

CITY OF BLUE ASH

Interoffice Memo – City Manager's Office

TO: City Council
FROM: City Manager and Department Directors
SUBJECT: Agenda Items for the November 8th Council Meeting
DATE: November 6, 2012
COPIES: Department Directors, Press, Clerk of Council, Solicitor

This memo offers a brief description of the topics included on the November 8th Council agenda.

10.a.1. Ordinance No. 2012-64 – transferring funds

One of the benefits of projecting the December 31, 2012 fund balances is revealing what accounts may need supplemental funding to complete the year, what revenues were expected that may not arrive, and making other adjustments to the budget so the remainder of 2012 goes smoothly. This transfer incorporates a number of those issues, and also addresses several grant reconciliations, and major projects anticipated in the remaining months.

Those items shown on the attachment which might be considered routine or “housekeeping” are those whose prefix begins with 902 (Employee FSA); 293 (Law Enforcement Liaison Grant Fund); and 282 (OVI Grant). The FSA revenue and expenditure appropriation is necessary given that the city employee group has just started a new benefit plan year, and the Law Enforcement Liaison (LEL) and OVI Grant are on a non-calendar year basis through the State of Ohio.

Under “Reduction in Revenue Appropriations”, a reduction of \$608,000 is reflected in the Intergovernmental Revenue category. The primary component of this reduction in expected 2012 revenue is uncertainty as to when the Cincinnati Water Works will make a reimbursement to the City for paving work done on their behalf by the City of Blue Ash. The Public Works Director is currently working with the appropriate contact at the Cincinnati Water Works to determine the exact amount of reimbursement due to Blue Ash and the expected date of payment. In the interim, it is necessary to reduce revenue appropriations and increase General Fund transfers to make sure the Public Works area is fully funded should the revenue not arrive as budgeted in 2012. This payment is due the City of Blue Ash because the Public Works Department provided for the full repaving of areas disrupted by water main replacement efforts by the Water Works in recent years, and the final overlay that would have been the responsibility of the Water Works was done by the City in anticipation of reimbursement. The other component of revenue we budgeted, but which is not expected to arrive, is from the Hamilton County Storm Water District.

Reflected within the next category, “Additional Expenditure Appropriations”, is a Construction Improvement funding in the amount of \$558,000. This additional expenditure reflected in the Parks and Grounds Maintenance Capital Account pertains to the Council-approved placement of artificial turf on Field B of the Blue Ash Sports Center. That item is explained later in the agenda under Ordinance No. 2012-65. As this project was not anticipated at the time the final budget was prepared, it is necessary at this time to appropriate these additional expenses which are funded by unappropriated General Fund balance. Authorization to move ahead with the bidding of this project, the award of which is considered under Ordinance No. 2012-40 passed on August 9, 2012.

The significant item listed in the next category, “Reduction in Expenditure Appropriations”, is within the Public Works Construction Account, Fund 221. This item, which totals \$370,000,

pertains to sidewalk and other construction projects originally budgeted in the Public Works Department for the current year, but which could not be implemented. Funds for these projects will be included in the 2013 proposed budget. An expenditure reduction is necessary at this time if the project is not going to move ahead in the current year. This reduction in expenditure helps offset the delayed revenue from the Water Works, but not totally. The balance or remainder will be made up with General Fund transfers as required.

Other than the transfers necessary to keep the items described above “in balance”, the only significant item in the additional expenditure category involves a supplemental funding of \$100,000 in the General Fund Legislative Account relating to legal services. This funding is expected to supplement that contained in the final budget to get us through the remainder of 2012 in the category of service.

Identified at the very bottom of the attachment is an application of a contingency funding of \$115,000 to supplement expenditure capability within several of the Facility Maintenance accounts. Those include salaries, operational supplies and miscellaneous contractual. While the salary issue is being review by the Public Works Director with the Facilities Maintenance Supervisor, the driving force behind the other requirements relate to the costs of the mid-summer discovery of a petroleum release from the gasoline pump at the Municipal and Safety Center fueling location.

Please direct questions regarding this ordinance to the Treasurer.

10.a.2. Ordinance No. 2012-65 – authorizing payment for professional computer-related services and purchases throughout 2012

Periodically, the City Administration approaches Council with an ordinance addressing a number of the providers of electronic, data communication, telephone, or other communication services to the City on an ongoing basis. This ordinance seeks City Council's approval for payments during 2012 to four different vendors.

The first reflects a \$61,000 threshold for 2012 for Lan Solutions (InTrust Group) for their professional services relating to our computer networks, new equipment and trouble-shooting/consulting. The second vendor, Mitel Leasing, carries a not to exceed threshold of \$29,000 and is related to telephone services to all City departments, facilities and divisions. Mitel provides our telephones, network assistance, software and maintenance.

The third provider is Premier Network Solutions for which authority during 2012 is sought at a level of \$30,000 all related to professional security camera and/or alarm services at the Recreation Center and Town Square. Finally, authority is requested for \$30,000 for 2012 services from Active Network related to software and support efforts at the Recreation Center and the Cooper Creek Event Center.

All of these vendors are long term providers for the City, provide solid value for the funds expended, and it is necessary to seek Council approval as all of the amounts do exceed the ordinance threshold of \$25,000 for 2012.

Please direct questions regarding this ordinance to the Treasurer.

10.b.1. Ordinance No. 2012-66 – awarding bid for the Blue Ash Sports Center Soccer Field B artificial turf project

The City recently solicited bids for the purchase and installation of artificial turf at the Blue Ash Sports Center's Soccer Field “B”.

The installation of a synthetic surface supplies the City of Blue Ash with another weather-resistant field which allows for year around usage for a variety of different sporting activities including soccer, field hockey and lacrosse. The synthetic surface also reduces our current

field maintenance costs and creates more opportunities for the Blue Ash Community to utilize the fields.

The Administration is recommending a bid award to the low bidder, The Motz Group. The base bid was \$538,000. The installation is expected to begin in early November and be completed no later than March 1, 2013 which allows us to meet a deadline for usage in the spring of 2013.

Please direct questions regarding this ordinance to the Parks & Recreation Director.

10.c.1. Ordinance No. 2012-54 – authorizing a zoning map amendment to rezone two parcels at 9012 Blue Ash Road to C-2 planned commercial district (Second Reading)

Sandy Copenhaver owns Sandy's Stagecoach Saloon and the two parcels that are the subject of this request for a Zoning Map Amendment to C-2 Planned Commercial. The Saloon property is currently zoned C-1 General Commercial District; the adjacent property to the north is currently zoned R-3 Residential.

She plans to improve the property with an addition to the rear of the existing building and an expansion of the parking area. The proposed changes to the site and building are not possible without this Zoning Map Amendment. If the Map Amendment is approved by Council after recommendation by the Planning Commission, then any proposed improvements require a separate Planned Development approval.

The Planning Commission recommended approval of the Zoning Amendment. The area proposed to be rezoned is recommended for Commercial use on the Land Use Plan map contained within the City of Blue Ash 2003 Comprehensive Plan and the Land Use Implementation Program (also in the Comprehensive Plan) specifically identifies this location for Commercial Redevelopment.

The Comprehensive Plan is online at:

http://www.blueashadvance.com/files/uploaded/BA_Master_Plan_2003.pdf

This is the second reading of this ordinance. The first reading and public hearing was held on October 25, 2012.

Please direct questions regarding this ordinance to the Community Development Director, Dan Johnson.

10.c.2. Ordinance No. 2012-62 – authorizing a planned development in a C-2 planned commercial district to permit an addition and site modifications at 9012 Blue Ash Road (Second Reading)

If the Zoning Map Amendment proposed in the prior Agenda item is approved, Sandy Copenhaver plans to build an addition on the rear of the existing structure that contains ADA compliant bathrooms and a new bar/service area that can be opened to the outside with roll-up style doors (depicted in attached drawings). The site would also be modified to satisfy the C-2 access, parking, lighting, and landscape buffering requirements of the C-2 district.

The plan was originally submitted as a two-phase project, but the applicant submitted additional information prior to the Planning Commission recommendation to ensure that it would be done in a single phase. There is language contained in the Ordinance that limits the hours of operation and addresses other concerns raised by the Planning Commission during its deliberations.

The Planning Commission recommended denial of the proposed Planned Development, largely due to its proximity to the adjacent residents. The Ordinance requires a super-majority of Council for approval. Also, if the Zoning Map Amendment is not approved, this application is moot.

This is the second reading. The first first reading of this ordinance and the public hearing was held on October 25, 2012.

Please direct questions regarding this ordinance to the Community Development Director, Dan Johnson.

10.c.3 Motion referring potential rezoning to Planning Commission

This item directs Planning Commission to consider an amendment or amendments to the Zoning Code that will allow the City to control the land uses and development patterns on the former Blue Ash Airport land runway parcel, consistent with the discussion at the October 26 City Council meeting. Amendments will be proposed at the regularly scheduled December 6 Planning Commission meeting.

Please direct questions regarding this motion to the City Manager or Community Development Director, Dan Johnson.

10.d.1. Ordinance No. 2012-66 – authorizing a contract for professional services associated with fee collection management for EMS transport services

The City is nearing the end of a contract with Medicount Management, a firm that handles the billing related to EMS transport. The City's initial arrangement with Medicount Management started on November 1, 2004. The Fire Chief has been working closely with Medicount Management relating to the mechanism and costs associated with this program, and has been able to negotiate a reduced collection percentage fee with the upcoming contract—from 7.5% of collections to 6.5%. Of course, this rate reduction is partly attributable to increased technological capability in the transfer of data from our EMS units to Medicount Management, and the efficiencies associated therewith. In recent years, the City has collected in excess of \$325,000 a year related to this process.

The Fire Chief is recommending a new contract, in a form that has already been reviewed by the City Solicitor, beginning on or around November 1, 2012, with a one year renewal with a 30 day renewal notice. Favorable consideration of this ordinance by City Council would permit the Fire Chief to move forward in this process with a vendor that has proved reliable, easy to work with, and whose administration and policies have avoided citizen aggravation or billing issues.

Please direct questions regarding this ordinance to the Fire Chief.