

CITY OF BLUE ASH

Interoffice Memo – City Manager's Office

TO: City Council
FROM: City Manager and Department Directors
SUBJECT: Agenda Items for the October 11th Council Meeting
DATE: October 9, 2018
COPIES: Department Directors, Press, Clerk of Council, Solicitor

This memo offers a brief description of the topics included on the October 11th Council agenda.

6. Public Hearing to consider approval of a Concept Planned Unit Development and Zoning Map Amendment at Oak Avenue, in the R-3 Residential High Density Zoning District (Ordinance No. 2018-10 first reading)

On August 2, Planning Commission recommended approval of a Concept Planned Unit Development Plan and a Zoning Map Amendment that includes 4 building lots and one lot of common open space on a site of the east side of Oak Avenue in Hazelwood. The building lots are designed for single-family homes; the common lot would be in the floodplain of the adjacent creek and maintained by a homeowners association. The plan does not create any new public rights-of-way.

The Planning Commission did not recommend approval of a Final Development Plan because the application included only building envelopes on each lot. The Commission asked for more details about the actual building locations and details about the proposed structures.

If approved, the Zoning Map will be changed to reflect that this property is a PUD and the property may not be used in any way other than as approved by the Ordinance.

Please direct questions regarding this Resolution to the Community Development Director.

7. Public Hearing to consider approval of a Concept Planned Unit Development and Zoning Map Amendment at 9933 Alliance Road, in the Summit Park Zoning District (Ordinance No. 2018-11 first reading)

On August 2, Planning Commission recommended approval of a Concept Planned Unit Development Plan and a Zoning Map Amendment for 9933 Alliance Road that includes a conceptual site layout and would allow some uses that are otherwise nonconforming in the Summit Park Zoning District. The list of uses includes light manufacturing and others that were permitted in the former M-1 Office Industrial district. The owner intends to create a "Summit Innovation Center" that will allow high-end and high-tech tenants to the site. Although none have been yet identified, the owner hopes that having the ability to allow such uses will provide the ability to more quickly respond to tenants that may be a good fit for a desirable reuse of the property.

A Final Development Plan application would need to be filed before any specific use could be allowed that is inconsistent with the standard Summit Park Zoning District regulations. If approved, the Zoning Map will be changed to reflect that this property is a PUD and the property may not be used in any way other than as approved by the Ordinance.

Please direct questions regarding this Ordinance to the Community Development Director.

11.a.1. Motion setting 6:00PM, Monday, November 26, 2018, as the Budget Study Session

This motion would formally establish the time and date for the 2019 Budget Study Work Session for Monday, November 26, 2018, at 6:00 PM.

Please direct questions or scheduling issues regarding this motion to the City Manager.

11.a.2. Resolution No. 2018-48 confirming continuing membership in the Miami Valley Risk Management Association (MVRMA) and accepting the year 2019 pool contribution

MVRMA is a member-driven risk management pool whose mission is to deliver high quality risk management services to its member municipalities. MVRMA addresses its members' risk management and risk financing needs by providing a combination of self-insurance and commercial insurance/reinsurance for members' property and casualty exposures. The City has been a member of MVRMA since 1992.

This resolution seeks ongoing approval for participation and outlines the 2019 pool contribution to MVRMA of an amount not to exceed \$280,000 for our coverage. The City's portion of coverage will represent approximately 6.5% of all pool costs in 2019.

The City's annual contribution is composed of our share of the pool's operating expenses, as well as payment relating to our "share" of expected reserves and losses for the upcoming year. The total amount of the expected Loss Fund as determined by MVRMA's actuary for 2019 for all 20 members is \$2,285,000 and as losses, claims, and reserves are addressed over the next several years, those costs will be charged against that particular "2019" fund. If the entirety of the Loss Fund is not needed, any balances are refunded or credited to a member in proportion to their percentage of contribution. Should total losses exceed that amount, the Shock Loss fund would absorb the overage.

Blue Ash's affiliation with the Miami Valley Risk Management Association has been a positive one. We are very satisfied with the administration and structure of the program. MVRMA is audited and examined by the Ohio Department of Insurance on an annual basis and prepares a Comprehensive Annual Financial Report each year as well. No city has ever left the Association and the group seems very content with the level of service provided by the pool.

Additionally, MVRMA offers a discount to members whose police and fire departments wish to take advantage of a top-notch policy manual and training service called "Lexipol". The City's Police and Fire departments both participate in the Lexipol program, which has proven helpful in keeping our policy and procedure manuals up-to-date. MVRMA also provides in-person and web-based training opportunities to our City staff.

Please direct questions concerning this resolution to the Treasurer/Administrative Services Director.

11.b.1. Resolution No. 2018-49 authorizing contract for professional catering services associated with Cooper Creek Event Center

Based on the performance and experiences at the Cooper Creek Event Center in past several years, the Cooper Creek Team has requested authorization to enter into three year contracts with Catering Adventures Hospitality Group, LLC, Elegant Fare, Inc., and Jeff Thomas Catering, for an amount not to exceed \$1,100,000 (collectively) per year for catering and staff services beginning January 1, 2019 thru December 31, 2021. Termination of these contracts can be made at any time with a 30 day advance notice by either party. The City will receive a portion of the food package averaging 21% depending on the size of particular events and other factors.

The “preferred” caterer option will give clients the option to choose from a variety of catering styles and price points. In addition, we will be able to offer authentic, ethnic options to encompass the diverse populations of our community.

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

11.c.1. Resolution No. 2018-50 awarding bid for Creek Road Sidewalk Project

As part of the City’s effort to provide for continued connectivity throughout the City, bids for this project were advertised on Wednesday, September 12, 2018, in the **Northeast Suburban Life-Press**, and were publicly opened and read on October 3, 2018. Four bids were received and Administration is recommending Council authorize a bid award to the low bidder, Prus Construction Company for unit prices as shown on the bid summary. It is recommended that the award include the base bid which less than the engineer’s estimate for this project.

Sidewalk will be installed along Creek Road from Kenwood Road to I-71. This completes sidewalk along the entirety of Creek Road. The completion date for this project is April 1, 2019.

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

11.d.1. Resolution No. 2018-51 approving final plat for the Retreat at Summit Park

On October 4, Planning Commission recommended approval of a Final Plat for Section 4 of the Retreat at Summit Park subdivision, which includes 12 lots, five areas of common open space, and public right-of-way. The Final Plat substantially conforms to the approved Preliminary Plan. If necessary, the developer will be required to provide a performance bond prior to filing the plat that is sufficient to provide for the completion of the development, if the developer fails to complete it per plan.

Approval of a Final Plat does result in dedication of new public rights-of-way; it does not result in the City accepting maintenance responsibility for the improvements within those new rights-of-way. The City accepts maintenance only after 80 percent of the lots within the subdivision have been developed and the streets are more than one year old.

Approval of a Final Plat does not require a public hearing.

This is the final section of the subdivision.

Please direct questions regarding this Resolution to the Community Development Director.

11.e.1. Resolution No. 2018-52 adopting Hamilton County Multi-Hazard Mitigation Plan

A Federal Act passed in the Year 2000 required local communities to develop a hazard mitigation plan outlining goals and objectives for mitigating natural disasters, such as flooding, severe storms, tornadoes, winter storms, etc. if those communities are to be eligible for Federal aid. In November 2002, Hamilton County received a grant from the Ohio Emergency Management Agency to support development of such a plan for the County and to invite participation with all 49 political jurisdictions within the County.

In order to qualify for pre- or post-disaster mitigation funding assistance, all local communities in the County are required to have a federally-approved natural hazard mitigation plan, and local jurisdictions have two options to assure access to this funding: they must either adopt their own plan meeting the federal requirements or they must adopt the county-wide plan designed to meet the federal requirements. To assist local jurisdictions, Hamilton County developed a

county-wide plan during 2003, and Blue Ash formally adopted that plan in September 2004 via passed of Resolution No. 2004-21. On September 19, 2018, the Hamilton County Board of Commissioners adopted the 2018 Hamilton County Multi-Hazard Mitigation Plan, which was approved by both the Federal Emergency Management Agency (FEMA) and the Ohio EMA. The Police Chief and Assistant Fire Chief have reviewed the plan and is recommending Council approval.

Please direct questions regarding this resolution to the Police Chief or the Assistant Fire Chief.

11.e.2. Resolution No. 2018-53 authorizing a multi-year contract for a records management system and services

Resolution No. 2018-53 authorizes the City Manager to enter into a three-year contract with Axon Enterprise, Inc., a digital evidence solutions provider.

Over the past 5 years, the Police Department has experienced obsolete recording systems and dramatic increases in the amount of digital media evidence (photos, video, audio, documents, forensic downloads) collected that has started to exceed the department's ability to store in-house data. Axon Enterprise, Inc. provides a secure, cloud-based storage system for digital media evidence that allows for smart redaction capabilities, complies with all law enforcement standards, customizes retention levels, securely submits digital evidence and provides digital sharing with other police stations or prosecutor's offices.

Please direct questions regarding this resolution to the Police Chief.

11.e.3. Resolution No. 2018-54 establishing trick-or-treat hours in Blue Ash (Wednesday, October 31, 2018)

Every year, City Council authorizes a resolution establishing the date and time to observe Halloween activities within the City. Traditionally, the City has recognized Halloween activities on the date of Halloween, October 31st. This resolution establishes Wednesday, October 31, from 6 to 8 PM as the time to observe the occasion of Halloween. Blue Ash Police and Fire personnel will be patrolling the streets and handing out candy to children while ensuring that the safety of all is provided.