

BLUE ASH CITY COUNCIL

June 14, 2018

Page 1

1. MEETING CALLED TO ORDER

A regular meeting of the Council of the City of Blue Ash, Ohio, was held on June 14, 2018. Vice Mayor Marc Sirkin called the meeting to order on behalf of Mayor Tom Adamec, who had laryngitis, in Council Chambers at 7:00 PM.

2. OPENING CEREMONIES

Vice Mayor Sirkin 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, Asst. Fire Chief Chris Theders, Police Chief Scott Noel, Administrative Assistant Karla Plank, and interested citizens

4. ACCEPTANCE OF REVISED AGENDA

Councilman Czerwonka moved, Councilman Jhaveri seconded to accept the revised 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 REVISED AGENDA
5. APPROVAL OF MINUTES
 - a. Regular Meeting of May 24, 2018
6. COMMUNICATIONS
 - a. Communications to Council – Clerk of Council Jamie K. Eifert
 - b. Reports From Outside Agencies – Open Checkbook Presentation, Marcie Longenecker, State of Ohio Treasurer’s Office
 - c. Mayor’s Report – May 2018
 - d. Financial Report – Motion to accept the report for May 2018
7. HEARINGS FROM CITIZENS
8. COMMITTEE REPORTS
 - a. Finance & Administration Committee, Lee Czerwonka, Chairperson
 1. Motion setting 7:05PM, Thursday, July 12, 2018, as a Public Hearing for the consideration of the 2019 Tax Budget
 2. Resolution No. 2018-28, re-appointing members to the Civil Service Commission, Charter Revision Committee and Board of Tax Review
 3. Resolution No. 2018-29, authorizing a Tax Increment Financing (TIF) arrangement for Home2Suites Project
 - b. Parks & Recreation Committee, Linda Bauer, Chairperson
 1. Resolution No. 2018-30, re-appointing member to the Recreation Board
 - c. Public Works Committee, Joe Leet, Chairperson
 1. Resolution No. 2018-31, awarding bid for Plainfield Roundabout and Malsbary Road Extension – waiting response from Gordon
 - d. Planning & Zoning Committee, Marc Sirkin, Chairperson
 1. Resolution No. 2018-32, re-appointing members to the Board of Site Arrangement/Zoning Appeals and Planning Commission
 2. Resolution No. 2018-33, authorizing an economic development agreement with EAN Holdings, LLC
9. MISCELLANEOUS BUSINESS

BLUE ASH CITY COUNCIL

June 14, 2018

Page 2

10. 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.*
- b. *Potential/Pending Litigation – conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.*
- c. *Personnel Matters – to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official.*

11. ADJOURNMENT

5. APPROVAL OF MINUTES

Councilman Czerwonka moved, Councilwoman Bauer seconded to approve the minutes of the regular meeting of May 24, 2018. A voice vote was taken. All members present voted yes. Motion carried.

6. COMMUNICATIONS

a. Communications to Council

There were no communications presented to Council.

b. Reports From Outside Agencies

i. Open Checkbook Presentation – Marcie Longenecker, State of Ohio Treasurer’s Office, updated Council on the Ohio Checkbook which was launched in 2014 to place information on-line for state and local government spending in a user friendly format. Ms. Longenecker demonstrated to Council the Open Checkbook’s website for the City of Blue Ash, whose website will soon launch. The website link is <http://tos.ohio.gov/Transparency/Ohios-Online-Checkbook>. Ms. Longenecker stated that there are no costs to the local governments in placing the information on the website. Any costs to the City would be the time employees would spend in placing the information on the website and monitoring it.

Council Members thanked Ms. Longenecker for coming and demonstrating the Open Checkbook and feels it could be beneficial to the residents in educating them how their tax dollars are being spent.

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

c. Mayor’s Report – May 2018

TOTAL RECEIPTS:.....	\$15,532.00
DISBURSEMENTS:	
To Blue Ash	
Fines/costs/Expungements/forfeitures/NSF check charges, vendor permits)	\$10,224.00
To the State of OH:	\$3,673.00
Victims of Crime	\$882.00
General Rev Fund.....	now included in 2a below
Expungements.....	\$0.00
Indigent Defense Support Fund 2a (Includes STG and bond surcharge)	\$2,460.00
Drug Law Enforcement Fund 2b.....	\$301.00
Justice Program Service Fund	
Seat Belts	\$30.00
Indigent Driver’s Alcohol Trtm’t Fund.....	\$129.00
Refund of Appealed Fines and Costs	\$0.00
Refund of overpaid fines.....	\$0.00
Bond Money applied.....	\$0.00
Bond Money returned	\$0.00
Restitution payment	\$1,506.00
TOTAL DISBURSEMENTS.....	\$15,532.00
BALANCE IN BONDS: 05/31/2018	\$200.00
Mayor’s Court traffic citations	124
Mayor’s Court criminal citations	13
Total Mayor’s Court cases	137
Blue Ash rev. from Mayor’s Ct. Cases:.....	\$10,224.00

BLUE ASH CITY COUNCIL

June 14, 2018

Page 3

d. Financial Report – May 2018

Councilman Jhaveri moved Councilman Czerwonka seconded to accept the Financial Report for May 2018 as submitted. A voice vote was taken. All members present voted yes. Motion carried.

CITY OF BLUE ASH FINANCIAL POSITION STATEMENT- MONTH ENDING May 31, 2018

MONTH TO DATE	2017	2018
START OF MONTH FUND BALANCE:	\$60,057,309.44	\$50,792,285.08
Revenues:		
Earnings Tax Collections:	\$3,145,136.36	\$2,764,537.05
Debt Financing (long term)	-	-
Debt Financing (short term)	-	-
Other Revenue Received:	933,837.06	1,041,730.28
= Total Monthly Receipts	\$4,078,973.42	\$3,806,267.33
Expenditures:		
Long term Debt Payments	1,071,298.75	1,047,242.50
Short term Debt Payments	-	-
Other Expenditures:	\$4,511,923.00	\$3,582,510.76
= Total Monthly Expenditures:	\$(5,583,221.75)	\$(4,629,753.26)
END OF MONTH FUND BALANCE:	\$58,553,061.11	\$49,968,799.15

YEAR TO DATE	2017	2018
START OF YEAR FUND BALANCE:	58,212,800.00	49,409,485.46
Revenues:		
Earnings Tax Collections:	\$16,232,087.56	\$15,598,271.38
Debt Financing (long term)	-	-
Debt Financing (short term)	-	-
Other Revenue Received:	\$6,289,565.28	\$7,367,445.21
= Total YTD Receipts	\$22,521,652.84	\$22,965,716.59
Expenditures:		
Long term Debt Payments	\$2,100,437.54	\$2,063,606.29
Short term Debt Payments	63,939.74	63,939.74
Other Expenditures:	\$20,017,014.45	\$20,278,856.87
= Total YTD Expenditures:	\$(22,181,391.73)	\$(22,406,402.90)
YEAR TO DATE FUND BALANCE:	\$58,553,061.11	\$49,968,799.15

100% of the fund balance was invested as of 5/31/18 Interest paid to date on matured investments: \$195,841.76 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 May, 2018

MONTH TO DATE STATUS:	2017	2018
Business Net Profit	\$401,029.32	\$319,058.02
Resident Net Profit	324,691.81	261,093.34
Non-Resident Net Profit	87,069.64	61,759.46
Subcontractor Net Profit	41,149.32	20,489.57
Net Profit Total	\$853,940.09	\$662,400.39
Withholding	\$2,250,900.99	\$2,065,722.84
Subcontractor Withholding	40,295.28	36,413.82
Withholding Total	\$2,291,196.27	\$2,102,136.66
Monthly Collection Totals	\$3,145,136.36	\$2,764,537.05
		-12.10%

YEAR TO DATE STATUS:	2017	2018
Business Net Profit	\$2,456,810.35	\$2,236,490.96
Resident Net Profit	803,751.27	756,752.24
Non-Resident Net Profit	263,659.67	216,575.53
Subcontractor Net Profit	107,319.34	91,334.34
Net Profit Total	\$3,631,540.63	\$3,301,153.07
Withholding	\$12,344,563.76	\$12,056,057.63
Subcontractor Withholding	255,983.17	241,060.68
Withholding Total	12,600,546.93	12,297,118.31
YTD Collection Totals	16,232,087.56	15,598,271.38
		-3.90%
YTD Refund Totals	\$1,180,803.25	\$690,792.94

BLUE ASH CITY COUNCIL

June 14, 2018

Page 4

7. HEARINGS FROM CITIZENS

Rob Ryan, 9514 Conklin Avenue, thanked Council and City staff for their consideration in implementing the Ohio Checkbook. Although the Ohio Checkbook focuses on the expenditures of the City, he recommended the City/State also upload its income.

Anthony Young, 4834 Fairview Avenue, stated there have been a lot of teardowns in his neighborhood. He is concerned with the house being built next to his that the grading of the yard may create extensive drainage onto his property. Mr. Young further stated that his backyard neighbor's fence encroaches onto his property and does not meet City code. He has spoken with Community Development Director Dan Johnson who told him it was a civil matter and not a City matter. Also, due to the new build on Fairview Avenue, the construction companies are leaving the streets a mess and requested the City enforce the clean-up.

Hearings from Citizens was declared closed at 7:40 PM.

8. 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 June 14th Council agenda.

8.a.1. Motion setting 7:05PM, Thursday, July 12, 2018, as a Public Hearing for the consideration of the 2019 Tax Budget

As is customary this time of year, this motion sets the public hearing date for the 2019 Tax Budget for July 12, 2018, at 7:05 PM. It is necessary to hold a public hearing and to thereafter present Council with a resolution for the Budget's acceptance, as has been the practice in the past. A copy of the Tax Budget will be available for review by the public ten days prior to the public hearing and Council's copy will be delivered with the meeting agenda packet.

Please direct any questions regarding this motion or the tax budget process to the Treasurer.

8.a.2. Resolution No. 2018-28 re-appointing members to the Civil Service Commission, Charter Revision Committee, and Board of Tax Review

Resolution No. 2018-28 re-appoints Robert V. Miller to serve on the Civil Service Commission, Gary M. Glass to serve on the Charter Revision Committee, and Joey Edgington to serve on the Board of Tax Review. All positions will expire on July 1st due to the method of appointment outlined in the Charter, and all have been contacted to confirm their interest in serving.

8.a.3. Resolution No. 2018-29 authorizing a Tax Increment Financing (TIF) arrangement for Home2Suites Project

As has been the City's practice in the recent past, staff is recommending approval of Tax Increment Financing (TIF) on the Home2 Suites which was recently completed on Cornell Park Drive. The TIF would provide the City with annual supplemental funding for future, public infrastructure improvements in the vicinity of the project.

This TIF permits the City to capture the "non-school district" increased property tax valuation from the new private improvements (the hotel). A conservative estimate of annual City revenue from this project once completed is \$50,000 per year, and the TIF would be in place for 30 years.

The Sycamore Community School District and Great Oaks Joint Vocational School Districts would be made 100% whole. In other words, they would receive the same amount of real estate tax revenue that they would have received if the TIF were not in place. Because the School Districts will be made whole, the School Districts are not required to approve the TIF. The school districts have received notice of the TIF and have voiced no opposition.

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

8.b.1. Resolution No. 2018-30 re-appointing member to the Recreation Board

Resolution No. 2018-30 re-appoints Elaine Kerr to the Recreation Board. The position will expire on July 1st due to the method of appointment outlined in the Charter. Elaine has been contacted to confirm her interest in continuing to serve.

8.c.1. Resolution No. 2018-31 awarding bid for Plainfield Roundabout and Malsbary Road Extension

Bids for the Part A – Malsbary Road Extension / Part B – Plainfield Road Roundabout were advertised in the April 18, 2018 Northeast Suburban Life-Press. Three bids were received and publicly opened and read aloud on Wednesday, May 2, 2018. Administration is recommending Council authorize an award to Ford Development Corp. for unit prices as shown on the bid summary. Staff recommends the award include the base bid and Alternate 1.

This project will connect Malsbary Road into the new Daventry subdivision allowing for greater connectivity, better traffic flow, and secondary access for emergency services. In addition, the City will construct a new roundabout on Plainfield Road at the Daventry entrance. This will allow for a safe and efficient intersection for motorists and residents to travel through.

Please direct any questions regarding this resolution to the Public Works Director.

BLUE ASH CITY COUNCIL

June 14, 2018

Page 5

8.d.1. Resolution No. 2018-32 re-appointing members to the Board of Site Arrangement/Zoning Appeals and Planning Commission

Resolution No. 2018-32 re-appoints Tricia Downing to the Board of Site Arrangement/Zoning Appeals and Paul Collett to Planning Commission. The positions expire on July 1st due to the method of appointment outlined in the Charter, and both have been contacted to confirm their interest in continuing to serve.

8.d.2. Resolution No. 2018-33 authorizing an economic development agreement with EAN Holdings, LLC

EAN Holdings, the parent company of Enterprise Car Rental, currently has a regional office in Sharonville. The company plans to relocate the office to 4600 McAuley Place. EAN will create 96 jobs by the end of 2021, with a \$10.5 million annual payroll, resulting in \$131,254 in new annual earnings tax for the City of Blue Ash. The company will also generate \$149,812 in annual automobile registration taxes for the City. Council has offered the company a \$200,000 forgivable loan.

Please direct any questions regarding this resolution to the Economic Development Director.

a. Finance & Administration Committee, Lee Czerwonka, Chairperson

Councilman Czerwonka moved, Councilman Leet seconded setting 7:05PM, Thursday, July 12, 2018, as a Public Hearing for the consideration of the 2019 Tax Budget. A voice vote was taken. All members present voted yes. Motion carried.

Councilman Czerwonka asked the Clerk to read Resolution No. 2018-28 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2018-28

PROVIDING FOR THE RE-APPOINTMENT OF ROBERT V. MILLER TO THE CIVIL SERVICE COMMITTEE, THE RE-APPOINTMENT OF GARY M. GLASS TO THE CHARTER REVISION COMMITTEE, AND THE RE-APPOINTMENT OF JOEY EDGINGTON TO THE BOARD OF TAX REVIEW

Councilman Czerwonka moved, Councilman Jhaveri seconded to adopt Resolution No. 2018-28.

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. 2018-28 passed.

Councilman Czerwonka asked the Clerk to read Resolution No. 2018-29 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2018-29

A RESOLUTION DECLARING IMPROVEMENTS TO A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF BLUE ASH, OHIO TO BE A PUBLIC PURPOSE UNDER SECTION 5709.40 OF THE OHIO REVISED CODE, PROVIDING FOR THE EXEMPTION OF SUCH IMPROVEMENT FROM REAL PROPERTY TAXATION, PROVIDING FOR THE HAMILTON COUNTY AUDITOR TO DISTRIBUTE SERVICE PAYMENTS TO THE SCHOOL DISTRICTS OF SYCAMORE COMMUNITY SCHOOLS AND THE GREAT OAKS INSTITUTE OF TECHNOLOGY AND CAREER DEVELOPMENT IN THE AMOUNT THEY WOULD OTHERWISE RECEIVE ABSENT THE EXEMPTION, CREATING THE HOME2SUITES MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE REMAINDER OF SUCH SERVICE PAYMENTS, AND AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH THOMPSON HINE LLP

Councilman Czerwonka moved, Councilman Leet seconded to adopt Resolution No. 2018-29.

There being no discussion, the Clerk called the roll. Councilpersons Leet, Jhaveri, Capell, Czerwonka, Sirkin, Bauer, and Mayor Adamec voted yes. Seven yeases. Resolution No. 2018-29 passed.

BLUE ASH CITY COUNCIL

June 14, 2018

Page 6

b. Parks & Recreation Committee, Linda E. Bauer, Chairperson

Councilman Bauer asked the Clerk to read Resolution No. 2018-30 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2018-30

PROVIDING FOR THE REAPPOINTMENT OF ELAINE KERR
TO THE RECREATION BOARD OF THE CITY OF BLUE ASH,
OHIO

Councilman Bauer moved, Councilman Czerwonka seconded to adopt Resolution No. 2018-30.

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. 2018-30 passed.

c. Public Works Committee, Joe Leet, Chairperson

Councilman Leet asked the Clerk to read Resolution No. 2018-31 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2018-31

AUTHORIZING THE CITY MANAGER TO ENTER INTO A
CONTRACT FOR THE PART A – MALSBARY ROAD
EXTENSION / PART B – PLAINFIELD ROAD ROUNDABOUT
PROJECT

Councilman Leet moved, Councilman Jhaveri seconded to adopt Resolution No. 2018-31.

There being no discussion, the Clerk called the roll. Councilpersons Capell, Czerwonka, Sirkin, Bauer, Leet, Jhaveri, and Mayor Adamec voted yes. Seven yeses. Resolution No. 2018-31 passed.

d. Planning & Zoning Committee, Marc Sirkin, Chairperson

Vice Mayor Sirkin asked the Clerk to read Resolution No. 2018-32 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2018-32

PROVIDING FOR THE RE-APPOINTMENT OF PAUL
COLLETT TO THE PLANNING COMMISSION, AND THE RE-
APPOINTMENT OF TRICIA DOWNING TO THE BOARD OF
SITE ARRANGEMENT AND BOARD OF ZONING APPEALS
OF THE CITY OF BLUE ASH

Vice Mayor Sirkin moved, Councilman Leet seconded to adopt Resolution No. 2018-32.

There being no discussion, the Clerk called the roll. Councilpersons Czerwonka, Sirkin, Bauer, Leet, Jhaveri, Capell, and Mayor Adamec voted yes. Seven yeses. Resolution No. 2018-32 passed.

Vice Mayor Sirkin asked the Clerk to read Resolution No. 2018-33 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2018-33

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

Vice Mayor Sirkin moved, Councilwoman Bauer seconded to adopt Resolution No. 2018-33.

There being no discussion, the Clerk called the roll. Councilpersons Sirkin, Bauer, Leet, Jhaveri, Capell, Czerwonka, and Mayor Adamec voted yes. Seven yeses. Resolution No. 2018-33 passed.

BLUE ASH CITY COUNCIL

June 14, 2018

Page 7

9. MISCELLANEOUS BUSINESS

City Manager David Waltz commented on SummitFest and thanked City staff for their hard work in making it such a success. The Police Department did a phenomenal job in de-escalating what could have been potential arrests. Mr. Waltz shared a video created by the Cincinnati Chamber of Commerce as Blue Ash being *A Progressive City and Thriving Community* <http://blueashadvance.com/about/index.php>.

Public Works Director Gordon Perry reminded that there is a lot of construction being done in the City and requested drivers to proceed with caution.

Parks and Recreation Director Chuck Funk stated that the City's Red, White, and Blue Ash event will be held on July 4th and looks forward to seeing everyone there.

Councilman Capell requested City Administration to review the process of the City's calendar in expending yearly costs of mailing it to every resident in Blue Ash.

Councilwoman Bauer reminded Council to download the app for the Zagster Bike Program to begin bike riding through the City. She suggested that the City reach out to Blue Ash businesses in purchasing a Zagster membership as Holiday gifts to their employees.

Mayor Adamec received a letter from The Southwest Ohio Region Workforce Investment Board (SWORWIB) requesting Council's assistance in nominating potential candidates for their Board. He stated that, if Council had any recommendations, a nomination form will be sent to them to fill out.

Council Members expressed their gratitude and appreciation to all City Staff for an outstanding Summit Fest event.

10. EXECUTIVE SESSION

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

After matters pertaining to Property Acquisition, Potential/Pending Litigation, and Personnel Matters 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.

11. ADJOURNMENT

All items on the agenda having been acted upon, Councilman Czerwonka moved, Councilwoman Bauer seconded to adjourn the meeting. A voice vote was taken. All members voted yes. The Council meeting was adjourned at approximately 8:45 PM.

Thomas C. Adamec, Mayor

Jamie K. Eifert, Clerk of Council

MINUTES RECORDED AND WRITTEN BY:

Karla Plank, Administrative Assistant