

# CITY OF BLUE ASH

## Interoffice Memo – City Manager's Office

**TO:** City Council  
**FROM:** City Manager and Department Directors  
**SUBJECT:** Agenda Items for the March 8<sup>th</sup> Council Meeting  
**DATE:** March 6, 2018  
**COPIES:** Department Directors, Press, Clerk of Council, Solicitor

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This memo offers a brief description of the topics included on the March 8<sup>th</sup> Council agenda.

### **8.a.1. Ordinance No. 2018-3 authorizing the trade of portions of City-owned parcels with Neighborhoods at Summit Park property and to accept a parking covenant**

This Ordinance relates to the land swap between Summit Park and the Neighborhoods at Summit Park as well as acceptance of a parking covenant as was required by Resolution 2017-82, approval of the mixed-use development. In order to provide continuity between Summit Park and the Neighborhoods at Summit Park development, staff worked with the developer on a “softened” property line bringing the mixed-use building a tad closer to the social zone of Summit Park. In doing so, Summit Park’s southern parking lot will become a roadway. So as to accommodate the loss of these parking spaces, the developer has proposed a parking covenant which will limit 20 spaces within the mixed-use development to 2-hour parking for the benefit of customers and park goers. Blue Ash is trading a total of 0.1983 acres of Summit Park land for 0.4861 acres of Neighborhoods at Summit Park land.

This legislation is written as an emergency ordinance with the second reading waived. It would have been prepared as a resolution if it were not for an old code provision requiring approval via ordinance – this code section will be updated in the future to reflect resolution, bringing the code in-line with the Charter. Additionally, it would be ideal to time the effective date of this legislation to match the approval of the final plat which also appears on this agenda. If approved, the final plat will be effective immediately, but it cannot move forward without the property transfers.

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

### **8.b.1. Resolution No. 2018-9 awarding bid award for the 2018 Paving Program**

Bids for the 2018 Paving Program were advertised in the February 14, 2018 *Northeast Suburban Life*. Four bids were received and publicly opened and read aloud on Tuesday, February 27, 2018. Administration is recommending Council authorize an award to the low bidder, Adleta, Inc. for unit prices as shown on the bid summary. Staff recommends the award include the base bid, alternate 1, alternate 2, and alternate 3 which meet the budgeted allotment for this work. The bids were consistent with the engineer’s estimate.

A summary of this year’s paving program is shown below:

**Base Bid – Asphalt, milling, curb repair, and base repair** Reed Hartman Highway between Peppermill and Cooper, Foxhollow Drive, Malsbary Road, Cooper Woods, and Muirwoods Court.

**Alt 1 – Asphalt, milling, curb repair, and base repair** on Cooper Lane

**Alt 2 – Asphalt, milling, and base repair** on Timbers Drive

**Alt 3 – Installed illuminated pavement markings in lieu of traditional reflective pavement markings.** These will be more visible at night, during rain events, and are expected to be more durable and have a longer useful life.

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

**8.b.2. Resolution No. 2018-10 RFQ Architectural and Engineering Services for Municipal Safety Center Roof Replacement Project**

The City recently requested architectural and/or engineering Requests for Qualifications for the design of the roof replacement of the Blue Ash Municipal & Safety Center Project. The City received responses from four architectural/engineering firms. After review of the submitted materials and narrowing down the prospects, the team selected and recommends that a contract be authorized with American Structurepoint, Inc. for the design and engineering services for the Blue Ash Municipal & Safety Center Project. The resolution stipulates hourly amounts for the firm.

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

**8.c.1. Motion setting a Public Hearing for 7:05PM, Thursday, April 12, 2018, to consider an appeal from a decision of the Board of Zoning Appeals approving a variance for the size of a ground sign at 10816 Millington Court (Iacono Creative Event Production) in the Blue Ash North Zoning District**

The Board of Zoning Appeals granted a variance on February 12, 2018 to allow the building owner, Iacono Creative Event Production, to install a ground sign that exceeds the dimensions of a normal ground sign, but included a condition in the approval that the larger sign may not include an electronic message face. The owner had also applied to the Planning Commission for permission to use electronic message faces on the sign, but the condition of the variance makes the application to Planning Commission moot.

As a result of the variance that was granted, the owner could either install the larger sign allowed by the variance or ask the Planning Commission for approval of an electronic message sign, but not both.

The property owner has filed an appeal to City Council relative to that condition of the variance.

Please direct any questions to the Community Development Director.

**8.c.2. Resolution No. 2018-11 approving a final plat for Section 1 of the Summit View Subdivision**

Planning Commission considered the proposed Final Plat for Section 1 of the Summit View Subdivision at its March 1, 2018 meeting. The proposed plan includes a total of 143.979 acres, which includes 5 lots and dedication of new public rights-of-way. The Final Plat substantially conforms to the approved Preliminary Plan for development of the former airport property and also includes all of Summit Park. Planning Commission recommended approval with conditions, which are listed in the Resolution.

The developer will be required to complete the public improvement plans and 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.

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

**8.d.1. Resolution No. 2018-12 authorizing purchase of police cruisers through the State of Ohio's Cooperative Purchasing Program and disposal of cruisers**

Resolution No. 2018-12 authorizes the purchase of three 2018 Ford Police Interceptor SUVs from Lebanon Ford through the State's Cooperative Purchasing program via Contract #RS900718 for an amount not to exceed \$96,000. The Department expects to sell two existing cruisers through the Hamilton County's online auctioning program. One cruiser has been declared a total loss.

Please direct questions regarding this Resolution to the Police Chief.