item I**

**A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies for 2015**

Each year the City of Springdale and other municipalities must submit a tax budget to the County Budget Commission in June of the year prior to the tax year in question. The tax budget estimates the revenues and expenditures for the City in the upcoming year. As part of its review, the Budget Commission examines the estimated income from property taxes to determine if it is reasonable. In Springdale's case, we only have the 3.08 mils (inside mils) that support the General Fund. If we had any voted property taxes, they would also be subject to review by the Commission.

After the City's tax budget is approved by the Budget Commission, the City must then adopt a resolution accepting the rates approved by the Commission and authorizing the levying of the property tax for the following year.

A resolution accepting the rates and authorizing the City's property tax levy for 2015 will be presented to City Council for consideration at the **10/01/2014** meeting.

**Item II**

**An Ordinance Authorizing the City to Participate in a Group Retrospective Rating Program for Workers' Compensation for 2015 and Declaring an Emergency**

In an effort to save on workers' compensation premiums, the City began participating in a group rating program with the Miami Valley Risk Management Association (MVRMA) in 1993. The experience of being in a group has served our organization well. When MVRMA discontinued their group rating program beginning with the 2011 program year, the City was presented with an opportunity to join the Ohio Municipal League's (OML) program. The City has participated with OML every year since, and the program continues to prove beneficial to our organization.

Although OML is once again offering the program, unfortunately, the City's workers' compensation claims experience is too high to participate.

Fortunately for the City, OML offers another alternative rating program in which the City is eligible to participate. OML's other program is the Group Retrospective Rating Program (Group Retro). Group Retro is a performance-based incentive program where although cities group together, they continue to pay their own individual premiums to the Bureau of Workers' Compensation (BWC). Depending upon the performance of the entire group, each City could receive either a refund or an assessment.

The key to the success of the Group Retro program is based on best safety practices, education, and aggressive claims management. CompManagement, the program administrator, is rather selective in which Cities are allowed as members into the Group Retro program. If a City's BWC claims experience exceeds the industry standard, that City will not be allowed to enroll in the program. This selective process protects the group's ability to receive a larger refund and minimizes the possibility of an assessment. Because the enrollment deadline for the 2015 Group Retro program is not until October 31, 2014, legislation will be delayed until the 10/15/2014 meeting.

An ordinance, with an emergency clause, authorizing the City to participate in the OML Group Retro program for 2015 will be presented to Council for consideration at the **10/15/2014** meeting.

### **Item III**

#### **An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter into an Intergovernmental Agreement with the Hamilton County Transportation Improvement District (HCTID) to Further Enhance and Fund a Joint Transportation Improvement Project and Declaring an Emergency**

The City has submitted previous applications for SCIP funds for the Boggs/Sweeney Redevelopment Project, but unfortunately we have not been successful. We remain persistent to obtain SCIP funds for this improvement project and therefore, to enhance our chances of receiving SCIP funding, we have increased the City's local funding contribution to approximately 41.6% and reduced the SCIP funding level to 49%. We have also been approved to receive funding of approximately 9.4% of the construction cost from the Ohio Department of Transportation's Office of Jobs and Commerce (HB 51). This newly created program provides funding for road improvement projects with a special emphasis on economic development and more importantly job creation. The program's funds are cycled through the Hamilton County Transportation Improvement District (HCTID), and our expected funding amount is \$100,000. In order to receive the funding, an Intergovernmental Agency Agreement has to be entered into by the City and HCTID.

If we are successful in obtaining SCIP funds and accept the HCTID funds, the breakdown for the Boggs/Sweeney project will be: \$521,779 SCIP (49%); \$443,076 Local Funds (41.6%); and \$100,000 HCTID (9.4%), for a total estimated construction cost of \$1,064,855.

An ordinance, with an emergency clause, authorizing the City to enter into an intergovernmental agreement is expected to be presented to Council for consideration at the **10/15/2014** meeting.

**Item IV**

**An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into an Agreement with Medisync Midwest, LLC Related to Job Retention and Creation Incentives and Declaring an Emergency**

MediSync Midwest, LLC (MediSync) is a company which provides physician management services to medical groups across the United States. They are looking to occupy 17,000 square feet of Executive Center III. The initial number of jobs will be approximately 65 full-time employees. Over the next ten years, they plan to increase the number of jobs by approximately 75, with a total employment count around 140 full-time positions.

An ordinance, with an emergency clause, authorizing an agreement with Medisync Midwest, LLC related to job retention and creation incentives, is scheduled before Council at the **10/15/2014** meeting.

**Item V**

**An Ordinance Transferring Ownership and Maintenance Responsibility of the City's Outdoor Warning Sirens from the City of Springdale to the Hamilton County Emergency Management Agency and Declaring an Emergency**

Earlier this year, the Springdale Public Works Department was informed by the Hamilton County Emergency Management Agency (HCEMA) that they had secured a grant for the replacement and upgrade of the outdoor warning sirens in Hamilton County. In 2012, perhaps under this same grant, HCEMA paid for the installation of a new siren on Kemper Commons Circle near Sam's Club and Home Emporium. This siren replaced one that was previously located on the top of Tri-County Mall.

As a part of the discussions with our Public Works Department, HCEMA indicated their desire to take ownership and maintenance responsibility for all of the City's outdoor warning sirens. The City would simply need to transfer the sirens over to HCEMA. Presently, the City is covered by three warning sirens. We have the siren identified above on Kemper Commons Circle, a second siren located on top of the Springdale Fire Department, and a third located adjacent to Temple Baptist Church on Kenn Road.

This ordinance was originally scheduled to be on the agenda for the 09/03/2014 meeting and again for the 09/17/2014 meeting. Unfortunately, the City is still waiting for HCEMA to provide all necessary details to the City in order to adopt an ordinance for the transfer of the sirens. Therefore, the presentation of an ordinance for consideration has been further delayed. This ordinance is forthcoming and will be presented for consideration once we have received all of the required details from HCEMA.

**Item VI**

**An Ordinance for the Acceptance of the Dedication Plat for Right-Of-Way Along a Portion of Commons Drive and Declaring an Emergency**

When the Tri-County Commons subdivision was developed in the early to mid 1990s, a portion of the right-of-way along Commons Drive was never properly recorded, and therefore, the City never accepted the dedication plat of the right-of-way. According to the City's engineer, the right-of-way was set aside as a buffer strip to the adjacent residential area abutting the commercial development. Eventually, the residential property was rezoned and commercially developed. A portion of the buffer strip was then turned into an access drive for the Target development. When this development occurred, a new plat was created and signed by the new

property owner, Kimco. However, the new plat was incorrectly recorded. Recently, a registered land examiner was able to get the plat recorded in registered land and a certificate was filed for the plat in June of 2014. At this point, two items need to take place: 1.) acceptance by the City of the dedication plat for the right-of-way portion along Commons Drive, and 2.) an amendment to the existing covenants of the Tri-County Commons development. This amendment will relinquish the requirement that the portions of the accepted dedicated right-of-way (Lots 3B and 6B) have to be retained or sold with their abutting “parent parcels” (Lots 3A and 6A.)

It was anticipated to have an ordinance to present for consideration at the 09/17/2014 meeting. Unfortunately, the amendments to the covenants have not been presented and reviewed by the Planning Commission in order for them to make a recommendation to City Council. Therefore, the presentation of an ordinance for consideration has been delayed. This ordinance is forthcoming and will be presented for consideration after the recommendation from Planning Commission has been received.

## **Item VII**

### **Other Items of Interest**

1.) A Public Hearing has been scheduled for the October 1 and October 15 meetings to discuss the list of potential CDBG funded programs/projects for the program years of 2015, 2016, and 2017. Residents are encouraged to participate in this public process. Council will be asked to finalize a prioritized list of projects after the second Public Hearing on October 15.

Mayor  
Clerk of Council / Finance Director  
City Council  
City Administrator  
Law Director  
City Engineer  
Department Directors  
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