INTERNAL MEMORANDUM

Office of the Assistant City Administrator

Springdale, Ohio

March 15, 2019

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 Approving a Zone Change for the Real Property Located at 12000 and 12050 Princeton Pike in the City of Springdale

At its February 12, 2019 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 Zone Map amendment for 5.93 acres located at 12000 and 12050 Princeton Pike. The applicant is requesting to rezone the 5.93 acres located at 12000 and 12050 Princeton Pike from “GB” General Business to “PUD” Planned Unit Development. The site contains two buildings which were formerly Staples (19,575 sqft) and Cincinnati Overstock Warehouse (85,026 sqft). The applicant requested the zone map amendment to PUD to allow for animal training, boarding, dog park, and pet daycare in the former Staples building, as well as a self-storage facility in the former Cincinnati Overstock Warehouse building.

An ordinance amending the Zoning Code and Zoning Map for the 5.93 acres located at 12000 and 12050 Princeton Pike changing the zoning district from “GB” General Business to “PUD” Planned Unit Development was before Council for a first reading at the 03/06/2019 meeting. A second reading and Public Hearing for the ordinance will be before Council at its 03/20/2019 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 for the Real Property Located at 12000 and 12050 Princeton Pike in the City of Springdale

PSA Architects, on behalf of Red Dog Pet Resort & Spa, came before Planning Commission at their February 12, 2019 meeting. As described above, the proposed plan would rezone 5.93 acres located at 12000 and 12050 Princeton Pike from “GB” General Business to “PUD” Planned Unit Development.

The site contains two buildings which were formerly Staples (19,575 sqft) and Cincinnati Overstock Warehouse (85,026 sqft). The applicant requested the zone map amendment to PUD to allow for animal training, boarding, dog park, and pet daycare in the former Staples building, as well as a self-storage facility in the former Cincinnati Overstock Warehouse building. Planning Commission’s recommendation for approval was subject to staff comments, that sign “B” along Princeton Pike be a ground sign in lieu of a pole sign, and that the applicant work with staff to arrive at an acceptable size for the sign “A” along I-275. Staff has held two meetings with the applicant and continues to work with the applicant to come to an agreement on the size of sign “A”. The final sign design will be approved on the Final Development Plan.

An ordinance approving the Preliminary Development Plan for the 5.93 acres located at 12000 and 12050 Princeton Pike had a first reading at the 03/06/2019 meeting. A second reading and Public Hearing for the ordinance will be before Council at its 03/20/2019 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
Resolutions Appointing Two Members to the Springdale CRA Housing Council

At the September 19, 2018 City Council meeting, Council approved Ordinance No. 45-2018 which established the Community Reinvestment Area (CRA) along the Route 4 corridor. As part of the CRA, the City is required to create a Housing Council to oversee the program. The Ohio Revised Code (ORC) states that the purpose of the Housing Council is to make an annual inspection of the properties within the CRA for which exemptions have been made. The Council will also hear appeals under section 3735.70 of the ORC. The Housing Council will meet once a year. The City of Springdale Building Department will perform a physical inspection of each property within the CRA receiving an abatement to ensure that they are in compliance with zoning, building, and property maintenance codes. The Housing Council will review each one during the meeting and determine if there is any reason to discontinue the abatement. Special meetings would be called if there are any appeals of tax abatements that have been granted.

The Housing Council is comprised of the following:
- 2 Mayoral Appointments
- 2 City Council Appointments
- 1 Planning Commission Appointment
- 2 Members appointed by the other 5 members

City Council will need to appoint two members to the Housing Council. Appointments are for a three-year term.

Two separate resolutions for Council appointments to the Springdale Community Reinvestment Area (CRA) Housing Council are anticipated to be before Council at the 03/20/2019 meeting.
Item IV
Authorizing the Mayor and Clerk of Council/Finance Director to Enter into an Agreement with TEC Engineering, Inc. for the Provision of Professional Services for the Operations and Maintenance of the City of Springdale’s Traffic Control System and Declaring an Emergency

The City’s contract with TEC Engineering, Inc. (TEC) for operating and maintaining the City’s traffic control system is scheduled to expire April 30, 2019. The existing agreement covered a three-year period from May 1, 2016 through April 30, 2019. Currently, the City of Springdale pays TEC $3,100 a month for their services. TEC has presented the City with two options.

Option 1: This option maintains the services exactly as they are under the current contract. The City of Springdale would purchase a new server for the Centracs software, provide for a high-speed internet connection to the server, and be responsible for the yearly maintenance fee. All intersection licenses will remain the property of the City.

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Server Upgrade:</td>
<td>$28,000 one-time expense</td>
</tr>
<tr>
<td>Maintenance Fee to Path Master:</td>
<td>$12,500/annual</td>
</tr>
<tr>
<td>Compensation to TEC May 1, 2019-April 30, 2022:</td>
<td>$3,200/month year 1</td>
</tr>
<tr>
<td></td>
<td>$3,300/month year 2</td>
</tr>
<tr>
<td></td>
<td>$3,400/month year 3</td>
</tr>
<tr>
<td><strong>Total Three-Year Contract:</strong></td>
<td><strong>$184,300</strong></td>
</tr>
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Option 2: This option maintains all of the services currently provided by TEC as traffic engineers to the City. However, in this option, TEC will provide and maintain a server and the most current version of Centracs as well as be responsible for yearly maintenance fees. All intersection licenses will remain the property of the City.

<table>
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<tr>
<th>Service</th>
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<tbody>
<tr>
<td>Server Upgrade:</td>
<td>$0</td>
</tr>
<tr>
<td>Maintenance Fee to Path Master:</td>
<td>$0</td>
</tr>
<tr>
<td>Compensation to TEC May 1, 2019-April 30, 2022:</td>
<td>$4,700/month</td>
</tr>
<tr>
<td><strong>Total Three-Year Contract:</strong></td>
<td><strong>$169,200</strong></td>
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Option 2 would result in a $15,100 savings over the three-year contract.

Both proposals have a slight increase in the Traffic Engineering Service Rates (TES). Overall, the TES rate adjustments represent slightly more than a 3% increase over the three-year agreement. TEC has served as the City’s Traffic Engineer since 1997, and if this agreement is approved, this would be the fifth multi-year agreement the City has had with TEC.

Since 2014, the City has installed microwave traffic detection (Wavetronix) devices at various intersections during road construction. The most recent being E. Kemper Road/Century Boulevard and SR 747/Tri-County Parkway. The devices not only monitor traffic but also are capable of compiling traffic counts. Unfortunately, the current server we have in place for our detection device system is outdated for the advancement in the software under our current maintenance contract with Path Master. In the 2019 Annual Budget, Council approved $28,000 in the Capital Budget (090) for the purchase of a new server. Council also approved the $12,500 annual maintenance fee to Path Master. The upgrade to the server is necessary for the proper function of our traffic control devices. The City would maintain ownership of the current server.

An ordinance, with an emergency clause, authorizing Option 2 as the new three-year agreement with TEC Engineering, Inc. to provide operations and maintenance services for the City’s Traffic Control System is scheduled to be before Council for consideration at the 04/17/2019 meeting.
Item V
Other Items of Interest

1) A Proclamation Declaring the Week of April 1 through April 7, 2019 as National Public Health Week – 04/03/2019;

2) Special Session Council Meeting – **Wednesday, April 24, 2019 7:00pm** at the City of Springdale Recreation Center, 11999 Lawnview Avenue, Springdale, OH 45246.

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