

INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

October 2, 2015

To: Mr. Thomas Vanover
President
Springdale City Council

From: Derrick Parham
City Administrator

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 2016

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 2016 will be presented to City Council for consideration at the **10/07/2015** meeting.

Item II

An Ordinance Approving a Major Modification to the Planned Unit Development (PUD) and Preliminary Development Plan to Crossings at the Park PUD (Tri-County Commerce Park) and Declaring an Emergency

Developer Vandercar Holdings Inc. submitted a major modification to the previously approved Crossings at the Park PUD (GEEAA Park) to the Springdale Planning Commission. At their meeting of July 13, 2015, the Commission voted, five to two, to recommend to City Council the disapproval of the Vandercar plan. The plan submitted to the Planning Commission by Vandercar was considered by City Council at the August 19, 2015 Council meeting. Following a Public Hearing, City Council voted and denied approval of the submitted major modification plan.

Vandercar has since presented a revised major modification plan and preliminary development plan for the same property at the September 8, 2015 Planning Commission meeting. The revised plan proposes to decrease the size of the two large industrial buildings from 442,000sf and 421,000sf to 374,400sf each; eliminate the outdoor storage yard; and increase the setback along the east property line from 125ft to 250ft.

Vandercar's revised plan still includes the development of approximately 100 plus acres of park and golf course property to construct nine new industrial and office type buildings; installation of a new traffic signal at the intersection of Crescentville Road and the new primary road into the development; and construction of a new roadway system to connect the residents at the Crossings at the Park condominiums to that same traffic signal on Crescentville Road.

At the September 8, 2015 Planning Commission meeting, the revised plan submitted by Vandercar for a major modification to the PUD and preliminary development plan for Tri-County Commerce Park was recommended for approval by a vote of six to zero. One of the members of the Commission was absent from the meeting.

An ordinance, with an emergency clause, approving a Major Modification to the Planned Unit Development (PUD) and Preliminary Development Plan to the Crossings at the Park PUD (Tri-County Commerce Park) is scheduled to be before Council for a first reading at the **10/07/2015** meeting. A **Public Hearing** and second reading of the ordinance is planned for the **10/21/2015** meeting.

Item III

Authorizing a Preliminary Ordinance with the State of Ohio Department of Transportation for the State Route 4 Southbound Lane Addition Project and Declaring an Emergency

This past month, the City of Springdale was awarded Surface Transportation Program (STP) Funding for the State Route 4 Southbound Lane Addition Project to add an additional southbound lane onto Interstate 275. The project is intended to provide a designated lane for southbound State Route 4 traffic traveling onto both westbound and eastbound Interstate 275.

As an initial part of accepting the funding, the City must adopt ODOT's preliminary legislation committing to cover its share of the construction (20% of the construction cost and other amounts in excess of the STP funding amount), any right-of-way costs, and all professional engineering for the project. In exchange for the City's commitments, Springdale is scheduled to receive 80% of the construction and construction engineering costs in an amount not exceed approximately \$482,780.

An ordinance, with an emergency clause, authorizing a preliminary ordinance with the State of Ohio Department of Transportation for the State Route 4 Southbound Lane Addition Project is scheduled to be before Council for consideration at the **10/21/2015** meeting.

Item IV

An Ordinance Amending Chapter 94 of the Codified Ordinances of the City of Springdale Regarding Municipal Income Tax

In December 2014, the Ohio General Assembly enacted H.B. 5 concerning municipal income tax. Following a couple of years of discussions, meetings, and hearings around and throughout the State of Ohio, the bill was adopted. With this action, the General Assembly made a determination to amend Chapter 718 of the Ohio Revised Code (ORC), setting forth statutory requirements for municipal income tax codes in Ohio. As many may recall, the premise of H.B. 5 was to provide for the administration of municipal income taxes on a uniform basis throughout the State of Ohio. Following the passage of H.B. 5, each municipal jurisdiction is required to amend their municipal income tax code by no later than January 1, 2016.

The City's Law Director and Tax Department are currently reviewing the required changes to our existing tax code to insure the City will be in compliance by January 1, 2016.

An ordinance to approve the amendments to Chapter 94 of the Codified Ordinances will be presented to Council for a first reading at the **11/04/2015** meeting. A second reading of the ordinance is planned to take place at the **11/18/2015** meeting.

Item V

Other Items of Interest

1. Presentations:
 - a) Mill Creek Watershed Council for their 20th Anniversary Celebration – **10/07/2015**.
2. Introduction of New Employees:
 - a) Health Commissioner (Health Department) Matthew J. Clayton – **10/07/2015**.

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