

A work session of the Council of the City of Blue Ash, Ohio, was held on October 26, 2006. Mayor Robert J. Buckman, Jr. called the meeting to order in Council Chambers at 7:00 PM.

OPENING CEREMONIES

Mayor Buckman led those assembled in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT: Councilman Rick Bryan, Mayor Robert Buckman, Councilman Lee Czerwonka, Councilman Henry Stacey, Councilwoman Stephanie Stoller, Councilman James Sumner, and Vice Mayor Mark Weber

ALSO PRESENT: City Manager David Waltz, Solicitor Mark Vander Laan, Deputy Clerk of Council Sue Bennett, Treasurer/ Administrative Services Director James Pfeffer, Parks & Recreation Director Chuck Funk, Assistant Service Director Rich Dole, Economic & Community Development Director Judy Clark, member of the press, and interested citizens

WORK SESSION (Topic: Capital Improvement Planning)

The following memo was distributed to Council prior to the meeting:

“Attached are two documents for your review and discussion at the October 26 work session. The first document titled Major Capital Improvement Objectives is intended to identify capital improvement objectives for the next 10 years. While it is understood that conditions, circumstances, and priorities can change over 10 years, this document is intended to provide a broad roadmap of where administration should prioritize its efforts.

The second document is titled Five Year Capital Improvement Plan/Maintenance Effort (CIP/ME). This document is intended to be a five year programmatic planning document and not replace the annual budget process. However, every attempt was made to ensure that the first few years of the five year plan (2007 and 2008) reflect probable budget scenarios. Years three through five are more planning documents and likely to experience some changes to reflect updated budget figures, priorities, and other conditions. Both sets of documents assume passage of Issue 15 and a significant re-work will be needed in the event Issue 15 does not pass.

The Five Year CIP/ME also has a priority code (2nd column) for 2007 and 2008. These numbers are intended to prioritize the listed items based on a rank of 1, 2, and 3. A rank of 1 indicates that the item is a high priority due to it either being a major objective of Council or an area of maintenance that cannot or ideally should not be ignored as it may impact basic city operations. For instance, construction of the Rec Center in 2007 would be deemed a high priority based on voters passing Issue 15 and logistically being one of the first projects capable of being undertaken. While the Airport Park would also be a high priority, it is not envisioned to logistically be capable of being undertaken until 2009 due to the re-configuration of the airport. You will also find that annual basic capital/equipment replacement also has a rank of 1 due to the need to replace police cruisers and the like. Without such, basic services are at risk for deterioration from our current high standards.

Items ranked with a 2 indicate a policy or maintenance priority but not as high as a 1. These are items very likely to be funded but often items that could be put off a year. Items ranked with a 3 are either low priorities or emerging priorities meaning that while they may not be a high priority in 2007 or 2008, they will become high priorities and consideration should be made for such. An example of an item with a 3 rank is downtown streetscaping. This item has been conveyed by Council as an area needing attention, however due to a lack of fully understanding the scope of such project, and the priority towards recreation projects, it is ranked low and could possibly be deferred, especially if funds do not appear readily available.

You will find that years 2009-2011 do not contain the 1, 2, and 3 coding. This is due to their being far enough away to not warrant detailed ranking until closer to said time frame allowing for flexibility due to changing priorities, emergence of new concerns, and assessment of budget.

To conclude, these documents are intended to help frame an action plan of capital objectives over the next 5-10 years. Based on Council's review and adjustments, if any, these documents will formulate a direction for specific preparation of the 2007 budget to be presented in December. As previously stated, Blue Ash is a financially stable organization with fairly set operation costs and basic capital investments. As such, Council will need to prioritize its capital investments over a 5-10 year period recognizing that not all of its objectives are likely to be fully funded. It is hoped that this process and the enclosed documents assist Council in that

process. Furthermore, as previously indicated, these documents were prepared with the assumption of the passage of Issue 15. While there is some risk in doing such preparation, the timing is such that it is prudent to preliminarily prepare for passage of Issue 15. If we were to wait, the normal budget process would be quickly upon us not granting us sufficient time to prioritize capital items. If Issue 15 does not pass, it is recommended that capital issues not be discussed until the later part of 2007 as we will not likely be in a position to undertake much in the way of new initiatives.

I look forward to your feedback on October 26.”

The following sheet was also provided to Council, summarizing major capital improvement objectives organized by “category”:

“MAJOR CAPITAL IMPROVEMENT OBJECTIVES - 2007 - 2017

- 1) ECONOMIC DEVELOPMENT
 - a) Downtown (Focus on 3-4 specific “target” areas)
 - b) Osborne Blvd, other commercial/office redevelopment areas
 - c) K-Mart retail district on Hunt and Plainfield Roads
 - d) Other redevelopment on Reed Hartman Highway
- 2) UPDATE STREETScape FOR NEW DOWNTOWN PLAN
 - a) Streetscaping
 - b) Ronald Reagan Highway Landscaping (Kenwood/Blue Ash Roads)
- 3) TRAFFIC IMPROVEMENTS
 - a) Improve Hunt and Plainfield Intersection and controls (including Ronald Reagan bridge)
 - b) CDS-Carver/Malsbary/Citigroup traffic study
 - c) I-71 and Pfeiffer Road (in Montgomery)
 - d) Blue Ash Road Project (SCIP Grant/Loan)
 - e) Verify CDS has traffic signal coordination correct – all locations
 - f) “Connectivity” issues on all projects (with Service and Parks & Recreation)
- 4) AIRPORT LAND PURCHASE/RELATED PARK DEVELOPMENT PLAN AND CONSTRUCTION (PACC, amenities, open space development)
 - a) Address golf course improvements – 2 holes + driving range
 - b) Architectural & engineering on Central Park plan
 - c) Define pads/supporting retail/hotel etc.
 - d) Architectural & engineering on PACC
- 5) AIRPORT RELOCATION/PRESERVATION PROCESS AND ASSISTANCE (with Cincinnati)
 - a) Airport Consultant, PB Aviation, analysis
 - b) Cincinnati/Grants/FAA funding
- 6) EXPANSION/UPDATE OF RECREATION CENTER PROJECT
 - a) Proceed with architectural & engineering on current plan (Fitness, etc)
 - b) Include upgrades to wading pool/all tennis facilities to be replaced
- 7) DESIGN/CONSTRUCT NEW GOLF COURSE CLUBHOUSE/DRIVING RANGE
 - a) Architectural & engineering timing
 - b) Plan to include two holes and driving range as part of Central Park plan, financing, and construction
- 8) INCORPORATE OTHER GOLF COURSE IMPROVEMENTS INTO CLUBHOUSE PLAN
 - a) Double row irrigation
 - b) Cart path replacement
 - c) Address replacement of golf maintenance facility on Mohler Road
- 9) DEVELOP MASTER PLAN FOR MUNICIPAL & SAFETY CENTER RENOVATION/REPLACEMENT (all-Police Department, South Fire Station/Fire Department, Administration, Tax, Finance, Community Development, Service, etc.)
- 10) CONTINUED RENOVATION/REPLACEMENT OF OLDER FACILITIES AND EQUIPMENT

Mr. Waltz also distributed the following information, aggregating major objectives/CIP projects arranged by year:

“5 Year Capital Plan Summary of Major Objectives

YEAR	PROJECTS
2007	Rec Center Expansion Rehab of related Rec facilities Airport Acquisition Blue Ash and Hunt Road Downtown Streetscaping Economic Development Initiatives
2008	Golf Clubhouse Rehab of related Golf facilities Airport Acquisition Airport Match Hunt & Plainfield Improvements Downtown Streetscaping Downtown Revitalization Project Economic Development Initiatives
2009	Airport Park Development Update Municipal & Safety Center Airport Acquisition Glendale-Milford Road improvements Downtown Streetscaping Downtown Revitalization Project Economic Development Initiatives
2010	Airport Park development Airport acquisition Impound lot acquisition Ronald Reagan streetscaping Carver/Malsbary Improvements Downtown streetscaping Downtown revitalization project Economic Development Initiatives
2011	CIC stormwater repairs McKinley Road improvements Pfeiffer/I-71 improvements Airport acquisition Downtown revitalization project Economic Development Initiatives”

The following was also distributed to Council prior to the meeting:

CITY OF BLUE ASH - Five Year Capital Improvement Plan/Maintenance Effort

Project Name / Description	Priority	Status	Total Cost	Sources of Funding						
		(A)ctive (C)omplete (P)ending		City	TIF	Bond	OPWC	MRF	Grant	Other
2007										
Annual Basic Capital/Equipment Replacements, etc.	1		1,200,000	1,200,000						
Annual Contingency	1		250,000	250,000						
New Video Cameras in All Police Cruisers	1		110,000	110,000						
Sports Center Lighting Replacements	1		75,000	75,000						
Airport Purchase Due Diligence	1		200,000	200,000						
Acquire Airport Land From Cincinnati/Annual Payment	1		1,000,000	1,000,000						
Recreation Center/Fitness Expansion (Bid 2007)	1		3,100,000			3,100,000				
Annual Paving of City Streets	1		1,000,000	1,000,000						
Sidewalk Plan/Creek & Reed Hartman Hwy. (From 2005)	1		150,000	150,000						
Economic Development Incentives (Major-Kmart/Osborne, etc.)	2		500,000	500,000						
Retire ½ of Outstanding Xomox Parcel Note (\$1,000,000)	2		500,000	500,000						
New Golf Clubhouse (Start Architectural & Engineering)	2		100,000	100,000						
Irrigate I-275/Reed Hartman Highway Landscaping	2		85,000	85,000						
Rec Center Facility Upgrades (Wading Pool/Tennis Courts)	2		1,200,000			1,200,000				
Public Storm Water Issues	2		50,000	50,000						
Rebuild Blue Ash & Hunt Road/Storm Sewers (Grant/Loan)	2		3,200,000	75,000		1,625,000	1,400,000	100,000		
Place AED's in City Buildings	3		22,000	22,000						
Replace Subdivision Street Lights-Which are City Responsibility	3		65,000	65,000						
Municipal & Safety Center Facility Study	3		40,000	40,000						
Downtown Facelift-Streetscaping	3		1,250,000	1,250,000						
Traffic Signal Upgrade Program (LED)	3		50,000	50,000						
Total			14,147,000	6,722,000	0	5,925,000	1,400,000	100,000	0	0

2008										
Annual Basic Capital/Equipment Replacements, etc.	1		1,300,000	1,300,000						
Annual Contingency	1		250,000	250,000						
Replace EMS/Squad Unit (Net of Trade)(Rotation of 3 Units)	1		150,000	150,000						
Retire Balance of Outstanding Xomox Parcel Note (\$500,000)	1		500,000	500,000						
Build New Golf Clubhouse	1		5,000,000			5,000,000				
Sports Center Lighting Replacements	1		100,000	100,000						
Build/Expand Bikepath & Sidewalk System	1		300,000	300,000						
Acquire Airport Land From Cincinnati/Annual Payment	1		1,000,000	1,000,000						
Airport Relocation Assistance (Buy Land/FAA Match)	1		2,000,000	2,000,000						
Annual Paving of City Streets	1		1,100,000	1,100,000						
Major Truck & Vehicle Replacement/Service Department	1		200,000	200,000						
Technology Non-Routine/Platform and Major Equip. Changes	1		150,000	150,000						
Economic Development Incentives (Major-Kmart/Osborne, etc.)	2		500,000	500,000						
Equip Emergency OP. Center - North Fire Station Basement	2		100,000	100,000						
Remove UST's/Purchase Above Ground Vaults	2		250,000	250,000						
Golf Course Improvements (Irrigation, Paths, Maint. Building)	2		1,900,000			1,900,000				
Public Storm Water Issues	2		50,000	50,000						
Improve Hunt & Plainfield Intersection / RR Bridge	2		1,200,000			1,200,000				
Downtown Development Initiatives	3		5,800,000	800,000	5,000,000					
Traffic Signal Activation System for Emergency Units	3		100,000						100,000	
Hunt House Property Improvements (Tractor)	3		100,000	100,000						
Downtown Facelift- Streetscaping	3		1,250,000	1,250,000						
Install Coordinated Traffic Signals Downtown Corridor	3		300,000						300,000	
Traffic Signal Upgrade Program (LED)	3		50,000	50,000						
Upgrade Storm Water System/CIC Detention Basin	3		300,000	300,000						
Total			23,950,000	10,450,000	5,000,000	8,100,000	0	0	400,000	0

2009										
Annual Basic Capital/Equipment Replacements, etc.			1,300,000	1,300,000						
Annual Contingency			250,000	250,000						
Economic Development Incentives (Major-Kmart/Osborne, etc.)			500,000	500,000						
Downtown Development Initiatives			5,800,000	800,000	5,000,000					
Fire Department Truck (Sell 2, Buy 1)			550,000	550,000						
Traffic Signal Activation System for Emergency Units			48,000						48,000	
Replace SCBA Equipment			100,000	100,000						
New Roof-6131 Interstate/Service Facility/Paint Building			200,000	200,000						
Update Municipal & Safety Center Complex			1,700,000			1,700,000				
Build/Expand Bikepath & Sidewalk System			300,000	300,000						
Construct Shelters at Sports Center			125,000	125,000						
Develop Airport Property Into Park - Phase I			8,000,000			8,000,000				
Acquire Airport Land From Cincinnati/Annual Payment			1,000,000	1,000,000						
Construct Performing Arts Center			22,000,000			22,000,000				
Expand Sports Center Concessions			150,000	150,000						
Update/Expand Towne Square (Veterans Memorial) Restroom			140,000	140,000						
Annual Paving of City Streets			1,100,000	1,100,000						
Major Truck & Vehicle Replacement/Service Department			130,000	130,000						
Public Storm Water Issues			50,000	50,000						
Traffic Signal Upgrade Program (LED)			150,000	150,000						
Downtown Facelift-Streetscaping			1,250,000	1,250,000						
Service Facility/Storage Bins			150,000	150,000						
Airport/Central Park Traffic Improve. (Glendale Milford/RHH)			2,200,000			2,200,000				
Total			47,193,000	8,245,000	5,000,000	33,900,000	0	0	48,000	0

2010										
Annual Basic Capital/Equipment Replacements, etc.			1,350,000	1,350,000						
Annual Contingency			250,000	250,000						
Economic Development Incentives (Major-Kmart/Osborne, etc.)			500,000	500,000						
Downtown Development Initiatives			500,000	500,000						
Replace EMS/Squad Unit (Net of Trade) (Rotation of 3 Units)			150,000	150,000						
Replace Subdivision Street Lights - City Responsibility			50,000	50,000						
Purchase Currently Leased Impound Lot Property (Plan)			720,000	720,000						
Downtown Facelift- Streetscaping			1,250,000	1,250,000						
Streetscaping Ronald Reagan at Kenwood (Phase II w/Dwntwn)			800,000	800,000						
Build/Expand Bikepath & Sidewalk System			300,000	300,000						
Develop Airport Property Into Park - Phase II			12,000,000			12,000,000				
Acquire Airport Land From Cincinnati/Annual Payment			1,000,000	1,000,000						
Annual Paving of City Streets			1,200,000	1,200,000						
Major Truck & Vehicle Replacement/Service Department			230,000	230,000						
Public Storm Water Issues			50,000	50,000						
Traffic Signal Upgrade Program (LED)			50,000	50,000						
Traffic Signal/Road Improvement/Carver/Malsbary/RHH			500,000	500,000						
Technology Non-Routine/Platform and Major Equip. Changes			250,000	250,000						
Total			21,150,000	9,150,000	0	12,000,000	0	0	0	0

2011										
Annual Basic Capital/Equipment Replacements, etc.			1,400,000	1,400,000						
Annual Contingency			250,000	250,000						
Economic Development Incentives (Major-Kmart/Osborne, etc.)			500,000	500,000						
Downtown Development Initiatives			200,000	200,000						
Build/Expand Bikepath & Sidewalk System			300,000	300,000						
Sports Center Riverfront Seating/Grandstand			200,000	200,000						
Acquire Airport Land from Cincinnati/Annual Payment			1,000,000	1,000,000						
12th Statue at Veterans Memorial			150,000	150,000						
Recreation Center Gym Floor - Replace Maple Floor			110,000	110,000						
Annual Street Paving of City Streets			1,200,000	1,200,000						
Major Truck & Vehicle Replacement/Service Department			236,000	236,000						
Public Storm Water Issues			50,000	50,000						
Traffic Signal Upgrade Program (LED)			50,000	50,000						
Repairs to Storm Water Concrete Channels in CIC			1,000,000	1,000,000						
Widen/Improve McKinley Road			1,100,000			1,100,000				
Pfeiffer/I-71 Interchange Improvements			2,000,000			2,000,000				
Total			9,746,000	6,646,000	0	3,100,000	0	0	0	0

In reviewing the potential capital improvement projects, Mr. Waltz cautioned Council that tonight's meeting is not intended to be a budget discussion and no formal approvals are being asked of Council. This work session is meant to stimulate further discussion and to accumulate a "wish list" or prioritization of various capital projects that have been discussed by the City and Council in the past. The projects discussed assume passage of Issue 15 on November 7th. He also stressed to Council that the discussion represents a broad plan of action, recognizing the potential need for change as projects evolve and priorities and conditions change in the future. In Mr. Waltz's opinion, overall, this is an aggressive plan, and the need may very well arise for projects to be shifted once more information is known or priorities change, especially for those projects shown in years 2009 and past.

Highlights of the discussion and review of information are summarized below:

- Councilman Sumner encouraged continued investment in the historical Hunt House project.
- Councilman Czerwonka encouraged the City to consider the connection of the "two" Hazelwood areas via completion of a walking path or street upon the unbuilt portion of Idalia Avenue crossing over the railroad tracks separating the two areas.

- Councilman Bryan commented that in his opinion, the City's overall priorities can be grouped among the following categories summarizing "basic" services such as: maintenance of streets and infrastructure; commitment to public safety services; downtown redevelopment; and commitment to the "contract with citizens" assuming Issue 15 is passed, including purchase of the airport property, working with Cincinnati to preserve the airport, development of the park itself including its planned amenities such as the Performing Arts & Conference Center, trails, etc.; and improvements to the Recreation Center and Golf Course Clubhouse as promised along with the plan outlined by Issue 15. It was the consensus of Council that flexibility must be maintained and that these would not be the only objectives expected to be completed. Other "smaller" initiatives could be accomplished along with these basic services.
- Councilman Weber commented that "economic development" is a relative unknown. When opportunities present themselves, the City should be able to capitalize on them. Councilman Sumner agreed and commented that the revenues associated with economic development successes will be even more important given the major capital projects to be undertaken, especially if Issue 15 passes. Mr. Waltz commented that they do plan to include funding each year to take advantage of such economic development opportunities when they arise.
- Councilwoman Stoller suggested that perhaps the I-71/Pfeiffer improvement project may want to be moved up (currently shown as a potential 2011 project). Mr. Waltz explained that given that the area is in Montgomery and with the involvement of both the State and Federal levels for such a highway improvement project (similar to the multi-jurisdictional involvement of the improvements at Reed Hartman Highway and I-275), it probably would be virtually impossible to move that project much sooner because of its programmatic nature.
- It was estimated that the next phase of Duke's Landings project on Carver Road is expected to be complete in 2008, and the third and final phase in 2009 or 2010. This development may dictate traffic improvements in the Carver Road/Malsbary area.
- Mr. Waltz commented that his major long-term economic development objectives (targeted areas) include both sides of Osborne Boulevard, Reed Hartman Highway north of Cornell, and the K-Mart area near Hunt and Plainfield Roads. If over the next few years opportunities arise to make quality improvements to these areas, he believes the City should work to make those happen.
- In addressing a question from Councilman Sumner, the City has not moved forward with the automated traffic signal systems (to be activated by oncoming emergency vehicles) due to the recent accident experienced in Fairfield. That accident was the result of malfunctioning traffic equipment. Many other jurisdictions are also hesitating moving forward with such systems because of this incident.
- CitiGroup is expected to occupy the Landings by sometime in February. The Hawthorne Center on Carver Road (formerly known as the Sara Lee building) is almost 100% occupied.
- The City's engineers, CDS Associates, have completed about 50% of a traffic study of the Hunt and Plainfield intersection areas. It is expected that study will be done early in 2007.

- In addressing a comment from Councilman Sumner, Mr. Waltz commented that he would like for the City to maintain ownership of the former Xomox property for at least the next few years (i.e., the 8.5 acres across Cooper Road from the Recreation Center). In his opinion, this property could be used as an economic development tool. Also, given its proximity to the Municipal & Safety Center and the potential need to do something in coming years with aging City facilities, it could offer a strategic location of some City functions.
- In response to a question from Hazelwood neighborhood resident Curtis Battle, it was mentioned that Service Director Denny Albrinck (who was not present at tonight's meeting) would provide an update of discussion or plans, if any, to improve road surfaces/water issues in the Hazelwood neighborhood. Though the City would not be responsible in correcting private storm water issues in this neighborhood or others, there is funding planned annually to address storm water issues determined to be of a public nature.
- Overall Council seemed comfortable with the CIP information distributed and discussed at the meeting and complimented the Administration on its presentation.

ADJOURNMENT

All items on the agenda having been acted upon, Councilman Weber moved, Councilwoman Stoller seconded to adjourn the meeting. A voice vote was taken. All members voted yes. The Council meeting was adjourned at approximately 8:22 PM.

Robert J. Buckman, Jr., Mayor

MINUTES WRITTEN BY:

Susan K. Bennett, Deputy Clerk of Council