

INTERNAL MEMORANDUM

Office of the Assistant City Administrator

Springdale, Ohio

November 3, 2018

To: Mr. Thomas Vanover
President
Springdale City Council

From: Amanda Zimmerlin
Assistant City Administrator

Re: Report on Pending and Future Legislation

Item I

An Ordinance Amending the Zoning Code and Zoning Map of the City of Springdale, Ohio, to Provide for the Rezoning of Approximately 13.316 Acres Located Adjacent to the Northeast Corner of West Kemper Road and Rose Lane from Residential Single Household – Low Density (RSH-L) to Planned Unit Development (PUD) (Springrose Subdivision)

At its September 11, 2018 meeting, by a vote of seven in favor and zero opposed, the Springdale Planning Commission recommended to Council the approval of a Zoning Code and Zoning Map amendment for approximately 13.316 acres located adjacent to the northeast corner of West Kemper Road and Rose Lane (Springrose Subdivision). The zoning amendment would change the 13.316 acre parcel from Residential Single Household – Low Density (RSH-L) to Planned Unit Development (PUD).

This Zoning Code and Zoning Map amendment is associated with the proposed Springrose Subdivision development, detailed in Item II below.

An ordinance amending the Zoning Code and Zoning Map for the for the 13.316 acres located adjacent to the Northeast Corner of West Kemper Road and Rose Lane changing the zoning district from RSH-L to PUD was before Council for a first reading at the **10/17/2018** City Council meeting. A second reading and Public Hearing for the ordinance will be before Council at its **11/07/2018** meeting. Due to the high number of pages expected to be associated with this ordinance, a copy of the exhibit(s) will not be attached to the legislation, however will be made available for inspection in the office of the Clerk of Council/Finance Director.

Item II

An Ordinance Approving the Preliminary Development Plan of Approximately 13.316 Acres Located Adjacent to the Northeast Corner of West Kemper Road and Rose Lane (Springrose Subdivision)

The Springrose Subdivision came before Planning Commission at their August 14, 2018 and September 11, 2018 Commission meetings. As described in the previous item, the proposed plan would rezone approximately 13.316 acres located adjacent to the northeast corner of West Kemper Road and Rose Lane from Residential Single Household-Low Density (RSH-L) to Planned Unit Development.

The original Preliminary Development Plan brought to Administration in late 2017 showed a total of 62 homes on the site with a bridge crossing the stream that bisects the property. Through meetings, the development was altered to allow for more open space with a total of 52 homes. The proposal brought before Planning Commission at its September 11, 2018 meeting consisted of nineteen (19) forty (40) foot wide lots to the north of Kemper Road, with twelve (12) being to the west of the development's green space and seven (7) to the east. The development proposes to place nine (9) lots on the south side of Smiley Avenue and convert the existing T-shaped turnaround into a more desirable bulb cul-de-sac. Twenty-four (24) lots in the interior of the development range between fifty (50) and sixty-five (65) feet wide. The developer is proposing to construct two new streets to City standards, which, once completed, would be dedicated to the City. One street (Maxey Lane) exits onto Kemper Road; the other (Dorothy Lane) exits onto Rose Lane. The development also proposes two alleyways. The alleys are proposed to be built to the City's depth requirements for public streets. Roughly 522 feet of the proposed Valker Alley will be dedicated to the City. This portion will allow for the rear-loaded garages of the homes along Kemper Road to be accessible. This portion of the alley will create a loop from Rose Lane to the proposed Dorothy Lane. The remaining portion of Valker Alley and the alley that intersects the proposed Maxey Lane will not be dedicated to the City. Instead, they will be maintained by the development's homeowners' association. The proposed development also provides for sidewalks throughout the development and along the north side of Kemper Road, east side of Rose Lane, and south side of Smiley Avenue. Planning Commission has recommended the development to City Council with the modification that the developer remove two (2) of the forty (40) foot lots west of the development's green space along the north of Kemper Road and make the remaining ten (10) lots approximately forty-eight (48) feet wide.

A first reading of an ordinance approving the Preliminary Development Plan for the 13.316 acres located adjacent to the Northeast Corner of West Kemper Road and Rose Lane (Springrose Subdivision) was held at the **10/17/2018** meeting. A second reading and Public Hearing will be before Council at the **11/07/2018** meeting. Due to the high number of pages expected to be associated with this ordinance, a copy of the exhibit(s) will not be attached to the legislation, however will be made available for inspection in the office of the Clerk of Council/Finance Director.

Item III

An Ordinance Providing for the Issuance of not to Exceed \$1,320,000 Real Estate Acquisition Bond Anticipation Notes by the City of Springdale, Ohio in Anticipation of the Issuance of Bonds, Providing for the Pledge of Revenues for the Payment of Such Notes and Declaring an Emergency

In 2016, the City re-issued/renewed the Bond Anticipation Notes that were used to provide for the purchase of and subsequent demolition of the former Sheraton Hotel located at 11911 Sheraton Lane. The City has completed both tasks (purchasing the hotel and demolishing the structure), and now the only remaining task is to sell the property to a developer who will redevelop it into a functioning, productive, revenue-generating asset for the community.

The original \$2,640,000 Bond Anticipation Notes were scheduled to be paid off by December 1, 2017. The property was not sold prior to the December 1, 2017 date. At the November 15, 2017 City Council meeting, Council approved the issuance of a new note for an additional twelve-month period. The note was reissued at 50% of the original amount or \$1,320,000. The City was successful in eliminating half the debt through payment.

At their May 16, 2018 meeting, City Council authorized the Mayor and Clerk of Council/Finance Director to enter into a contract with Bunnell Hill Development Co. Inc. to market and sell the property. The contract allows Bunnell Hill an inspection period of up to 18 months (12 months plus a six-month extension) to perform due diligence on the property and market it to potential end users.

The property has not yet sold and will likely not be sold prior to December 1, 2018. The City will need to issue a note for an additional twelve-month period.

An ordinance, with an emergency clause, authorizing the issuance of Bond Anticipation Notes in an amount not to exceed \$1,320,000 for the purchase and demolition of the former Sheraton Hotel will be before Council for consideration at the **11/07/2018** meeting.

Item IV

An Ordinance Authorizing the City to Enter Into a Lease/Purchase Agreement to Finance the Purchase of a Versalift SST-40-EIH Aerial Unit Package - 2018 Ford F550 4x2 Chassis (Bucket Truck) and Declaring an Emergency

At the 03/07/2018 City Council meeting, the Council approved Ordinance 18-2018 authorizing the Mayor and Clerk of Council/Finance Director to enter into a contract with Utility Truck Equipment, Inc. for the purchase of a Versalift SST-40-EIH Aerial Unit Package - 2018 Ford F550 4x2 Chassis (Bucket Truck). The Public Works Department identified the truck on the State's Cooperative Purchasing List, and the unit was approved at a cost of \$125,280. The Public Works Department has placed the order for the unit and it is currently under construction.

The original thought was to pay for the bucket truck from the Capital Improvements Fund and the Street Maintenance Fund without leasing the unit. The City Administration has determined that it would be less of a burden on the 2018 budget to spread the payment of the unit over three years. The City has engaged multiple banks to secure the best rate for the lease/purchase of the bucket truck. At this time, the City is still waiting for all proposals to come in.

An ordinance, with an emergency clause, authorizing the City to enter into a lease/purchase agreement to finance the purchase of the Versalift SST-40-EIH Aerial Unit Package - 2018 Ford F550 4x2 Chassis (Bucket Truck) is scheduled to be before Council for consideration at the **11/21/2018** meeting.

Item V

Several Resolutions Either Confirming Mayoral Appointments and/or Council Appointments to Various Boards, Commissions, and Committees

A quick review of the Boards and Commissions document (dated 08/08/2018) reveals the terms of several members of the various boards and commissions expire near or at the end of the calendar year.

Below are a number of board or commission members, according to the document, with terms expiring this year: Charter Revision – Mrs. Shelia Seiter (12/31/2018); Civil Service Commission – Mr. Robert Coleman (12/31/2018); Board of Health – Mrs. Rita Hart and Mr. Kevin Ketring (12/31/2018); Tax Review Board – Mr. Gregory D. Johnson (12/31/2018); Housing, Building, and Fire Appeals – Mr. Charles Hormann and Mr. Robert Apke (05/31/2018); and all members of the Volunteer Fire Fighters’ Dependents body (12/31/2018).

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