

BLUE ASH CITY COUNCIL

December 14, 2017

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1. MEETING CALLED TO ORDER

A regular meeting of the Council of the City of Blue Ash, Ohio, was held on December 14, 2017. Mayor Thomas C. Adamec called the meeting to order in Council Chambers at 7:00 PM.

2. OPENING CEREMONIES

Mayor Adamec led those assembled in the Pledge of Allegiance.

3. ROLL CALL

MEMBERS PRESENT: Vice Mayor Marc Sirkin, Councilwoman Linda Bauer, Councilman Joe Leet, Councilman Pramod Jhaveri, Councilman Jeff Capell, Councilman Lee Czerwonka, and Mayor Tom Adamec

ALSO PRESENT: City Manager David Waltz, Solicitor Bryan Pacheco, Clerk of Council Jamie Eifert, Assistant City Manager Kelly Harrington, Treasurer Sherry Poppe, Parks & Recreation Director Chuck Funk, Public Works Director Gordon Perry, Fire Chief Rick Brown, Police Chief Paul Hartinger, Lieutenant Scott Noel Administrative Assistant Karla Plank, Economic Development Director Neil Hensley, Community Development Director Dan Johnson, Communications Coordinator Breanna Gilroy, and interested citizens

4. ACCEPTANCE OF AGENDA

Councilman Czerwonka moved, Vice Mayor Sirkin seconded to accept the agenda. A voice vote was taken. All members present voted yes. Motion carried.

1. *MEETING CALLED TO ORDER*
2. *OPENING CEREMONIES*
3. *ROLL CALL – Clerk of Council Jamie K. Eifert*
4. *ACCEPTANCE OF AGENDA*
5. *SPECIAL RECOGNITION OF FORMER COUNCIL MEMBER ROBERT RYAN*
6. *PUBLIC HEARING – 7:05PM to consider an approval of a preliminary subdivision plan for Neighborhoods at Summit Park (Resolution No. 2017-81)*
7. *PUBLIC HEARING – 7:10PM to consider a final development plan for a new mixed-use commercial and multi-family residential building and site development for the District at Summit Park (Resolution No. 2017-82)*
8. *PUBLIC HEARING – 7:15PM to consider a final development plan for a new senior living building and site development for the Life Plan Community (Resolution No. 2017-83)*
9. *PUBLIC HEARING – 7:20PM to consider an application for a Conditional Use Permit for a small office at 9110 Blue Ash Road in the R-3 Residential High Density District (Resolution No. 2017-80)*
10. *APPROVAL OF MINUTES*
 - a. *Regular Meeting of November 9, 2017*
 - b. *Budget Study Session of November 27, 2017*
 - c. *Council Swearing-In Ceremony of December 1, 2017*
 - d. *Council Special Meeting – Work Session of December 7, 2017*
11. *COMMUNICATIONS*
 - a. *Communications to Council – Clerk of Council Jamie K. Eifert*
 - b. *Reports From Outside Agencies*
 - c. *Mayor's Report – November 2017*
 - d. *Financial Report – Motion to accept the report for November 2017*
12. *HEARINGS FROM CITIZENS*
13. *COMMITTEE REPORTS*
 - a. *Finance & Administration Committee, Lee Czerwonka, Chairperson*
 1. *Resolution No. 2017-86, budget amendment*
 2. *Resolution No. 2017-77, adopting 2018 proposed budget*
 3. *Resolution No. 2017-78, authorizing 2018 pay plan*

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- b. *Public Works Committee, Joe Leet, Chairperson*
 - 1. Resolution No. 2017-79, authorizing a multi-year contract for professional engineering services
- c. *Planning & Zoning Committee, Marc Sirkin, Chairperson*
 - 1. Motion setting a Public Hearing for 7:05 PM, Thursday, January 11, 2018, to consider a zoning text amendment regarding residential group homes
 - 2. Resolution No. 2017-81, approving a preliminary subdivision plan for Neighborhoods at Summit Park
 - 3. Resolution No. 2017-82, approving a final development plan for a new mixed-use commercial and multi-family residential building and site development for the District at Summit Park
 - 4. Resolution No. 2017-83, approving a final development plan for a new senior living building and site development for the Life Plan Community
 - 5. Resolution No. 2017-80, approving an application for a Conditional Use Permit for a small office at 9110 Blue Ash Road in the R-3 Residential High Density District
 - 6. Resolution No. 2017-84, authorizing an economic development agreement with Enervise, LLC
- d. *Public Safety Committee, Pramod Jhaveri, Chairperson*
 - 1. Resolution No. 2017-85, electing members to the Volunteer Fire Fighters' Dependent Fund Board

14. MISCELLANEOUS BUSINESS

15. EXECUTIVE SESSION

- a. *Property Acquisition – to consider the purchase of property for public purposes, or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest*

16. ADJOURNMENT

5. SPECIAL RECOGNITION OF FORMER COUNCIL MEMBER ROBERT RYAN

Mayor Adamec recognized Robert Ryan and presented him with a proclamation as follows:

PROCLAMATION: it is one of the responsibilities of the Mayor of the City of Blue Ash to recognize occasions of great significance and to honor citizens who have helped Blue Ash become recognized as one of the top "50 fabulous places" in all of America in which to live, work, and play; and

WHEREAS, Rob Ryan was elected to Blue Ash City Council in 2015 to represent Ward 1; and

WHEREAS, Rob worked intently to foster citizen education and improve efficiencies; and

WHEREAS, over two years, Rob brought a fresh perspective and many new ideas to Council Chambers; and

WHEREAS, Rob has also dedicated his time and service to many organizations, including the Republican Central Committee, Sycamore Area Community School Advisory Board, Parent Teachers Association, Neighborhood Association, and American Legion Post 630; and

WHEREAS, Rob and his wife, Eileen, have been proud residents of Blue Ash since 2000, and have four children and three grandchildren; and

WHEREAS, it would be appropriate for Blue Ash to recognize Rob's notable service to the City of Blue Ash and his contributions as a Councilmember.

NOW, THEREFORE, I, Tom Adamec, Mayor of the City of Blue Ash, Ohio, do hereby proclaim Thursday, December 14, 2017, as "ROB RYAN DAY" in the City of Blue Ash, Ohio, and hereby urge citizens of the community to thank Rob for his outstanding efforts on City Council.

IN WITNESS WHEREOF, I have hereunto subscribed my name and caused the Seal of the City of Blue Ash, Ohio, to be affixed this 14th day of December, Two Thousand and Seventeen.

6. PUBLIC HEARING – 7:05PM to consider an approval of a preliminary subdivision plan for Neighborhoods at Summit Park (Resolution No. 2017-81)

Mayor Adamec motioned, Vice Mayor Sirkin seconded, to combine the Public Hearings for Resolutions 2017-81, 2017-82, and 2017-83 into one public hearing. A voice vote was taken. All members present voted yes. Motion carried.

7. PUBLIC HEARING – 7:10PM to consider a final development plan for a new mixed-use commercial and multi-family residential building and site development for the District at Summit Park (Resolution No. 2017-82)

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8. PUBLIC HEARING – 7:15PM to consider a final development plan for a new senior living building and site development for the Life Plan Community (*Resolution No. 2017-83*)

Mayor Adamec asked the Clerk to read Resolution No. 2017-81, 2017-82, and 2017-83 in its entirety.

THEN WAS PRESENTED AND READ IN ITS ENTIRETY
RESOLUTION NO. 2017-81

APPROVING A PRELIMINARY PLAN FOR THE
NEIGHBORHOODS AT SUMMIT PARK SUBDIVISION ON
APPROXIMATELY 78 ACRES

WHEREAS, Summit View Development LLC has requested approval of a Preliminary Plan for the Neighborhoods at Summit Park Subdivision; and

WHEREAS, the proposed preliminary subdivision plan substantially conforms to the Concept Planned Development Plan approved by Ordinance 2016-48, September 22, 2016; and

WHEREAS, the plans are for a mixed use subdivision together with construction of public and private roadways, utilities, stormwater infrastructure, landscaping, and other elements of the site; and

WHEREAS, this plan specifically establishes building lots for a proposed mixed-use commercial and residential building and a planned senior living facility; and

WHEREAS, the applicant has submitted a Preliminary Subdivision Plan consistent with the requirements of Chapter 1105 of the Blue Ash Code of Ordinances, which consists of 17 pages prepared by Cardinal Engineering and bearing the notation "Resolution No. 2017-81, December 14, 2017"; and

WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in the minutes thereof dated September 7, 2017, has recommended approval of the Preliminary Subdivision Plan with conditions.

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

Applicant is hereby granted approval of a Preliminary Subdivision Plan for the Neighborhoods at Summit Park Subdivision on approximately 78 acres in the Summit Park District (current Hamilton County Auditor's Parcels 612-0120-0106-00, 612-0120-0162-00, 612-0120-0186-00, 612-0120-0187-00, 612-0120-0188-00, 612-0120-0203-00) as described on 17 pages prepared by Cardinal Engineering and bearing the notation "Resolution No. 2017-81, December 14, 2017", and subject to and specifically including all conditions, provisions, and restrictions as set forth in the application, in the minutes of the Planning Commission dated September 7, 2017, and specifically including the following:

- 1. Infrastructure within the rights-of-way be approved by the Public Works Department, City Engineer, and Fire Department consistent with the character of the proposed plan and consistent with the requirements necessary to satisfy demands of the traffic that will likely need to access those rights-of-way.*
- 2. Rights-of-way may be adjusted to accommodate design interactions between public and private infrastructure, particularly along Summit Place and Summit Parkway.*
- 3. The owner must ensure that those areas affected by this plan that are not owned by the applicant can legally be accessed for this plan to be implemented.*
- 4. Sufficient right-of-way shall be reserved at the intersections of Carver Road and Carver Woods Drive and at Carver Woods Drive and Gateway Drive for future roundabouts.*
- 5. All landscaping within the rights-of-way in the limits of the subdivision must be permanently maintained by the developer.*

SECTION II.

It is hereby determined that the proposed Preliminary Subdivision Plan will not be detrimental to the public peace, health, safety or general welfare, and that it is in the best interest of the City of Blue Ash, Ohio.

SECTION III.

This Resolution shall take effect and be in force from and after the earliest period provided by law.

RESOLUTION NO. 2017-82

APPROVING A FINAL DEVELOPMENT PLAN FOR A MIXED-USE
COMMERCIAL AND RESIDENTIAL DEVELOPMENT ON
APPROXIMATELY SIX ACRES IN THE NEIGHBORHOODS AT
SUMMIT PARK SUBDIVISION

WHEREAS, The Fortus Group LLC on behalf of SP Apartments has requested approval of a Final Development Plan for a mixed-use commercial and residential development on approximately six acres in the Neighborhoods at Summit Park Subdivision; and

WHEREAS, the proposed final development plan substantially conforms to the Concept Planned Development Plan approved by Ordinance 2016-48, September 22, 2016; and

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WHEREAS, the plans include a grouping of several buildings that are four and five stories in height that would include 290 apartments and approximately 39,000 square feet of first floor commercial space adjacent to public roadways together with site infrastructure such as utilities, pavements, and landscaping; and

WHEREAS, the proposed development is designed to interact with the desired character of Summit Park; and

WHEREAS, the applicant has submitted plans consistent with the requirements of Chapter 1185 of the Blue Ash Zoning Code, which consists of 31 pages prepared by Cardinal Engineering and pdt Architects and bearing the notation "Resolution No. 2017-82, December 14, 2017"; and

WHEREAS, notice was provided to nearby property owners in accordance with requirements of the Blue Ash Code; and

WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in the minutes thereof dated September 7, 2017, has recommended approval of the Final Development Plan with conditions.

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

Applicant is hereby granted approval of a Final Development Plan for a mixed-use commercial and residential development on approximately six acres in the Neighborhoods at Summit Park Subdivision in the Summit Park District (parts of current Hamilton County Auditor's Parcels 612-0120-0187-00, 612-0120-0188-00, 612-0120-0203-00) as described on 31 pages prepared by Cardinal Engineering and pdt Architects and bearing the notation "Resolution No. 2017-82, December 14, 2017", and subject to and specifically including all conditions, provisions, and restrictions as set forth in the application, in the minutes of the Planning Commission dated September 7, 2017, and specifically including the following:

1. The preliminary Neighborhoods at Summit Park subdivision must be approved prior to any permits being issued for development of this project.
2. Final approval of the building design by the City Architect.
3. Access to the site from the adjacent future public right-of-way must be agreed to by the City and may be impacted by the final design of the adjacent roadways and intersections.
4. The Fire Department must have sufficient access around the entire site prior to the beginning of construction.
5. Provide a parking analysis to be approved by City Staff.
6. The overall development is intended to be a vibrant employment district that includes supportive residential and commercial amenities. Future phases shall include office with other commercial uses and approval of future residential plans may be withheld or delayed to ensure the desired development character.

SECTION II.

It is hereby determined that the proposed Final Development Plan will not be detrimental to the public peace, health, safety or general welfare, and that it is in the best interest of the City of Blue Ash, Ohio.

SECTION III.

This Resolution shall take effect and be in force from and after the earliest period provided by law.

RESOLUTION NO. 2017-83

APPROVING A FINAL DEVELOPMENT PLAN FOR A
SENIOR LIVING DEVELOPMENT ON APPROXIMATELY
FOUR AND ONE HALF ACRES IN THE NEIGHBORHOODS
AT SUMMIT PARK SUBDIVISION

WHEREAS, The Fortus Group on behalf of Preferred Equity Advisors LLC has requested approval of a Final Development Plan for a senior living development on approximately four and one half acres in the Neighborhoods at Summit Park Subdivision; and

WHEREAS, the proposed final development plan substantially conforms to the Concept Planned Development Plan approved by Ordinance 2016-48, September 22, 2016; and

WHEREAS, the plans include one building that varies in height from 3-5 stories and would include 201 living units together with amenities for residents such as eating and social areas and an area dedicated to residents who need memory care. The development plan also includes site infrastructure such as utilities, parking areas and other pavements, and landscaping; and

WHEREAS, the proposed development is designed to interact with the desired character of Summit Park; and

WHEREAS, the applicant has submitted plans consistent with the requirements of Chapter 1185 of the Blue Ash Zoning Code, which consists of 13 pages prepared by Cardinal Engineering and OZ Architects and bearing the notation "Resolution No. 2017-83, December 14, 2017"; and

WHEREAS, notice was provided to nearby property owners in accordance with requirements of the Blue Ash Code; and

WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in the minutes thereof dated September 7, 2017, has recommended approval of the Final Development Plan with conditions.

Be it resolved by the Council of the City of Blue Ash, Ohio,

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SECTION I.

Applicant is hereby granted approval of a Final Development Plan for a senior living development on approximately four and one half acres in the Neighborhoods at Summit Park Subdivision in the Summit Park District (part of current Hamilton County Auditor's Parcel 612-0120-0203-00) as described on 13 pages prepared by Cardinal Engineering and OZ Architects and bearing the notation "Resolution No. 2017-83, December 14, 2017", and subject to and specifically including all conditions, provisions, and restrictions as set forth in the application, in the minutes of the Planning Commission dated September 7, 2017, and specifically including the following:

1. The preliminary Neighborhoods at Summit Park subdivision must be approved prior to any permits being issued for development of this project.
2. Final approval of the building design by the City Architect.
3. Access to the site from the adjacent future public right-of-way must be agreed to by the City and may be impacted by the final design of the adjacent roadways and intersections.
4. The Fire Department must have sufficient access around the entire site prior to the beginning of construction.
5. The developer consider the inclusion of senior center components within the development that would be open to non-residents of the facility.
6. The overall development is intended to be a vibrant employment district that includes supportive residential and commercial amenities. Future phases shall include office with other commercial uses and approval of future residential plans may be withheld or delayed to ensure the desired development character.

SECTION II.

It is hereby determined that the proposed Final Development Plan will not be detrimental to the public peace, health, safety or general welfare, and that it is in the best interest of the City of Blue Ash, Ohio.

SECTION III.

This Resolution shall take effect and be in force from and after the earliest period provided by law.

Joe Trauth, Attorney with Keating, Muething and Klekamp, represents the Applicant and developers of the mixed-use plan development on 100+ acres adjacent to Summit Park within the M-3 and planned office, mixed use district. The process of the development began publicly in March 2016. There have been many hearings, input from the community and citizens of Blue Ash. The property was rezoned to M-3 planned office and mixed-use in September 2016. At the same time, the Concept Plan was legislatively approved, along with the proposed uses for the property including the senior living and luxury apartments. Recommendation for the Planning Commission for approval for the Final Development Plan for the mixed-uses and life planned community and preliminary plat was approved by Council vote of 5-0 on September 7, 2017. Mr. Trauth requested Council to review the consistency of this plan with the approved Concept Development Plan in accordance with Sections 1185.03(a) and 1183.05 of the Blue Ash Zoning Code in which it states: *the final development plan shall be reviewed for consistency with any approved concept plan for the tract.* The Final Development Plan is consistent with the approved Concept Development Plan and its specific approved uses.

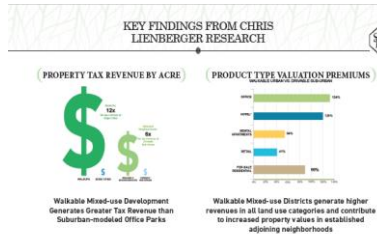
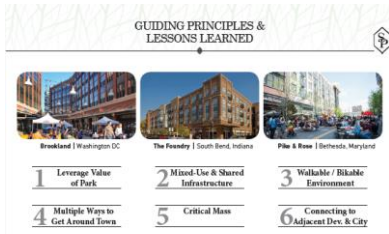
Clete Benken, Landscape Architect and Planner with MKSK Landscape Architects, presented that the City of Blue Ash has an opportunity to leverage its suburban location to develop Greater Cincinnati's largest suburban office market. The City's investment in roads, public services, and recreational amenities has given employers the confidence needed to make Blue Ash known for many great companies. The Gen-X, Millennials and Baby Boomers make up today's work force. Quality leisure time and the desire for greater mobility have become high priorities. Fewer Americans see a 30 minute commute, a large yard, and a lawn mower as their American dream.



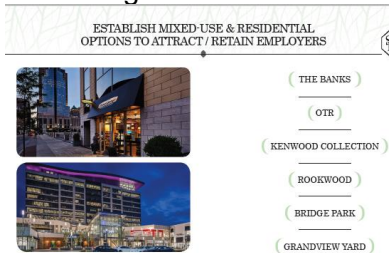
Over the past 20 months, the City worked through public engagement sessions to gain an understanding of what the community wanted in the development of the property which were consistent with the City's Land Use Plan for the Summit Park District.

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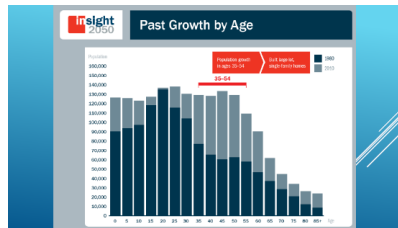
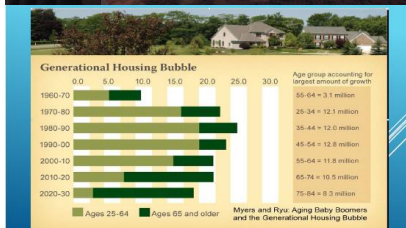
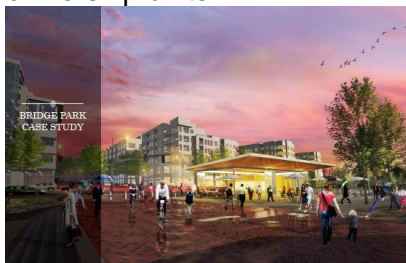
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The development team reached out to expert Chris Lienberger of the Brookings Institute who studied 30 of the largest markets in the country. The study compared economic performance of suburban office districts to walkable mixed-use districts. Research determined walkable mixed-use districts had up to a 134% increase of lease values as opposed to a suburban model office park in addition to property values and tax revenues increasing as much as 3 times.

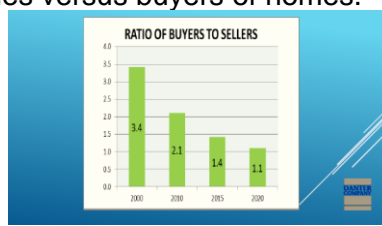
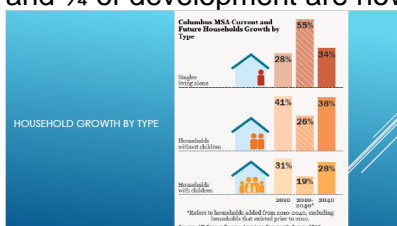


Mr. Benken explained that other mixed-use developments in the region did not obtain its first major office until the residential, hotel, and retail were in place. Employers look to attract young professionals who may not have the means to afford home ownership units.



Terry Foegler, Director of Strategic Initiatives with the City of Dublin, described the City of Dublin's development that mirrors the proposed development in Blue Ash. He explained the markets and challenges that are taking place within suburban areas of Ohio. The City of Dublin went from 600 residents in 1970 to approximately 45,000 residents today with approximately 70,000 people who work in Dublin.

Some of the changes that are driving suburban development are radically different than it was in 1970. It is important to prepare a community to be competitive for the next 10-20 years. The growth chart shows the home buying growth from 1980-2010. In 2010, it flips and 3/4 of development are now sellers of homes versus buyers of homes.

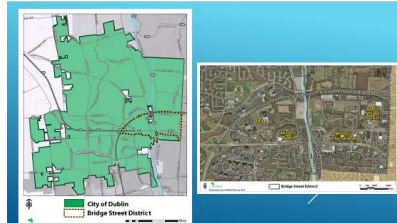
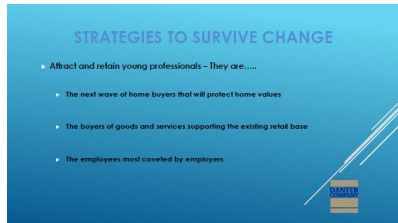


In 2010, the household growth mimicked the U.S. data. Over 80% of the growth of households is a 1-2 person households without kids.

The Danter Company study shows the ratio of home buyers to sellers. The number of home buyers is radically different from 2000. Preserving the value of single family homes is critical going forward.

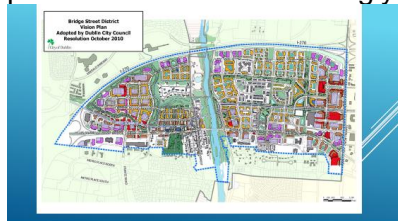
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These statistics are the reasons why communities are contemplating mixed use development projects. One of the biggest challenges for employers is to attract and retain young talent. It is important to have young professionals work in the community, engaged in the community, and have a connection in the community. These young professionals are the buyers of goods and services that support the retail base. They are the most coveted by employers.

Dublin's Bridge Street District has the vision of being very urban, dense, and mixed-use. Empty-nesters are considering these districts when selling their homes. Most importantly, employers need these districts that provide a living and working environment that young professionals are increasingly seeking.

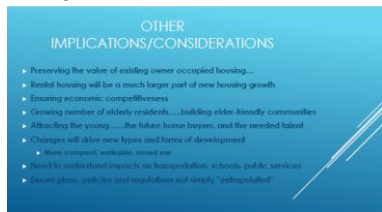


The Bridge Park development consists of a hotel, an event center, and three parking garages. The buildings are at least five stories with mixed-use that is predominantly housing with meaningful amounts of office.

The development also consists of a \$24 million pedestrian bridge that connects the two sides and parks are being developed along the river.



Highlighted projects consist of a library, condominium project, park improvements, mixed-use and many have restaurants and office, seven parking garages, multi-family development with 500 units of various housing. The total investment in the project will be over \$500 million.



Mr. Foegler further discussed various implications and considerations when establishing a mixed-use and residential district in Dublin.

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DEVELOPMENT CHARACTERISTICS

- Landmark, Walkable Mixed-Use Development
- Highly Amenitized, Lifestyle Rental Option
- Created with the Renter-by-Choice in Mind
- High Quality Luxury Finishes
- Warm Design Palette that Echoes the Materials in the Park

AMENITIES

APARTMENT AMENITIES

- V Ceilings
- Gourmet Kitchens
- Granite Countertops
- Stainless Steel Appliances
- Washer / Dryer in Unit
- Walk-In Closets
- Patios / Balconies on all Units
- Spa-like Bathrooms
- Flux Hardwood Floors

COMMON AMENITIES

- Clubhouse
- Dog Park
- Saltwater Pool
- Controlled Access Building
- Fitness Center with Live-Streaming
- Pool deck, lounge area & lounge
- Sundeck/reading ledge
- On-site Maintenance
- On-site Management
- Extensive Handicap/Tourism
- Dog Washing Station
- Bike Repair Shop
- Yard Trash Collection
- Media Room

Stephen Dronen, Fortus Group, stated that the proposed development creates an environment where people can walk from their jobs to their homes, to restaurants, to the park, and creates a dynamic – 24 hour a day environment. People have other options but chose, for various reasons, to live in a rental environment where the amenities are at your doorstep. Young professionals are taking jobs with big employers in areas that have a very amenitized environment.

The development is extremely high quality with luxury finishes that are designed to pick up a lot of the elements of the park. The residential units will be 4 to 5 story buildings, elevator served, with gourmet styled kitchens, solid surface countertops, hard plank flooring, and stainless appliances. The community will have numerous amenities such as club houses, a fitness center, a dog park, salt water pool, sundeck with beautiful views of the observation tower.

LIFESTYLE MIXED-USE

- Vibrant Mix of Shops & Restaurants
- Retail Strategy that Focuses on Local, Independent Restaurants with Wide Range of Styles / Price Points
- Health & Fitness
- Small Shops that Cater to Residents & Park-goers

YIELD DATA

PROJECTED RATES \$1,400 - \$2,000

UNITS	Count
1 Bedroom	170
2 Bedroom	140
3 Bedroom	10
TOTAL	320

COMMERCIAL Ground Floor Commercial Space: 39,000 sq ft

PARKING NEEDS

Residential	370 Spaces
Retail	100 Spaces
Office	400 Spaces

PARKING PROVIDED

Total	470 Spaces
Temporary Surface Lot	100 Spaces
Underground/Connecting On-Site	370 Spaces
TOTAL	470 Spaces

The development will be an environment with numerous amenities of shops, restaurants, and other uses to benefit the community.

There will be 290 apartment units ranging from 1, 2 and 3 bedrooms with monthly rates of \$1,400 to \$2,000. There will be over 39,000 sq. ft. of ground floor commercial space. In the center of the site, there will be a two level parking garage. The level would be at grade, the second level below grade, and provide 600 parking spaces.



SENIOR CARE SPECTRUM

INDEPENDENT LIVING

- Housing option for people 62 and up
- Focus on active lifestyle free from worries of maintenance and repairs

ASSISTED LIVING

- For those who need a little extra help with daily tasks. Physical environment provides an optimal environment.
- Residents can maintain their independence in a safe residence while having around the clock support from nearby caregivers.

MEMORY CARE

- Dementia-care programs offering specially trained caregivers and a physical environment that supports safety and success of people with Alzheimer's or other types memory loss.

The senior housing element of the development will consist of independent living, assisted living and a memory care unit.

YIELD DATA

UNITS	Count
Independent Living Units	174
Assisted Living Units	84
Memory Care Units	10
TOTAL	268

PARKING

Available surface parking	100 Spaces
Available on-street parking	20 Spaces
TOTAL	120 Spaces

PROJECTED RATES Dependent on Level of Care \$3,500 - \$9,000

AMENITIES & FINISHES

AMENITIES

- Wellness Center
- Restaurants Style Dining Venues
- Outdoor Dining Services
- Salon & Spa
- Fitness Center
- Coverage Services
- Memory Support Backyard
- Signature Programming, such as: Zumba Gold, Shop-a-Monster
- Shower Steam Finishes
- Laughter Yoga

FINISHES

- Designed with a Modern, High-end Concrete Feel, but with a Hospitality Focus
- Design that Intentionally Emphasizes Connection to Nature

There will be approximately 209 units with over 200 available parking. The monthly rates for these units, dependent on the level of care, will be \$3,500 to \$9,000.

The finishes will have a luxury environment feel that provides a large range of amenities.

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Dan Ruh, Executive Vice President of Al. Neyer, presented the office plan of the development which will create a second front door to Summit Park.

The Summit Park District area creates a mixed-use energy and an environment that is competitive and relevant for future office users. In the District, there are three distinctive office pads that can be scaled upward to accommodate large users. The mixed-use component is a key component in recruiting corporate office users.



In closing, Mr. Trauth stated that he believes the development is the best mixed-use project in all the suburban markets in the area. The development is intended to be a vibrant, employment district that includes residential and commercial amenities. The development is consistent with the City's Comprehensive Plan and is consistent with the Concept Plans approved by the Planning Commission and City Council.

In response to Councilman Capell's question, Mr. Ruh indicated that there has been a lot of attention from various businesses regarding the pads targeted in the plan. However, if there is no retail and mixed-use living components in the development, the office users will be difficult to attract. There will be no deviation from the assigned office pads in the development plans.

Councilman Capell indicated that Ordinance 2016-48 authorized 248 apartment units and the Final Development Plan requests 290 apartments. He also questioned why there were no condominiums in the plan.

Mr. Trauth responded that the Concept Plan called for a range of apartments which was 250 to 320. In order to build condominiums, it has to appeal to the market. Currently, the market is apartment living and not necessarily condominiums. The financing market for condominiums has not yet arrived.

In response to Councilman Czerwonka's question, Mr. Ruh responded that the parking garage will accommodate residents, commercial, and office.

Councilman Jhaveri stated the currently the City has 28% apartment users. He addressed his concerns for an additional 290 apartment which would increase the ratio of users. He requested that the developers put a cap on the number of apartments in the whole development and consider putting in condominiums.

In addressing Councilman Jhaveri's concerns, Mr. Dronen explained that the number of apartments in the Concept Plan for Phase 1 is consistent for 290 apartments. Mr. Benken further explained that if Phase 1 is developed in accordance with the vision, there could potentially be a need for additional apartments in other phases. The profile of future development would be dependent upon the number of office users and the type of work force it attracts.

In response to Vice Mayor Sirkin's question, Mr. Foegler indicated that condominiums in the Dublin plan are fairly minor because, from an economic development perspective, apartments are the key component in attracting office. Obtaining a sufficient number of apartments for young professionals is important for employers and for building vibrancy in the district.

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Vice Mayor Sirkin indicated Council has the ability to approve or not approve any changes to the Final Development Plan the developer brings forth to Planning Commission and Council.

Mayor Adamec wanted to ensure the Development Plan reflected the Concept Plan as approved under Ordinance 2016-48, Section 1.3 wherein it states: *The development is intended to be a vibrant employment district that includes supportive residential and commercial amenities. In its deliberation of all Final Plans based upon this Concept Plan, Council shall consider the nature and mix of existing land uses that have been developed to date to ensure that continued development maintains the appropriate and balanced mix of land uses. Final plan approvals that contain residential land uses may be withheld or delayed to ensure that the actual developed conditions reflect this desired development character.*

In response, Mr. Trauth indicated that the Development Plan differs slightly. He referred to the Development Agreement that the City and the Developer entered into.

In response to Mayor Adamec's question, Mr. Wilson indicated that market studies were done on single family homes along with apartments in the demographic area. Mr. Dronen explained that the materials to construct the buildings are a blend of concrete, steel and wood frame for the apartments and senior building. The exterior materials are very durable with a lot of masonry type product for the majority of the building. The level of investment made is substantial and the buildings are meant to be long-term.

Mayor Adamec opened the meeting up to public comment.

Rick Tremblay, Samstone Court, feels as part of the senior living component, skilled nursing should be included into the Development Plan. As it relates to apartments, he disagrees that the developer limit the number of multi-bedroom apartments in order to reduce the number of children into the school system. He feels bringing children into the school system is what brings communities together. Mr. Tremblay also had concerns about parking in the development.

Julie Thomas, Carpenter's Run, indicated that as a resident and business owner, it is important to have luxury apartments for employees working in the City. She is excited about the new multi-purpose development and the Senior Living opportunities.

Sara Rollman, 10511 Sundance Court, expressed her concerns of the increased traffic along Glendale-Milford and Plainfield Road.

Nick Vehr, 10519 Adirondack Way, expressed his excitement about the development and the vision for Blue Ash. He encouraged Council to pay attention to the details, ask hard questions, and hold the developer accountable but allow for the development to happen.

Steve Armsey, 9791 Troon Court, has a business in Blue Ash. He feels the City is fortunate to have the Summit Park development opportunity to showcase its awareness of changing and evolving lifestyles. The development positions the City for new and expanding businesses and new residents for the community. It will allow the City to continue to maintain a balanced community with a stable and increasing tax base. He feels that in order to attract businesses and residents, it is imperative that the new development and future redevelopments to come, offer mixed-uses and living options that appeal across the spectrum of millennials through seniors. It is also imperative that the developer see the development with what is currently in demand with the market. At this time, it is mixed-use, commercial, multi-family, and senior living. Once construction has commenced, office development will follow as businesses will see the amenities as not just promised at a future date, but are actually under construction. He believes it is critical to maintain flexibility for future phases to adjust to marketing conditions and demands. The multi-family (apartments) is not what one thinks of apartments during the baby boomer era. Apartments today are a life-style choice with finishes that compare to condos and single family homes. Luxury apartments range from \$1,500 to over \$2,000 per months. At today's mortgage rates, these rents in that range can support a mortgage in the range of \$300,000 to \$425,000. Most renters can afford other living options but they have selected a lifestyle. He feels the only thing wrong with the 49Hundred project on Hunt Road is that it is out of scale for the area and is in the wrong location. The 49Hundred project would have been perfect for the Summit Park development. Mr. Armsey supports and recommends Council to approve the three resolutions as written.

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Gary Glass, 4971 Tramwood Court, indicated that he is in favor of mixed-use, diversity, senior living, and office development. He has concerns with the developer now leading their Development Plan with apartments which is inconsistent with the Concept Plan presented in September when the developers indicated they would lead with office development. He further expressed his concerns over the City's housing stock in that there are 491 apartment units in Blue Ash and the development plan suggests 290 more apartments. He requested Council to not allow the developer to lead with apartments.

Mr. Trauth stated that there is a misconceived notion that apartments are going to be developed first. The Section of Ordinance 2016-48, which Mayor Adamec referred, indicates: *the development is intended to be a vibrant employment district that includes supportive residential and commercial amenities.* The developer intends to do that. Further, the Section states: *In its deliberation of all Final Plans based upon this Concept Plan, Council shall consider the nature and mix of existing land uses that have been developed to date to ensure that continued development maintains the appropriate and balanced mix of land uses.* The developer is requesting Council to approve a Final Development Plan that is consistent with the City's Land Use Plan approved in 2015 and the Concept Plan approved by Planning Commission and Council in September 2016.

In response to Mayor Adamec's question, Mr. Wilson indicated that they, along with the City's Public Works Department, CT Engineers, and American Structure Point, have done three different traffic studies and working toward incorporating the recommendations into the internal traffic plan.

In response to Mayor Adamec's question, Mr. Dronen indicated that skilled nursing care is a separate business model that requires very extensive State licensing and was not considered due to those reasons.

There being no further questions or comments, the public hearing was declared closed at 9:32 P.M.

Vice Mayor Sirkin moved, Councilman Capell second to take a five minute break from the Council meeting. A voice vote was taken. All members present voted yes. Motion carried.

The Council meeting resumed at 9:40 pm.

9. PUBLIC HEARING – 7:20PM to consider an application for a Conditional Use Permit for a small office at 9110 Blue Ash Road in the R-3 Residential High Density District (Resolution No. 2017-80)

Mayor Adamec asked the Clerk to read Resolution No. 2017-80 in its entirety.

THEN WAS PRESENTED AND READ IN ITS ENTIRETY
RESOLUTION NO. 2017-80

APPROVING A CONDITIONAL USE PERMIT FOR A SMALL SCALE OFFICE AT 9110 BLUE ASH ROAD IN AN R-3 RESIDENTIAL HIGH DENSITY DISTRICT (CURRENT HAMILTON COUNTY AUDITOR'S PARCEL 612-0060-0241-00)

WHEREAS, Andrew Vecellio of Guttman Properties, LLC has requested approval of a Conditional Use Permit for a "small scale office" at 9110 Blue Ash Road; and

WHEREAS, the proposed land use requires a Conditional Use Permit per Table 1133-1 and is regulated by Sections 1133.04(h) and 1127.06 of the Planning and Zoning Code; and

WHEREAS, the proposed plan consists of a 2-story, approximately 8,600 square foot building on 0.427 acres in an R-3 Residential High Density District together with on-site parking, site lighting, and landscaping that address Zoning Code requirements as described on 10 pages of site and architectural diagrams by Wentz Design and three pages of text submitted by the applicant bearing the notation "Resolution No. 2017-80, December 14, 2017"; and

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WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in its minutes thereof dated November 2, 2017, has recommended approval of a Conditional Use Permit for the land use and development plan as proposed with the following conditions:

1. Final building design to satisfy the Architectural Regulations per the City Architect.
2. The landscaping plan shall be submitted to the City prior to this plan being reviewed by City Council and be similar to the intent shown in the application, but the buffer along the east and south sides of the lot must be sufficiently dense at planting to substantially prevent visibility of vehicles in the parking lot from adjacent and nearby residential properties.
3. Evergreen trees and evergreen shrubs must be used on the east side of the site to shield the adjacent residential property.
4. The lighting plan be designed with lighting levels as low as possible and with shields to prevent any direct viewing of light sources from adjacent and nearby residential properties.
5. Parking analysis be provided to the City to reasonably justify the on-site parking provided for the proposed and future uses of the building.
6. Wall signs shall be permitted on the north and west faces of the building no larger than 25 square feet per sign.
7. Curb cuts on Blue Ash Road and Alpine Avenue must be approved by the City Engineer to ensure safety for both ingress and egress.

WHEREAS, legal notice was provided per the requirements of Table 1127-1 of the Planning and Zoning Code.

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

Applicant is hereby granted approval of a Conditional Use Permit for a "small scale office" at 9110 Blue Ash Road (current Hamilton County Auditor's Parcel 612-0060-0241-00) as described on 10 pages of site and architectural diagrams by Wentz Design and three pages of text submitted by the applicant bearing the notation "Resolution No. 2017-80, December 14, 2017", and subject to and specifically including all conditions, provisions, and restrictions as set forth: (1) in the application and (2) in the minutes of the Planning Commission dated November 2, 2017;

SECTION II.

It is hereby determined that the proposed Conditional Use Permit will not be detrimental to the public peace, health, safety, or general welfare, and that it is in the best interest of the City of Blue Ash, Ohio.

SECTION III.

This Resolution shall take effect and be in force from and after the earliest period provided by law.

Applicant, Ian Guttman of Guttman Properties, provided a presentation to propose a small scale office building at 9110 Blue Ash Road.



Animation

Gp | 2

Mr. Guttman explained that the proposed office building would be two-stories



South Elevation

Gp | 3



North Elevation

Gp | 4



West Elevation

Gp | 5



Preliminary Materials Study

Gp | 6

The two-story building is across from Tesla Motors, Inc. on Blue Ash Road and along Alpine Avenue.

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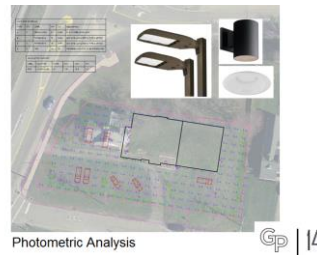
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The materials to be used on the building are a mix of vertical metal siding, pre-engineered wood siding, horizontal corrugated metal siding, and aluminum windows.



The two-story building has a footprint of approximately 4,300 sq. ft. The landscaping plan has been submitted to the Planning Commission. Landscaping will be done along Alpine Avenue and the east property line.



The site lighting plan will have four 15 foot tall lighting poles along the parking area and the east side of the building at the pedestrian exit.

Mr. Guttman indicated that the first floor office is approximately 2,000 sq. ft. and plans to employ up to 8 employees. He plans to lease the second floor office which is approximately 4,000 sq. ft. There is a 2,000 sq. ft. garage to allow 6-7 parking spaces along with 16 surface parking spaces.

Mayor Adamec opened the Public Hearing for comments from the public.

There being no questions or comments, the public hearing was declared closed at 9:50 P.M.

10. APPROVAL OF MINUTES

Councilman Czerwonka moved, Councilman Jhaveri seconded to approve the minutes of the regular meeting of November 9, 2017. A voice vote was taken. All members present voted yes. Motion carried.

Councilman Czerwonka moved, Vice Mayor Sirkin seconded to approve the minutes of the Budget Study Session of November 27, 2017. A voice vote was taken. All members present voted yes. Motion carried.

Councilman Czerwonka moved, Vice Mayor Sirkin seconded to approve the minutes of the Council Swearing-In Ceremony of December 1, 2017. A voice vote was taken. All members present voted yes. Motion carried.

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Councilman Czerwonka moved, Vice Mayor Sirkin seconded to approve the minutes of the Council Special Meeting on December 7, 2017. A voice vote was taken. All members present voted yes. Motion carried.

11. COMMUNICATIONS

a. Communications to Council

The Clerk noted the City received a notice from the Ohio Division of Liquor Control for a Transfer of Stocks (Permit No. 8435554) for Spire Hospitality LLC, d/b/a Embassy Suites Hotel, at 4554 Lake Forest Drive. The transfer is a requirement of the Ohio Division of Liquor Control to report any changes of Corporate Stock Ownership. The Police Department has reviewed the stock ownership transfers and had no objections. There were no objections by Council.

There were no further communications presented to Council.

b. Reports From Outside Agencies

There were no representatives from outside agencies present at the meeting.

c. Mayor's Report – November 2017

TOTAL RECEIPTS:.....	\$14,169.71
DISBURSEMENTS:	
To Blue Ash	
Fines/costs/Expungements/forfeitures/NSF check charges, vendor permits)	\$9,490.00
To the State of OH:	\$4,174.50
Victims of Crime	\$976.00
General Rev Fund.....now included in 2a below	
Expungements.....	\$0.00
Indigent Defense Support Fund 2a (Includes STG and bond surcharge)	\$2,695.00
Drug Law Enforcement Fund 2b.....	\$353.50
Justice Program Service Fund	
Seat Belts	\$150.00
Indigent Driver's Alcohol Trtm't Fund.....	\$151.50
Refund of Appealed Fines and Costs	\$0.00
Refund of overpaid fines.....	\$70.00
Bond Money applied	\$0.00
Bond Money returned	\$0.00
Restitution payment	\$283.71
TOTAL DISBURSEMENTS.....	\$14,169.71
BALANCE IN BONDS:11/30/2017	\$200.00
Mayor's Court traffic citations	106
Mayor's Court criminal citations	7
Total Mayor's Court cases	113
Blue Ash rev. from Mayor's Ct. Cases:.....	\$9,490.00

d. Financial Report – November 2017

Councilman Czerwonka moved Councilman Jhaveri seconded to accept the Financial Report for November 2017 as submitted. A voice vote was taken. All members present voted yes. Motion carried.

CITY OF BLUE ASH FINANCIAL POSITION STATEMENT- MONTH ENDING November 30, 2017

MONTH TO DATE	2016	2017
START OF MONTH FUND BALANCE:	\$62,814,772.07	\$53,430,813.51
Revenues:		
Earnings Tax Collections:	\$2,149,701.00	\$2,216,882.92
Debt Financing (long term)	-	-
Debt Financing (short term)	-	-
Other Revenue Received:	785,968.20	673,647.32
= Total Monthly Receipts	\$2,935,669.20	\$2,890,530.24
Expenditures:		
Long term Debt Payments	2,425,195.41	2,376,298.75
Short term Debt Payments	-	-
Other Expenditures:	\$3,584,849.59	\$4,980,950.05
= Total Monthly Expenditures:	\$(6,010,045.00)	\$(7,357,248.80)

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END OF MONTH FUND BALANCE: \$59,740,396.27 \$48,964,094.95

YEAR TO DATE	2016	2017
START OF YEAR FUND BALANCE:	52,646,983.26	58,212,800.00
Revenues:		
Earnings Tax Collections:	\$33,065,236.61	\$33,006,732.65
Debt Financing (long term)	9,996,586.80	-
Debt Financing (short term)	-	-
Other Revenue Received:	\$16,038,611.17	\$14,642,706.84
= Total YTD Receipts	\$59,100,434.58	\$47,649,439.49
Expenditures:		
Long term Debt Payments	\$6,979,951.29	\$7,634,870.46
Short term Debt Payments	63,939.74	63,939.74
Other Expenditures:	\$44,963,130.54	\$49,199,334.34
= Total YTD Expenditures:	\$(52,007,021.57)	\$(56,898,144.54)
YEAR TO DATE FUND BALANCE:	\$59,740,396.27	\$48,964,094.95

100% of the fund balance was invested as of 11/30/2017 Interest paid to date on matured investments: \$364,670.29
 Receipt
 and expenditure figures do not include interfund transfers or advances. All debt includes principal and interest.

BLUE ASH INCOME TAX DIV. INCOME TAX RECEIPT SUMMARY - MONTH ENDING November 30, 2017

MONTH TO DATE STATUS:	2016	2017
Business Net Profit	\$39,731.68	\$90,239.66
Resident Net Profit	33,658.79	38,299.34
Non-Resident Net Profit	7,655.10	14,363.24
Subcontractor Net Profit	718.85	2,655.75
Net Profit Total	\$81,764.42	\$145,557.99
Withholding	\$2,027,396.88	\$2,026,400.88
Subcontractor Withholding	40,539.70	44,924.05
Withholding Total	\$2,067,936.58	\$2,071,324.93
Monthly Collection Totals	\$2,149,701.00	\$2,216,882.92
		3.13%

YEAR TO DATE STATUS:		
Business Net Profit	\$5,136,637.47	\$4,729,937.39
Resident Net Profit	1,062,689.00	1,288,444.22
Non-Resident Net Profit	420,243.33	433,163.20
Subcontractor Net Profit	145,333.39	171,890.06
Net Profit Total	\$6,764,903.19	\$6,623,434.87
Withholding	\$25,698,886.71	\$25,828,525.47
Subcontractor Withholding	601,446.71	554,772.31
Withholding Total	\$26,300,333.42	\$26,383,297.78
YTD Collection Totals	\$33,065,236.61	\$33,006,732.65
		-0.18%
YTD Refund Totals	\$1,221,876.70	\$1,855,974.78

12. HEARINGS FROM CITIZENS

Mike Duncan, 9204 Bluewing Terrace, congratulated the Council Members on the election and welcomed the new Council Members. He wished Council and citizens a Happy Holiday.

Rob Ryan, 9514 Conklin Avenue, recommended to Council that the AI. Neyer development presentation be placed on the City's website.

Hearings from Citizens was declared closed at 9:55 PM.

13. COMMITTEE REPORTS

Prior to the Council meeting, Council members received the following report describing agenda items:

This memo offers a brief description of the topics included on the December 14th Council agenda.

FOR REFERENCE – ORDINANCE NO. 2016-48: Included in the packet, after this memo, is the original Concept Plan and its approved legislation (Ordinance 2016-48) dated September 22, 2016, as it relates to Public Hearings #6, #7 and #8 below.

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6. PUBLIC HEARING 7:05 PM to consider an approval of a preliminary subdivision plan for Neighborhoods at Summit Park (Resolution No. 2017-81)

This Preliminary Subdivision Plan covers approximately 78 acres and proposes multiple new public rights of way that divide the land into multiple parcels; many of which will later be further subdivided. The plan is substantively identical to the Concept Planned Development Plans for the former airport property that were previously approved by Planning Commission and City Council for this property and the Daventry single family subdivision. The new streets of this portion of the development will connect Glendale-Milford Road, Carver Woods Drive and Plainfield Road.

Planning Commission considered the plan at its September 7 meeting and recommended approval with conditions. If Council approves the plan, the developer may proceed with development of the improvements contained in the plan. Development of land uses within the area of this subdivision will require separate approvals. A future final subdivision plat will also be required to legally create the rights of way and individual lots included in this preliminary plan.

Please direct any questions to the Community Development Director.

7. PUBLIC HEARING – 7:10PM to consider a final development plan for a new mixed-use commercial and multi-family residential building and site development for the District at Summit Park (Resolution No. 2017-82)

The proposed plan is a Final Development Plan for a four and five story mixed use commercial and multi-family residential development within the Neighborhoods at Summit Park subdivision. The proposed development includes three buildings that wrap around a central parking garage and a looped drive with surface parking. The buildings would include 290 apartments and approximately 39,000 square feet of first floor commercial space. The proposed development is adjacent to the Brown Dog restaurant in Summit Park and extends along the Park's edge adjacent to the playground.

Planning Commission considered the plan at its September 7 meeting and recommended approval with conditions. If Council approves the plan, then the developer will be permitted to apply for permits and begin construction.

Please direct any questions to the Community Development Director.

8. PUBLIC HEARING – 7:15PM to consider a final development plan for a new senior living building and site development for the Life Plan community (Resolution No. 2017-83)

The proposed plan is a Final Development Plan for a 201 unit senior housing development "Parkside at Summit Park" within the Neighborhoods at Summit Park subdivision. The proposed development includes one building with three wings and surface parking on the south side of the site. The building height varies from three to five stories and includes varying levels of care for residents.

Planning Commission considered the plan at its September 7 meeting and recommended approval with conditions. If Council approves the plan, then the developer will be permitted to apply for permits and begin construction.

Please direct any questions to the Community Development Director.

9. PUBLIC HEARING – 7:20PM to consider an application for a Conditional Use Permit for a small office at 9110 Blue Ash Road in the R-3 Residential High Density District (Resolution No. 2017-80)

Guttman Properties is proposing to develop a 2-story, approximately 8,400 square foot office building on this 0.43 acre site, which is at the intersection of Alpine Avenue, Blue Ash Road, and the Cross County access Road. The site would have driveway access from Blue Ash Road and Alpine Avenue. Planning Commission recommended approval with conditions at its regular November 2, 2017 meeting.

Please direct any questions to the Community Development Director.

13.a.1. Resolution No. 2017-86 – budget amendment

This resolution provides for a few necessary accounting entries that were inadvertently left off the budget amendment Resolution 2017-62 approved in November. These additional entries will provide for the general fund transfer into the park fund (251) to cover previously approved park expenditures as well as balance TIF fund 333 by appropriating all available revenues.

Please direct any question regarding this resolution to the Treasurer/Administrative Services Director or the related Department Director.

13.a.2. Resolution No. 2017-77 – adopting 2018 proposed budget

The 2018 Proposed Budget was presented to Council at the November 27th Budget Study Session. The City Manager detailed the framework of the budget, provided a graphical overview which illustrated the City's anticipated operating results, and offered some guidance regarding current and future trends.

Resolution 2017-77 contains the same revenue and expenditure attachments as provided in the 2018 Proposed Budget document presented to Council on November 27th. There have been no changes to any of the numbers, revenues or expenditures contained therein. Approval of this resolution will allow the Finance Department to move forward with loading the new 2018 appropriations after the 2017 accounting year is finalized on December 31, 2017. The finance team will utilize these revenue and expenditure appropriations, along with the actual ending fund balances, to continue normal functions until a final budget is prepared and presented to City Council for approval. That final budget will incorporate actual ending fund balances as well as adjustments for any new projects or circumstances which may arise between the preparation of the proposed budget and the final budget.

The 2018 Final Budget will be submitted to Council for consideration in February 2018.

Please direct questions related to this Resolution to the Treasurer/Administrative Services Director or City Manager.

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13.a.3. Resolution No. 2017-78 – authorizing 2018 pay plan

Resolution No. 2017-78 authorizes the 2018 Position Classification Plan and the 2018 Annual Pay Plan as provided for in Resolution 2017-63 - Administrative Rules and Regulations related to pay classifications and pay schedules of non-bargaining personnel. The 2018 Position Classification Plan and the 2018 Pay Plan were recently approved by the Civil Service Commission.

The following is a summary of the adjustments:

- 1.5% cost of living increase for all non-bargaining full-time and permanent part-time employees effective with the 2018 pay plan year beginning on December 16, 2017.
- Required changes were made to part-time permanent and seasonal starting pay ranges to reflect the State minimum wage of \$8.30.

Please direct questions related to this resolution to the Treasurer/Administrative Services Director or City Manager.

13.b.1. Resolution No. 2017-79 – authorizing a multi-year contract for professional engineering services

In late 2012, Council approved a five-year contract with the City's long-standing engineering firm, Blue Ash based CT Consultants, Inc., for general engineering services for Public Works and Community Development. Given the Charter's five-year limitation on such contracts, the time has come, beginning with 2018 services, for reconsideration and renewal of this professional services agreement.

The Public Works Director has been working with representatives from CT Consultants, as well as the City Solicitor's office, towards the development of a new multi-year contract for professional engineering services. The City has a long-standing relationship with Blue Ash based CT Consultants and their fees are in-line with various engineering firms as received from recent RFQs.

The attached 2018 fee schedule for engineering services has been reviewed by the Administration, and approval is recommended to City Council.

Please direct questions regarding this Resolution to the Public Works Director.

13.c.1. Motion setting a Public Hearing for 7:05PM, Thursday, January 11, 2018, to consider a zoning text amendment regarding residential group homes

After discussion with legal counsel, it has come to staff's attention that the zoning code regulations regarding residential group homes are in conflict with State law. The item will be referred to Planning Commission for review and revision at its January 4th meeting and will be brought back to Council at its January 11th meeting.

Please direct questions regarding this motion to the Assistant City Manager.

13.c.2. Resolution No. 2017-81 approving a preliminary subdivision plan for Neighborhoods at Summit Park

See #6 above.

13.c.3. Resolution No. 2017-82 approving a final development plan for a new mixed-use commercial and multi-family residential building and site development for the District at Summit Park

See #7 above.

13.c.4. Resolution No. 2017-83 approving a final development plan for a new senior living building and site development for the Life Plan Community

See #8 above.

13.c.5. Resolution No. 2017-80 approving an application for a Conditional Use Permit for a small office at 9110 Blue Ash Road in the R-3 Residential High Density District

See #9 above.

13.c.6. Resolution No. 2017-84 authorizing an economic development agreement with Enervise, LLC

Enervise, LLC has confirmed its intentions to locate its regional office at the Vista Business Center II on Alliance Road. The City previously offered a \$60,000 forgivable loan in support of this project and staff requests formal approval via Resolution. The project will create 99 new jobs and an estimated \$5.06 million in payroll, resulting in \$63,000 in annual City earning's tax.

Please direct questions regarding this Resolution to the Assistant City Manager.

13.d.1. Resolution No. 2017-85 – electing members to the Volunteer Fire Fighters' Dependent Fund Board

This resolution is presented each year to City Council for approving the continuation of a State-required Volunteer Fire Fighters' Dependents Fund Board. The resolution selects the Councilperson designated as the chairperson of the Public Safety Committee and the City Manager to serve on this Board, as well as two other members nominated by the Fire Department. Resolution No. 2017-85 provides appointees to the Board for calendar year 2018. This fund, administered through the State of Ohio, provides the surviving spouse or dependents of a part-time/volunteer firefighter killed while discharging the duties of a firefighter, or who dies from exposure or injury received in the discharge of duty, representing monetary benefits to supplement the Ohio Public Employees Retirement System (OPERS). (Only full-time firefighters can belong to the Ohio Police & Fire Pension system.) Therefore, in order to comply with State regulations, approval of this resolution is recommended.

Please direct questions regarding this Resolution to the Fire Chief.

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a. Finance & Administration Committee, Lee Czerwonka, Chairperson

Councilman Czerwonka asked the Clerk to read Resolution No. 2017-86 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2017-86

PROVIDING FOR AMENDMENTS WITHIN THE 2017 ANNUAL
APPROPRIATION RESOLUTION NO. 2017-7

Councilman Czerwonka moved, Vice Mayor Sirkin seconded to adopt Resolution No. 2017-86.

There being no discussion, the Clerk called the roll. Councilpersons Bauer, Leet, Jhaveri, Capell, Czerwonka, Sirkin, and Mayor Adamec voted yes. Seven yeases. Resolution No. 2017-86 passed.

Councilman Czerwonka asked the Clerk to read Resolution No. 2017-77 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2017-77

RESOLUTION ADOPTING THE 2018 PROPOSED BUDGET
FOR REVENUE AND EXPENDITURE APPROPRIATIONS OF
THE CITY OF BLUE ASH, OHIO, FOR THE FISCAL YEAR OF
2018

Councilman Czerwonka moved, Councilman Leet seconded to adopt Resolution No. 2017-77.

Councilman Capell stated that the City has had higher levels of capital spending in recent years which is the reason for the uptick in spending. He questioned if the City spent normal amounts of money on capital, would the 2018 budget be balanced with the prior budgets.

City Manager David Waltz explained that the City's budget is not unbalanced because the City was preserving funds for capital projects. The budget is absolutely balanced in terms of operation and has been using previous surplus years to spend on capital projects. Over the last ten years, 2017 was the only year the City spent additional funds on capital. Administration is proposing additional capital spending in 2018. The City is operationally balanced.

In response to Councilman Capell's questions, Mr. Waltz explained that the City is subsidizing CCEC and the golf course. The books have not yet been closed for the year; however, for the past 40 years, the City has subsidized the golf course and CCEC by approximately \$300,000. There is no reason for it to radically change in 2018.

Councilman Capell indicated that the City is bringing in \$115,000 a year for "cable franchise fee". He questioned how the money was collected, how it is spent by the City.

Mr. Waltz responded that the "cable franchise fee" is collected the same as the City's earnings tax, real property tax, and hotel tax. It is another source of revenue that is put into the City's General Fund. The State gave authorization approximately 20 years ago which provides local government a means to obtain revenue. Cable franchises in the City (which there are two), have to pay a percentage based on a formula.

Councilman Capell feels the cable franchise fees should be used to televise Council meetings.

Councilman Capell stated the City pays for a Sister City Program where approximately 18 people are sent to Germany every two years and in the opposite year, German delegation comes to Blue Ash. He questioned which fund these dollars come out of and what is the total amount each year.

Mr. Waltz responded that the City budgets \$40,000 each year and it comes out of the Council section of the budget.

Mr. Waltz reminded Council that the Resolution presented before Council is a proposed budget. The final budget will be approved after the first of the year.

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There being no further discussions, the Clerk called the roll. Councilpersons Leet, Jhaveri, Capell, Czerwonka, Bauer, Sirkin, and Mayor Adamec voted yes. Seven yeases. Resolution No. 2017-77 passed.

Councilman Czerwonka asked the Clerk to read Resolution No. 2017-78 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2017-78

AUTHORIZING THE 2018 POSITION CLASSIFICATION
PLAN AND THE 2018 PAY PLAN AS PROVIDED FOR IN
RESOLUTION 2017-63 - ADMINISTRATIVE RULES AND
REGULATIONS

Councilman Czerwonka moved, Councilman Leet seconded to adopt Resolution No. 2017-78.

There being no discussion, the Clerk called the roll. Councilpersons Jhaveri, Capell, Czerwonka, Sirkin, Bauer, Leet, and Mayor Adamec voted yes. Seven yeases. Resolution No. 2017-78 passed.

b. Public Works Committee, Joe Leet, Chairperson

Councilman Leet asked the Clerk to read Resolution No. 2017-79 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2017-79

AUTHORIZING THE CITY MANAGER TO ENTER INTO A
MULTI-YEAR PROFESSIONAL SERVICES CONTRACT WITH
BLUE ASH BASED CT CONSULTANTS, INC. FOR GENERAL
ENGINEERING SERVICES FOR THE CITY

Councilman Leet moved, Councilwoman Bauer seconded to adopt Resolution No. 2017-79.

There being no discussion, the Clerk called the roll. Councilpersons Capell, Czerwonka, Sirkin, Bauer, Leet, Jhaveri, and Mayor Adamec voted yes. Seven yeases. Resolution No. 2017-79 passed.

c. Planning & Zoning Committee, Marc Sirkin, Chairperson

Vice Mayor Sirkin moved, Councilman Czerwonka seconded setting a Public Hearing for 7:05 PM, Thursday, January 11, 2018, to consider a zoning text amendment regarding residential group homes. A voice vote was taken. All members present voted yes. Motion carried.

Vice Mayor Sirkin asked the Clerk to read Resolution No. 2017-81 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2017-81

APPROVING A PRELIMINARY PLAN FOR THE
NEIGHBORHOODS AT SUMMIT PARK SUBDIVISION ON
APPROXIMATELY 78 ACRES

Vice Mayor Sirkin motioned, Councilman Czerwonka, second to table Resolution No. 2017-81 until the January 11, 2018 Council Meeting. A voice vote was taken. Councilpersons Sirkin, Bauer, Leet, Jhaveri, Capell, and Mayor Adamec voted yes. Councilman Czerwonka voted no. Motion carried.

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Vice Mayor Sirkin asked the Clerk to read Resolution No. 2017-82 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2017-82

APPROVING A FINAL DEVELOPMENT PLAN FOR A MIXED-
USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT ON
APPROXIMATELY SIX ACRES IN THE NEIGHBORHOODS AT
SUMMIT PARK SUBDIVISION

Vice Mayor Sirkin motioned, Councilman Jhaveri, second to table Resolution No. 2017-82 until the January 11, 2018 Council Meeting. A voice vote was taken. Councilpersons Sirkin, Bauer, Leet, Jhaveri, Capell, and Mayor Adamec voted yes. Councilman Czerwonka voted no. Motion carried.

Vice Mayor Sirkin asked the Clerk to read Resolution No. 2017-83 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2017-83

APPROVING A FINAL DEVELOPMENT PLAN FOR A SENIOR
LIVING DEVELOPMENT ON APPROXIMATELY FOUR AND
ONE HALF ACRES IN THE NEIGHBORHOODS AT SUMMIT
PARK SUBDIVISION

Vice Mayor Sirkin motioned, Councilman Jhaveri, second to table Resolution No. 2017-83 until the January 11, 2018 Council Meeting. A voice vote was taken. Councilpersons Sirkin, Bauer, Leet, Jhaveri, Capell, and Mayor Adamec voted yes. Councilman Czerwonka voted no. Motion carried.

Vice Mayor Sirkin asked the Clerk to read Resolution No. 2017-80 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2017-80

APPROVING A CONDITIONAL USE PERMIT FOR A SMALL
SCALE OFFICE AT 9110 BLUE ASH ROAD IN AN R-3
RESIDENTIAL HIGH DENSITY DISTRICT (CURRENT
HAMILTON COUNTY AUDITOR'S PARCEL 612-0060-0241-
00)

Vice Mayor Sirkin moved, Councilman Leet seconded to adopt Resolution No. 2017-80.

There being no discussion, the Clerk called the roll. Councilpersons Leet, Jhaveri, Capell, Czerwonka, Sirkin, Bauer, and Mayor Adamec voted yes. Seven yeses. Resolution No. 2017-80 passed.

Vice Mayor Sirkin asked the Clerk to read Resolution No. 2017-84 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2017-84

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN
ECONOMIC DEVELOPMENT AGREEMENT WITH ENERVESE,
LLC

Vice Mayor Sirkin moved, Councilman Leet seconded to adopt Resolution No. 2017-84.

There being no discussion, the Clerk called the roll. Councilpersons Jhaveri, Capell, Czerwonka, Sirkin, Bauer, Leet, and Mayor Adamec voted yes. Seven yeses. Resolution No. 2017-84 passed.

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d. Public Safety Committee, Pramod Jhaveri, Chairperson

Councilman Jhaveri asked the Clerk to read Resolution No. 2017-85 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2017-85

ELECTING PRAMOD JHAVERI AND DAVID M. WALTZ TO THE
VOLUNTEER FIRE FIGHTERS' DEPENDENTS FUND BOARD
AND ACKNOWLEDGING THE ELECTION OF RICK BROWN
AND CHRIS THEDERS TO THE VOLUNTEER FIRE FIGHTERS'
DEPENDENTS FUND BOARD FOR THE TERM EXPIRING
JANUARY 1, 2019

Councilman Jhaveri moved, Councilman Czerwonka seconded to adopt Resolution No. 2017-85.

There being no discussion, the Clerk called the roll. Councilpersons Capell, Czerwonka, Sirkin, Bauer, Leet, Jhaveri, and Mayor Adamec voted yes. Seven yeases. Resolution No. 2017-85 passed.

14. MISCELLANEOUS BUSINESS

Parks and Recreation Director Chuck Funk reminded Council of the memo they received concerning the overview of the 2018 special events schedule. One of the major changes to the schedule was the elimination of the Taste of Blue Ash.

Council and Administration expressed their congratulations and appreciation to Police Chief Paul Hartinger who will be retiring after many years of service, dedication and commitment to the City of Blue Ash.

Season's Greetings from Council and Administration was extended to all.

15. EXECUTIVE SESSION

After all items on the agenda were acted upon, Councilman Czerwonka moved, Councilman Jhaveri seconded to convene an Executive Session to discuss matters pertaining to Property Acquisition. The Clerk called the roll. Councilpersons Czerwonka, Sirkin, Bauer, Leet, Jhaveri, Capell, and Mayor Adamec voted yes. Seven yeases. Motion carried.

After matters pertaining to Property Acquisition were discussed, Vice Mayor Sirkin moved, Councilman Czerwonka seconded to convene to the regular meeting. A voice vote was taken. All Council members voted yes. Motion carried.

16. ADJOURNMENT

All items on the agenda having been acted upon, Mayor Adamec moved, Councilman Czerwonka seconded to adjourn the meeting. A voice vote was taken. All members voted yes. The Council meeting was adjourned at approximately 11:10 PM.

Thomas C. Adamec, Mayor

Jamie K. Eifert, Clerk of Council

MINUTES RECORDED AND WRITTEN BY:

Karla Plank, Administrative Assistant

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