

**CITY OF BLUE ASH**  
**Interoffice Memo – City Manager's Office**

**TO:** City Council  
**FROM:** City Manager and Department Directors  
**SUBJECT:** Agenda Items for the September 13<sup>th</sup> Council Meeting  
**DATE:** September 11, 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 September 13<sup>th</sup> Council agenda.

**4. BEAUTIFICATION WEEK PRESENTATIONS**

The Beautification Week judging process took place in June, with the City receiving over 40 residential property nominations. All properties nominated for an award were judged by the Committee. Examples of the judging criteria included overall appearance, type of plantings used (garden variety/color), and overall lawn, landscaping and tree maintenance.

This year's Beautification Week winners were invited to Thursday's meeting to receive their awards, and include:

- *Mayor's Choice:* Sally Hiudt, 9744 Tiffany Hill Court
- *Committee Choice:* Robert and Sharon Kaufman, 5133 Muirwoods Court  
Michael & Christy Conley, 4644 Alpine Avenue  
Johnny Chua and Sonia Carreon, 9465 Tramwood Court

Please direct questions regarding the Beautification Week process to Mayor Adamec.

**9.a.1 Resolution No. 2018-37 budget amendments**

Resolution No. 2018-37 provides for the following 2018 budget modifications:

**Economic Development - 111**

Council approved Resolution No. 2018-33 on June 14, 2018 authorizing an economic development agreement with EAN Holdings, the parent company of Enterprise Car Rental. This budget adjustment provides the funding for the \$200,000 forgivable loan authorized in that legislation.

**Public Works - 221**

A budget adjustment of \$20,000 is needed, within the Public Works fund 221, to account for the replacement cost and the future reimbursement of expenses associated with third party damage to a traffic control box. An insurance claim has been filed with the third party's insurance company.

**Summit Park Construction - 448**

As you may recall through the 2018 Budget process, the City was awarded a \$250,000 Ohio Department of Natural Resources grant for the construction of the natural playscape at Summit Park. Pending final approval through the State Controlling Board, the City will receive additional funding of \$100,000 from ODNR towards the completion of the natural playscape. This budget adjustment recognizes the receipt of those funds and corresponding contractual expense.

Tax Incremental Financing – TIF Funds 332 - 507

The City's 2018 Budget included revenue and expenditure estimates for the City's TIF related funds. As actual TIF revenues are received from the County, adjustments are needed to increase and/or decrease revenue and expenditure appropriations to remit required payments outlined in the TIF agreements. The remaining entries listed on the attachment amends the original revenue and expense estimates to reflect actual amounts received and/or disbursed.

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

**9.a.2. Resolution No. 2018-38 amending the 2018 Position Classification Plan**

Resolution 2018-38 amends the 2018 Pay and Position Classification Plan, as provided for in Resolution 2017-63 – Administrative Rules and Regulations, by authorizing a two percent increase to the pay range affecting Fire Lieutenants (24FL). The Fire Lieutenants' bargaining unit decertified in 2011. In order to maintain an appropriate margin between Lieutenants and Firefighters this change to the pay range is recommended.

Please direct any questions regarding this Resolution to the Treasurer/Administrative Services.

**9.a.3. Resolution No. 2018-39 authorizing contracts for employee benefit coverage**

This resolution authorizes the City Manager to enter into agreements and to make related payments associated with the City's group health, dental, vision, and life insurance plans for eligible employees for plan year November 1, 2018 through October 31, 2019.

Historically, the City of Blue Ash has provided its employees an excellent array of benefits including health, vision, dental, and life coverages. Several years ago, the City Manager requested the formation of an employee-based health insurance advisory committee to not only review the City's cost in this area but also to help with employee education and to examine alternatives which might continue to provide excellent coverage at a lower cost.

Over the past few months, the City's health insurance broker, Horan Associates, sought out competitive proposals from a variety of providers in an effort to develop a strategy for the renewal on November 1, 2018. Taking into consideration possible employee coverage disruptions with changing carriers and the City's overall satisfaction with UnitedHealthcare's customer service and previous renewal rates, Administration recommends that the City remain with UnitedHealthcare for the upcoming plan year. UHC initially proposed a 2.9% increase but after negotiations and sharing competitive data, UHC agreed to reduce the renewal to 0% for the 2018-2019 plan year.

As for other benefit renewals, the City is in the second year of a two-year contract with Vision Service Plan. Dental Care Plus provided a two-year contract renewal with a 6% decrease from current rates. Rates are guaranteed for both years of the contract. The Standard Insurance Company submitted a renewal that offered the same life insurance coverage with a 5.4% rate reduction guaranteed for two years. Administration recommends that the City remain with these carriers as well.

The City will continue to offer tax deferred savings vehicles such as flexible spending accounts and/or portable health savings accounts. Employees may earn additional City contributions through attendance at educational seminars and/or participation in wellness events during the plan year. The City offers a \$2,000 payment to any eligible employee who chooses to secure health insurance elsewhere and opts out of the City's health care plan.

Please direct questions regarding this ordinance to the Treasurer/Administrative Services Director.

**9.a.4. Resolution No. 2018-40 levying special assessments on real property related to property maintenance issues pursuant to Chapter 911 of the BA Code**

As Council is aware, the City's property maintenance provisions defined in Chapter 911 allow for the City to "step in" and take care of the mowing of tall grass and weeds if the property owner, after an extended period of time and with notice, has not taken care of the problem. The City then bills the landowner for the cost of that maintenance. If the invoiced cost of the maintenance has not been paid by the landowner to the City after a defined period, the City can then "certify" it to the County Auditor to be placed upon the tax duplicate and collected and paid back to the City.

In the past several months, the City has taken care of maintenance issues multiple times on several Blue Ash properties. Resolution No. 2018-40 represents the notification to the County Auditor of such payments directing the specified amounts to be levied and assessed on the properties as noted within the resolution.

Please direct questions regarding this Resolution to the Treasurer.

**9.a.5. Resolution No. 2018-41 accepting property tax rates for 2019**

The Tax Budget for 2019, which was adopted by Council in July, was submitted to the Hamilton County Budget Commission for their review. Resolution No. 2018-41 seeks Council's acceptance of the amounts and rates of taxation that were included within the Tax Budget and certified by the Budget. In accordance with our Charter, the inside millage as expressed in this resolution remains at 3.08 mills.

Based upon the County's estimated December 31, 2018 total assessed valuation for Blue Ash, the City's 2019 property tax revenue should be approximately \$2,340,800.

Please direct questions regarding this Resolution to the Treasurer.

**9.a.6. Resolution No. 2018-42 authorizing purchase of replacement computers**

Over the past couple of years, Administration has been planning for the inevitable upgrades required to its citywide computers and Windows 7 operating software as they are approaching the end of their useful lives. Microsoft has announced that it will discontinue support of Windows 7 as of January 2020. Most of the City's computers are between five and ten years old and will not support the necessary upgrade to Windows 10. The 2018 final budget included funding to complete these computer replacements which will come with the Windows 10 operating system installed.

Administration received competitive quotes from Hewlett Packard and SHI International for 12 HP EliteBook laptops and 131 HP ProDesk PCs both below state bid pricing. HP's quote is approximately \$1,200 less than SHI International's quote and is based off of the Ohio Department of Administrative Services contract with the NASPO ValuePoint Cooperative Purchasing Program (contract #Oa1067-13). The National Association of State Purchasing Officials (NASPO) coordinates state's participation this national purchasing program. Administration recommends accepting HP Inc.'s quote for the purchase of this equipment.

Resolution No. 2018-42 authorizes the purchase of 12 HP EliteBook laptops and 131 HP ProDesk PCs from HP Inc. for an amount not to exceed \$103,478.42.

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

**9.a.7. Resolution No. 2018-43 authorizing a Tax Increment Financing (TIF) arrangement with Project Angel, LLC for improvements of real property**

**9.a.8. Resolution No. 2018-44 authorizing a development agreement with Project Angel, LLC**

**9.a.9. Resolution No. 2018-45 authorizing an economic development agreement with Ensemble HP, LLC**

Ensemble Health Partners, a national revenue cycle management provider, will construct a new corporate campus at 11511 Reed Hartman Highway, the current P&G West Campus. In doing so, the company will invest \$50 million purchasing and renovating the entire existing 300,000 square foot facility and constructing a new 100,000 square foot addition. The company plans to create 2,000 new jobs in the City by the end of 2022 with an estimated \$94 million annual payroll resulting in \$1,175,000 in annual city earnings tax. Ultimately, the company plans to grow to 2,800 employees. In order to assist with the relocation and expansion, the City is offering the following incentives valued at approximately \$6 million:

- 15% of total TIF revenues to assist with new utilities and parking reconfiguration (TIF Resolution)
- Up to \$130,000 rebate of building permit fees (Project Angel Development Agreement Resolution)
- The City expects to receive just over \$1 million in State infrastructure grants related to this project. The City will retain \$350,000 and remit anything over that amount to Project Angel (Project Angel Development Agreement Resolution)
- A tiered 4-year earnings tax rebate worth an estimated \$2.17 million (Ensemble HP, LLC Economic Development Agreement)

Additionally, the City will retain 35% of the TIF revenues to reimburse itself for the public infrastructure improvements necessary to support the project.

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

**9.a.10. Motion authorizing the sale of City-owned real property with no further requirement to solicit additional bids**

And

**9.a.11. Ordinance No. 2018-9 authorizing the sale of City-owned real property**

In 2012 the City acquired an approximately 5-acre parcel at Malsbary Road's eastern terminus with the intention of connecting Malsbary to Kenwood. Earlier this year, that project was completed and the road opened for travel. The Malsbary extension bisected the 5-acre property leaving a 1.5-acre parcel to the north and 3.04-acre parcel to the south. City staff has been marketing both parcels to office developers. Larry Bergman via Nicholson Towers, LLC has expressed interest in constructing a 10,000-15,000 sq.ft. multi-tenant office building upon the northern residual. The City is offering the property for its appraised value of \$200,000 and will deed restrict the property so that only office may be constructed upon it. This ordinance authorizes the City Manager to enter into a real estate conveyance with Nicholson Towers, LLC for the sale of this property.

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.

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

**9.b.1. Resolution No. 2018-46 approving final plat for Section 2 of the Daventry at Summit Park Subdivision**

At Planning Commission's September 6, 2018 meeting, recommendation was made for approval of a Final Plat for Section 2 of the Daventry at Summit Park subdivision, which includes 19 lots, common areas, private roads and alleys, and public rights-of-way. The Final Plat substantially conforms to the approved Preliminary Plan. If necessary, M/I Homes 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.

After approval of Phases 1 & 2, the Daventry will have a total of 68 lots that are available for development. The preliminary plan included a total of 104 lots.

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