

BLUE ASH CITY COUNCIL

August 14, 2014

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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 August 14, 2014. Mayor Lee Czerwonka called the meeting to order in Council Chambers at 7:00 PM.

2. OPENING CEREMONIES

Mayor Czerwonka led those assembled in the Pledge of Allegiance.

3. ROLL CALL

MEMBERS PRESENT: Vice Mayor Tom Adamec, Councilman Robert Buckman, Councilman Marc Sirkin, Councilwoman Stephanie Stoller, and Mayor Lee Czerwonka

MEMBERS ABSENT: Councilman Rick Bryan and Councilman James Sumner

Councilman Buckman moved, Councilwoman Stoller seconded to excuse Councilman Bryan and Councilman Sumner from the meeting. A voice vote was taken. All members present voted yes. Motion carried.

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, Administrative Assistant Karla Plank, Community Development Director Dan Johnson, Economic Development Director Neil Hensley, Northeast Suburban Life Marika Lee, and interested citizens

4. PUBLIC HEARING – 7:05 PM – to consider a Zoning Map Amendment to rezone approximately 21.741 acres at 10538 & 10592 Plainfield Road to R-3 (Ordinance No. 2014-68 first reading)

Tom Humes, President of Great Traditions Land & Development Co. thanked Council for the opportunity and consideration. He explained that the McConaughy family has allowed Great Traditions to potentially purchase their land to create a new community on Plainfield Road.



Great Traditions has been in business for over 35 years. They have developed over 4,000 acres of land and 5,000 home sites throughout the Cincinnati area.

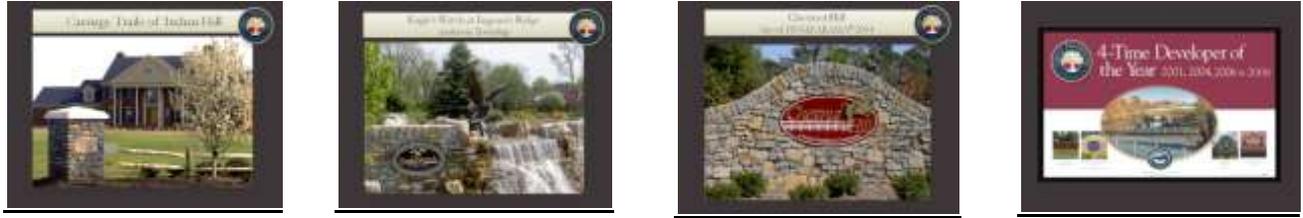


They began building in Blue Ash in 1979 at Carpenter's Run and Tangleridge. They developed Chimney Hill, the latter part of Tiffany Ridge, Woodmakers Ridge of Carpenter's Ridge and the Legends of Carpenter's Run. Commercially, they developed the Town Square Station Project.

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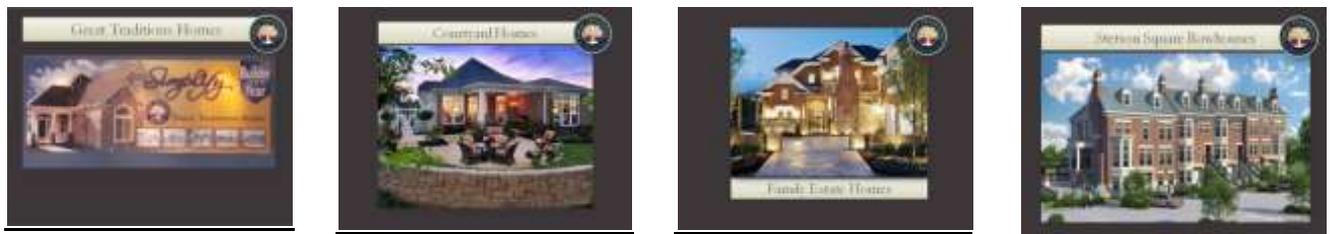
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Additional community projects consist of the Reserve of Montgomery, Terwilliger's Run, Carriage Trails of Indian Hill, Eagles Watch in Anderson Township, and Chestnut Hill in Mason.



Great Traditions was named Developer of the Year four times in Greater Cincinnati and has hosted Homearama five times. Five of its communities have been named Community of the Year which includes Legendary Run, The Vintage Club of Montgomery, the Village at Stetson Square, and Harbour Town Village. The Wetherington Golf and Country Club developed in 1994 was honored by the National Master Planned Community of the Year by Builder Magazine.



Twelve years ago, Great Traditions began building homes with a focus on those created for the empty nester in the professional market and the selected move-up family buyers called "Courtyard Homes". A modified expanded version is planned to be built on the McConaughy property along with "Family Estate Homes" and some condominiums.



Great Traditions works with attention to detail and high end design with exterior courtyards. They articulate the exterior rear yards of the homes which brings the entire outdoor art to life.

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The Vintage Club and Stetson Square master plan shows the charm of village living and provides great entries into the communities, green spaces, and parks. They use the Planned Unit Development (PUD) concept to create open spaces to enhance the overall environment to blend the feel of the home and the land plan for a sense of community where people really want to live and call home. No amenities will be built on the McConaughy property because it will be in close proximity to the existing amenities in Blue Ash in terms of the new golf course facility, the recreation center, and Summit Park. There will be a lot of attention to detail in terms of the entries, street signs, the use of selected horse park fencing and stone columns where appropriate. Mr. Humes introduced Doug Hinger, President of Great Traditions Home Building Company to provide an over view of the project.



Mr. Hinger explained the Great Traditions plan for the McConaughy property. Great Traditions calls the type of development “Lifestyle Communities” which are typically single floor living, vibrant communities that are designed for all ages, singles, couples, families, professionals, and especially retirees. “Lifestyle” typically means there are smaller lots with open space components in a neighborhood with parks and no outdoor maintenance. The homes are generally smaller but higher in quality. They reflect the way people want to live today. The McConaughy property is 21.7 acres which will have approximately 3.04 units per acre. There will be about 5.5 acres of open space which will be designed around the stream that runs through the site. The open space is primarily in the area that includes two detention basins and the parks that are through the middle and will have a three foot common space buffer to the south. The 30-foot area is designed to maintain many of the trees on the southern border that abuts Fox Hollow property. There are three different types of building lots – wooden walk-out lots along the stream, lots that are on the perimeter that generally back to the open space, and the courtyard lots that are in the middle. The lot sizes are about 65 ft. wide and 120 ft. deep. The home lots are 65 ft. wide which enable Great Traditions to provide a nice front tied to the street with recessed garages. Front porches are encouraged. The home allows a very nice outdoor living area. The home sites slope from one side to the other about three feet and provide landscape buffers on the side and in the rear to create a private outdoor living area with covered porches and an outdoor grilling area; and allows for a hot tub, and outdoor dining and living. There is a home type that allows for a court yard style garage where cars park to the side of the house for a three car garage. The homes will enable “visit-ability” which is a new concept that will allow visitors to come through the garage and into the home, all on one level. The homes are available in one story and two story plans.

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Most will have 1st floor master bedrooms. The homes will range from 1,500 to 3,000 square feet. The homes with finished basements range from 2,000 to 4,500 square feet. The homes will be priced beginning at \$400,000 and up to \$600,000. The majority of the homes will be in the \$400,000 range. Great Traditions believes this style of housing is what the City of Blue Ash has identified what people in the market place are looking for and Great Traditions is hoping to construct a community that fits that vision.

Dan Johnson, Community Development Director, stated that Planning Commission recommended approval at the July meeting. The planned development was also recommended for approval by the Planning Commission. The public hearing for the planned development will be heard at the Council Meeting on September 11th. The second reading for the zoning change will be voted on by Council at the September 11th meeting.

Faye Woebkenberg, 4113 Stonecreek Way, Sharonville, expressed concerns with the runoff from the property that will allow 66 additional homes on the 21-acres even though detention basins are being planned in the development. She requested Council take that into consideration when making their decision to rezone the property to R-3.

Mike Woebkenberg, 4113 Stonecreek Way, Sharonville, requested clarification that the public hearing is to change the zoning of the property to an R-3 and, once the property is zoned R-3, a developer can build homes on the property.

Mayor Czerwonka explained to Mr. Woebkenberg the process of the public hearing and, if the property is approved for R-3, a developer can present plans to the Planning Commission for development approval which will ultimately come before Council for final approval.

Mayor Czerwonka closed the public hearing at 7:23 p.m.

5. PUBLIC HEARING – 7:10 PM – to consider a planned development of a new filling station and retail convenience store at 4116 Glendale-Milford Road (Ordinance No. 2014-69 first reading)

Mayor Czerwonka stated that the applicant was unable to make the public hearing and requested it be rescheduled for September 11, 2014.

Councilwoman Stoller moved, Councilman Buckman seconded to table the public hearings for the September 11th Council meeting. A voice vote was taken. All members present voted yes. Motion carried.

6. APPOINTMENT OF PERSON(S) TO READ ORDINANCES IN FULL IN REAR OF COUNCIL CHAMBERS

Mayor Czerwonka appointed Kelly Harrington to read the legislation (ordinances) in their entirety in the rear of Council Chambers.

7. ACCEPTANCE OF AGENDA

Councilman Buckman moved, Councilman 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. PUBLIC HEARING – 7:05 PM – to consider a Zoning Map Amendment to rezone approximately 21.741 acres at 10538 & 10592 Plainfield Road to R-3 (Ordinance No. 2014-68 first reading)
5. PUBLIC HEARING – 7:10 PM – to consider a planned development of a new filling station and retail convenience store at 4116 Glendale-Milford Road (Ordinance No. 2014-69 first reading)
6. APPOINTMENT OF PERSON(S) TO READ ORDINANCES IN FULL IN REAR OF COUNCIL CHAMBERS
7. ACCEPTANCE OF AGENDA
8. APPROVAL OF MINUTES
 - a. Regular Meeting of July 10, 2014
9. COMMUNICATIONS
 - a. Communications to Council –Clerk of Council Jamie K. Eifert
 - b. Reports From Outside Agencies

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- c. *Mayor's Report – July 2014*
- d. *Financial Report – Motion to accept the report for July 2014*

10. HEARINGS FROM CITIZENS

11. COMMITTEE REPORTS

- a. *Finance & Administration Committee, Rick Bryan, Chairperson*
 - 1. *Resolution No. 2014-11, establishing a 501(c)(3) for Parks and Recreation*
 - 2. *Ordinance No. 2014-58, transferring funds*
 - 3. *Ordinance No. 2014-60, authorizing general updates to the Blue Ash Code of Ordinances (Chapter 3, Traffic, & Chapter 5, General Offenses)*
 - 4. *Ordinance No. 2014-61, authorizing a two-year commitment with CincyTech for economic development services*
- b. *Public Works Committee, Marc Sirkin, Chairperson*
 - 1. *Ordinance No. 2014-62, amending Ordinance No. 2014-32 re Group F 1-13 Playground & Restroom Building Masonry for Summit Park*
 - 2. *Ordinance No. 2014-63, amending Ordinance No. 2014-33 re Group C 1-04 Electric for Summit Park*
 - 3. *Ordinance No. 2014-64, amending Ordinance No. 2014-47 regarding Phase 1 Group B 1-03 Earthwork and Utilities for Summit Park*
 - 4. *Ordinance No. 2014-65, awarding bid for Blue Ash Streetscape, Phase I*
 - 5. *Ordinance No. 2014-66, awarding bid for Reed Hartman Highway Soil Remediation Project*
 - 6. *Ordinance No. 2014-70, authorizing design/build RFP for the Glass Canopy, Phase 2 at Summit Park*
 - 7. *Ordinance No. 2014-71, amending Ordinance No. 2014-52 regarding Phase 1 Group C 1-07 Landscaping & Irrigation for Summit Park*
- c. *Planning & Zoning Committee, James W. Sumner, Chairperson*
 - 1. *Ordinance No. 2014-67, amending Sections of the Blue Ash Code of Ordinances – FIRST READING*
 - 2. *Motion setting a public hearing for 7:05 PM, Thursday, September 11, 2014, to consider approval of a 66-lot, single-family development on approximately 21.7411 acres at 10538 & 10592 Plainfield Road as a Large Scale Residential Development in an R-3 Residential District*
- d. *Public Safety Committee, Stephanie Stoller, Chairperson*
 - 1. *Resolution No. 2014-12, supporting City of Loveland's grant application to Local Government Innovation Fund*

12. MISCELLANEOUS BUSINESS

13. 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.*

14. ADJOURNMENT

8. APPROVAL OF MINUTES

Councilman Sirkin moved, Councilwoman Stoller seconded to approve the minutes of the regular meeting of July 10, 2014. A voice vote was taken. All members present voted yes. Motion carried.

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9. COMMUNICATIONS

a. Communications to Council

The City received a notice from the Ohio Division of Liquor Control for a Transfer of Stocks (Permit No. 31889500125) for Gilligan Oil Company LLC at 9188 Plainfield Road. 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 other communications presented to Council.

b. Reports From Outside Agencies

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

c. Mayor's Report – July 2014

TOTAL RECEIPTS:	\$10,795.00
DISBURSEMENTS:	
To Blue Ash	
Fines/costs/Expungements/forfeitures/NSF check charges, vendor permits)	\$7,477.00
To the State of OH:	\$3,116.00
Victims of Crime	\$693.00
General Rev Fund	now included in 2b on SC form
Expungements	\$0.00
Indigent Defense Support fund	\$1,970.00
Drug Law Enforcement Fund	\$238.00
Justice Program Service Fund	
Seat Belts	\$215.00
Indigent Driver's Alcohol Trtm't Fund	\$102.00
Refund of overpaid fines	\$0.00
Bond Money applied	\$0
Bond Money returned	\$0
Restitution payment	\$100.00
TOTAL DISBURSEMENTS:	\$10,795.00
BALANCE IN BONDS:	\$400.00
Mayor's Court traffic citations	98
Mayor's Court criminal citations	17
Total Mayor's Court cases	115
Blue Ash rev. from Mayor's Ct. Cases:	\$7,477.00

a. Financial Report – July 2014

Councilwoman Stoller moved, Councilman Sirkin seconded to accept the Financial Report for July 2014 as submitted. A voice vote was taken. All members present voted yes. Motion carried.

CITY OF BLUE ASH FINANCIAL POSITION STATEMENT- MONTH ENDING July 31, 2014

MONTH TO DATE	2013	2014
START OF MONTH FUND BALANCE:	\$42,596,955.59	\$52,492,165.45
Revenues:		
Earnings Tax Collections:	\$3,108,082.71	\$2,546,673.90
Debt Financing (long term)	-	-
Debt Financing (short term)	-	-
Other Revenue Received:	1,316,125.00	1,115,666.53
= Total Monthly Receipts	\$4,424,207.71	\$3,662,340.43
Expenditures:		
Long term debt retirement		
Short term debt refinancing	-	-
Other Expenditures:	3,324,962.78	3,545,487.52
= Total Monthly Expenditures:	\$(3,324,962.78)	\$(3,545,487.52)
END OF MONTH FUND BALANCE:	\$43,696,200.52	\$52,609,018.36

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YEAR TO DATE	2013	2014
START OF YEAR FUND BALANCE:	37,088,085.16	47,822,201.81
Revenues:		
Earnings Tax Collections:	\$21,456,050.38	\$21,145,980.44
Debt Financing (long term)	-	-
Debt Financing (short term)	-	-
Other Revenue Received:	7,849,260.03	8,919,104.56
= Total YTD Receipts	<u>\$29,305,310.41</u>	<u>\$30,065,085.00</u>
Expenditures:		
Long term debt retirement	\$1,005,840.72	\$950,253.22
Short term debt refinancing	-	-
Other Expenditures:	\$21,691,354.33	\$24,328,015.23
= Total YTD Expenditures:	<u>(22,697,195.05)</u>	<u>(25,278,268.45)</u>
YEAR-TO-DATE FUND BALANCE:	<u>\$43,696,200.52</u>	<u>\$52,609,018.36</u>

100% of the fund balance was invested as of 7/31/14. Interest paid to date on matured investments: \$6,703.86. 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 July 31, 2014

MONTH-TO-DATE STATUS	2013	2014
Business Net Profit	966,468.45	306,242.33
Resident Net Profit	82,429.11	81,613.05
Non-Resident Net Profit	21,829.12	38,574.40
Subcontractor Net Profit	1,642.57	1,849.00
Net Profit Total	1,072,369.25	428,278.78
Withholding	1,966,564.17	2,050,158.57
Subcontractor Withholding	69,149.29	68,236.55
Withholding Total	<u>\$2,035,713.46</u>	<u>\$2,118,395.12</u>
Monthly Collection Totals	<u>\$3,108,082.71</u>	<u>\$2,546,673.90</u>
		-18.06%

YEAR TO DATE STATUS	2013	2014
Business Net Profit	4,122,698.87	3,818,483.17
Resident Net Profit	785,322.28	801,341.58
Non-Resident Net Profit	252,576.74	291,111.30
Subcontractor Net Profit	58,687.15	76,724.50
Net Profit Total	\$5,219,285.04	\$4,987,660.55
Withholding	\$15,894,359.85	15,815,351.37
Subcontractor Withholding	342,405.49	342,968.52
Withholding Total	16,236,765.34	16,158,319.89
YTD Collection Totals	<u>\$21,456,050.38</u>	<u>\$21,145,980.44</u>
		-1.45%
YTD Refund Totals	<u>\$932,853.78</u>	<u>\$748,638.84</u>

10. HEARINGS FROM CITIZENS

Peter Nord, Kenridge Lake, commented about the procedures in Council Chambers and requested someone be assigned to shut the doors as to not to interrupt the meeting. Mr. Nord also feels the exhibits during public hearings block the presentation on the screen and citizens on the east side of the room are unable to see. He also recommended that a map of Blue Ash be presented to depict the land area which is being discussed during Council.

Hearings from Citizens was declared closed at 7:30 PM.

11. 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 August 14th Council agenda.

4. PUBLIC HEARING – to consider a Zoning Map Amendment to rezone approximately 21.741 acres at 10538 & 10592 Plainfield Road to R-3 (Ordinance No. 2014-68 first reading)

Great Traditions Land Development Company is proposing to rezone the subject property, which abuts the east side of Plainfield Road north of Fox Hollow, from R-1 to the R-3 Residential District. The applicant is concurrently seeking approval of a 66-lot single-family subdivision per the Large Scale Residential Development provisions in the Code.

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The Planning Commission considered the proposed Zoning Map Amendment at its July 8, 2014 meeting and recommended approval to City Council.

This is the public hearing and first reading of this ordinance.

Please direct questions regarding this ordinance to the Community Development Director, Dan Johnson.

5. PUBLIC HEARING – to consider a planned development of a new filling station and retail convenience store at 4116 Glendale-Milford Road (Ordinance No. 2014-69 first reading)

Munther Shtayyeh of CFX Inc. is proposing to demolish the existing Marathon building and build a new one in its place. The existing canopy and fuel pumps will remain. The site will be modified to remove the driveways closest to the intersection and the signage, lighting, and landscaping will be brought up to current Code requirements.

The Planning Commission considered the proposed redevelopment of this site at its July 8, 2014 meeting and recommended approval to City Council with conditions that are detailed in the Ordinance.

This is the public hearing. Council typically waives the second reading of Planned Development ordinances and votes in the same meeting.

Please direct questions regarding this ordinance to the Community Development Director, Dan Johnson.

11.a.1. Resolution No. 2014-11 establishing a 501(c)(3) for Parks and Recreation

This resolution authorizes the establishment and support of the Blue Ash Park and Recreation Foundation as outlined in the June memo to Council. It allows the City Manager to proceed with the necessary applications, establishing policies, designating principal officials and providing administrative support as well as monetary support within the City Manager's authorization.

As mentioned in the memo to Council, creating this new organization will assist with our fund raising efforts to support our park and recreational facilities by providing a more favorable contribution and/or grant recipient for perspective donors.

Please direct any questions regarding this Ordinance to the Treasurer.

11.a.2. Ordinance No. 2014-58 transferring funds

The attached transfer ordinance provides for the following budget modifications:

Summit Park

Phase 1 (fund 445) – As outlined in Ord. 2013-63, the City was awarded a State Capital Fund Grant, through the University of Cincinnati, for \$147,750. Received in 2014, this grant revenue was a reimbursement of some earlier costs associated with design and site prep work of the future Community Center. This transfer ordinance provides the necessary budget approvals to make these funds available for park construction.

Other Adjustments:

-The Fire Department was awarded an Ohio Department of Public Safety grant for \$2,500, which reimbursed the department for the purchase of two automated external defibrillators. These budget adjustments replenish the capital budget used for the previous equipment purchase.

-Transactions are included to appropriate \$6,250 in sponsorship revenue received for the Summit Park Grand Opening held on August 9th and to provide for the budget needed to expend these funds for their intended purpose.

Please direct any questions regarding this Ordinance to the Treasurer.

11.a.3. Ordinance No. 2014-60 authorizing general updates to the Blue Ash Code of Ordinances (Chapter 3, Traffic & Chapter 5, General Offenses)

Ordinance No. 2014-60 incorporates the State law changes required for the Traffic Code (Chapter 3) and for the General Offenses Code (Chapter 5) as part of the annual Code of Ordinances update. These changes mirror revisions made at the State level, bringing the City of Blue Ash into compliance with the Ohio Revised Code and the Ohio Administrative Code along with changes specific to the City of Blue Ash for Chapters 303.08 (Impounding of Vehicles), 523.01 (Definitions), and 523.02 (Sale to Minors Prohibited; Possession and Use Prohibited). The current changes have been reviewed by Dinsmore & Shohl as well as by the Police Administration.

Please direct questions regarding this ordinance Police Lieutenant Joe Boyatt at 745-6225 or via e-mail to jboyatt@blueash.com.

11.a.4. Ordinance No. 2014-61 – authorizing a two-year commitment with CincyTech for economic development services

Ordinance No. 2014-61 authorizes the City's annual contribution of \$30,000 towards CincyTech's economic development efforts that in the past have assisted in creating jobs in the region, including Blue Ash. The City has been participating in this economic development program designed to lead and grow the region's entrepreneurial activities since 2006, and has enjoyed a positive working

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relationship with CincyTech. Several Blue Ash companies have received funding from CincyTech, including Akebia Therapeutics, Aerpio Therapeutics, ThinkVine, and Zakta.

Ordinance No. 2014-61 authorizes the City to enter into a two year contract with CincyTech for the provision of economic development services for years 2015 and 2016 for an amount not to exceed \$30,000 each year, as approved by Council in each year's annual Appropriations ordinance, for the total amount of the two-year period not to exceed \$60,000.

Please direct questions regarding this ordinance to the City Manager.

11.b.1. Ordinance No. 2014-62 – amending Ordinance No. 2014-32 regarding Phase 1 Group F 1-13 Playground & Restroom Building Masonry for Summit Park

The basis for the following change order addressed in Ordinance No. 2014-62 is directly related to the Phase 1 construction of the Summit Park Project, Group F 1-13 Playground & Restroom Building Masonry. The expenses are fully covered by remaining unencumbered funds in the Summit Park Fund account and do not require additional funds from the General Fund.

Ordinance No. 2014-62 authorizes to include an additional scope of work to the existing contract for masonry related to stage stone. Icon Custom Masonry, Inc. was the successful bidder for the Phase 1 construction of the Summit Park Projects and the City has been pleased with the outcome of the project.

In order to maintain continuity with the existing masonry work; and with Icon Custom Masonry, Inc. still being on site, it would be in the best interest of the project to add this scope to the existing contract via change orders.

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

11.b.2. Ordinance No. 2014-63 – amending Ordinance No. 2014-33 regarding Phase 1 Group C 1-04 Electric for Summit Park

The basis for the following change order addressed in Ordinance No. 2014-63 is directly related to the Phase 1 construction of the Summit Park Project, Group C 1-04 Electric. The expenses are fully covered by remaining unencumbered funds in the Summit Park Fund account and do not require additional funds from the General Fund.

Ordinance No. 2014-63 authorizes to include an additional scope of work to the existing contract for stage electric. Delta Electrical Contractors, LTD. was the successful bidder for the Phase 1 construction of the Summit Park Projects and the City has been pleased with the outcome of the project.

In order to maintain continuity with the existing electrical work; and with Delta Electrical Contractors, LTD still being on site, it would be in the best interest of the project to add this scope to the existing contract via change orders.

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

11.b.3. Ordinance No. 2014-64 – amending Ordinance No. 2014-47 regarding Phase 1 Group B 1-03 Earthwork and Utilities for Summit Park

Ordinance No. 2014-64 amends Ordinance No. 2014-47 related to the Phase I construction of the Summit Park Project, Group B 1-03 Earthwork and Utilities. The expenses are fully covered by remaining unencumbered funds in the Summit Park Fund account and do not require additional funds from the General Fund.

This change order provides additional earthwork and utilities associated with the Summit Park sidewalk/pathway plan. The Nelson Stark Company was the successful bidder for the Phase I construction of the Summit Park Projects and the City has been pleased with the outcome of the project. Therefore, to maintain continuity with the existing work and with The Nelson Stark Company still being on-site, it would be more cost effective to add the earthwork and utilities to the scope of work.

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

11.b.4. Ordinance No. 2014-65 – awarding bid for the Downtown Blue Ash Streetscape Phase 1

*As part of the City's effort to maintain and improve the downtown streetscape in the City, bids for this project were advertised on Wednesday, July 23, 2014 in the **Northeast Suburban Life-Press**, and were publicly opened and read on August 7, 2014. Five bids were received and Administration is recommending Council authorize a bid award to the low bidder, Advanced Contractors & Estimators, Inc. for unit prices as shown on the bid summary.*

Sidewalk replacement will take place along the inner loop of Kenwood Road, Cooper Road and Hunt Road. This work will consist of removing the existing pavers and replacing them with new concrete sidewalk, part of which will be decorative. In addition to the sidewalk work, the existing light and sign poles will be taken down and moved to the back of the sidewalk. New lights and light poles will be installed as part of a separate contract.

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

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11.b.5. Ordinance No. 2014-66 – awarding bid for Reed Hartman Highway Soil Stabilization Project

Bids for the Blue Ash 2014 Reed Hartman Soil Stabilization Project were advertised on Wednesday July 23, 2014 in the **Northeast Suburban Life Press**, and were publicly opened on August 6, 2014. Only one bid was received and Administration recommends Council authorize a bid award to the T. Luckey Sons, Inc. for unit prices as shown on the bid summary. We are recommending the award include the base bid and the selection of any alternates deemed necessary. This project should be completed by September 12, 2014.

A utility trench line on Reed Hartman Highway will be strengthened and stabilized with an injected foam grout. Currently, there is severe settlement causing unsafe driving conditions. This project will fill the voids that have developed under the road to prevent further settlement. This work in conjunction with the paving program will smooth out the road, making driving conditions safe.

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

11.b.6. Ordinance No. 2014-70 – authorizing design/build RFP for the Glass Canopy, Phase 2 at Summit Park

The City recently requested design/build RFPs for the Glass Canopy Design Build for the Preconstruction/Design Phase 2 Project at Summit Park.

The Administration is recommending the design/build award to Novum Structures, LLC for an amount not to exceed \$220,000. The construction costs will be added via change order.

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

11.b.7. Ordinance No. 2014-71 – amending ordinance No. 2014-52 regarding Phase 1 Group C 1-07 Landscaping & Irrigation for Summit Park

The basis for the following change order addressed in Ordinance No. 2014-71 is directly related to the Phase 1 construction of the Summit Park Project, Group C 1-07 Landscaping & Irrigation. The expenses are fully covered by remaining unencumbered funds in the Summit Park Fund account and do not require additional funds from the General Fund.

Ordinance No. 2014-71 authorizes to include an additional scope of work to the existing contract for added irrigation systems to the lawn panels surrounding the Great Lawn at Summit Park as referred to in Ordinance No. 2013-43. Ohio Irrigation Lawn Sprinkler Systems, Inc., d/b/a Buckeye Lawn & Landscaping was the successful bidder for the Phase 1 construction of the Summit Park Projects and the City has been pleased with the outcome of the project.

In order to maintain continuity with the existing irrigation work; and with Ohio Irrigation Lawn Sprinkler Systems, Inc. still being on site, it would be in the best interest of the project to add this scope to the existing contract via change orders.

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

11.d.1. Ordinance No. 2014-67 – amending Sections of Blue Ash Code of Ordinances (First Reading)

Per Council's direction at the Strategic Planning Retreat in January and subsequent discussions at the June 12th and July 10th Council meetings, Ordinance 2014-67 proposes updates to the Traffic Code, General Offenses Code, Planning and Zoning Code, and Property Standards Code of the Blue Ash Code of Ordinances. More specifically, these updates, aimed at improving property maintenance, effect parking, junk vehicles, cleanliness, outside storage, sanitation, property standards, and condemnation. The Ordinance is presented for two readings, this being the first.

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

11.d.2. Motion setting a public hearing for 7:05 PM, Thursday, September 11, 2014 to consider approval of a 66-lot, single-family development on approximately 21.7411 acres at 10538 & 10592 Plainfield Road as a Large Scale Residential Development in an R-3 Residential District.

Great Traditions Land Development Company is proposing this subdivision concurrent with the application to rezone the subject property from R-1 to R-3 Residential. Planning Commission considered the proposed development at its August 7 meeting and recommended approval with conditions.

Please direct questions regarding this ordinance to the Community Development Director, Dan Johnson.

11.e.1. Resolution No. 2014-12 – supporting City of Loveland's grant application to Local Government Innovation Fund

In 2009, the City of Blue Ash Fire Department joined the cities of Loveland and Sharonville along with Symmes and Sycamore Townships, to form the Northeast Fire Collaborative (NEFC). In late 2010, the City of Mason joined the collaborative. Along with direct savings of over \$100,000 to-date in joint purchasing, the NEFC trains monthly to improve skills and working relationships on emergency scenes.

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Firefighter training will continue to be an integral part of assuring effective fire and emergency medical services for the community. The City has been asked to participate in collaboration with the City of Loveland and other local jurisdictions in supporting a fire training tower and burn building to be used for training of fire departments in Warren, Hamilton, and Clermont Counties. The facility will help departments meet training and educational needs. A training tower would provide a safe and secure area to conduct training evolutions such as, but not limited to, specialized rescues, fire hose management, ventilation training, and physical fitness activities. A burn building will have live fire simulation so firefighters can practice proper firefighting techniques.

The collaborative departments are requesting our cities and townships to adopt a resolution supporting the City of Loveland's grant application to the Local Government Innovation Fund.

Please direct questions regarding this Resolution to the Fire Chief.

a. Finance & Administration Committee, Rick Bryan, Chairperson

In Councilman Bryan's absence, Vice Mayor Adamec was asked to preside. Vice Mayor Adamec asked the Clerk to read Resolution No. 2014-11 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2014-11

AUTHORIZING THE ESTABLISHMENT AND SUPPORT OF
THE BLUE ASH PARK AND RECREATION FOUNDATION
(501(c)(3))

Vice Mayor Adamec moved, Councilwoman Stoller seconded to adopt Resolution No. 2014-11.

There being no discussion, the Clerk called the roll. Councilpersons Buckman, Adamec, Sirkin, Stoller, and Mayor Czerwonka voted yes. Five yeases. Resolution No. 2014-11 passed.

Vice Mayor Adamec asked the Clerk to read Ordinance No. 2014-58 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2014-58

PROVIDING FOR THE TRANSFER OF FUNDS AND
AMENDMENTS WITHIN THE ANNUAL APPROPRIATION
ORDINANCE NO. 2014-5 FOR THE YEAR 2014 (AS SHOWN
ON ATTACHMENT); AND DECLARING AN EMERGENCY

Vice Mayor Adamec moved, Councilman Sirkin seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Adamec, Sirkin, Stoller, Buckman, and Mayor Czerwonka voted yes. Five yeases. Motion carried.

Vice Mayor Adamec moved, Councilwoman Stoller seconded to adopt Ordinance No. 2014-58.

There being no discussion, the Clerk called the roll. Councilpersons Sirkin, Stoller, Buckman, Adamec, and Mayor Czerwonka voted yes. Five yeases. Ordinance No. 2014-58 passed.

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Vice Mayor Adamec asked the Clerk to read Ordinance No. 2014-60 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2014-60

AMENDING AND ENACTING CERTAIN SECTIONS OF PART 3 TRAFFIC CODE AND PART 5 GENERAL OFFENSES CODE OF THE CODIFIED ORDINANCES OF THE CITY OF BLUE ASH, OHIO, INCORPORATING CHANGES IN STATE LAW AND OTHER RELATED PROVISIONS AS SHOWN ON THE ATTACHMENT; AND DECLARING AN EMERGENCY

Vice Mayor Adamec moved, Councilman Buckman seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Stoller, Buckman, Adamec, Sirkin, and Mayor Czerwonka voted yes. Five yeases. Motion carried.

Vice Mayor Adamec moved, Councilwoman Stoller seconded to adopt Ordinance No. 2014-60.

In addressing Councilman Sirkin questions regarding whether electronic cigarettes are considered cigarettes and if they can be used in public areas, Chief Hartinger stated that the product is fairly new to the market and the State of Ohio has not yet addressed the issue legally.

There being no further discussion, the Clerk called the roll. Councilpersons Buckman, Adamec, Sirkin, Stoller, and Mayor Czerwonka voted yes. Five yeases. Ordinance No. 2014-60 passed.

Vice Mayor Adamec asked the Clerk to read Ordinance No. 2014-61 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2014-61

AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWO YEAR CONTRACT WITH CINCYTECH FOR ECONOMIC DEVELOPMENT SERVICES; AND DECLARING AN EMERGENCY

Vice Mayor Adamec moved, Councilwoman Stoller seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Adamec, Sirkin, Stoller, Buckman, and Mayor Czerwonka voted yes. Five yeases. Motion carried.

Vice Mayor Adamec moved, Councilman Buckman seconded to adopt Ordinance No. 2014-61.

There being no discussion, the Clerk called the roll. Councilpersons Sirkin, Stoller, Buckman, Adamec, and Mayor Czerwonka voted yes. Five yeases. Ordinance No. 2014-61 passed.

b. Public Works Committee, Marc Sirkin, Chairperson

Councilman Sirkin asked the Clerk to read Ordinance No. 2014-62 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2014-62

AMENDING ORDINANCE NO. 2014-32 REGARDING A CONTRACT FOR GROUP F 1-13 PLAYGROUND & RESTROOM BUILDING MASONRY ASSOCIATED WITH PHASE 1 OF THE SUMMIT PARK PROJECT; AND DECLARING AN EMERGENCY

Councilman Sirkin moved, Councilwoman Stoller seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Stoller, Buckman, Adamec, Sirkin, and Mayor Czerwonka voted yes. Five yeases. Motion carried.

Councilman Sirkin moved, Councilman Buckman seconded to adopt Ordinance No. 2014-62.

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Public Works Director Gordon Perry explained the change orders on the agenda are through the public bid process for the event stage. The contractors, who were the lowest, most responsive bidder, are existing contractors already on site. They are being treated as change orders due to the change in scope of work from the original contract.

There being no further discussion, the Clerk called the roll. Councilpersons Buckman, Adamec, Sirkin, Stoller, and Mayor Czerwonka voted yes. Five yeses. Ordinance No. 2014-62 passed.

Councilman Sirkin asked the Clerk to read Ordinance No. 2014-63 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2014-63

AMENDING ORDINANCE NO. 2014-43 REGARDING A
CONTRACT FOR GROUP C 1-04 ELECTRIC ASSOCIATED
WITH PHASE 1 OF THE SUMMIT PARK PROJECT; AND
DECLARING AN EMERGENCY

Councilman Sirkin moved, Councilwoman Stoller seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Adamec, Sirkin, Stoller, Buckman, and Mayor Czerwonka voted yes. Five yeses. Motion carried.

Councilman Sirkin moved, Vice Mayor Adamec seconded to adopt Ordinance No. 2014-63.

There being no discussion, the Clerk called the roll. Councilpersons Sirkin, Stoller, Buckman, Adamec, and Mayor Czerwonka voted yes. Five yeses. Ordinance No. 2014-63 passed.

Councilman Sirkin asked the Clerk to read Ordinance No. 2014-64 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2014-64

AMENDING ORDINANCE NO. 2014-47 REGARDING A
CONTRACT FOR GROUP B 1-03 EARTHWORK AND
UTILITIES ASSOCIATED WITH PHASE 1 OF THE SUMMIT
PARK PROJECT; AND DECLARING AN EMERGENCY

Councilman Sirkin moved, Councilwoman Stoller seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Stoller, Buckman, Adamec, Sirkin, and Mayor Czerwonka voted yes. Five yeses. Motion carried.

Councilman Sirkin moved, Vice Mayor Adamec seconded to adopt Ordinance No. 2014-64.

In addressing Vice Mayor Adamec's question, Mr. Perry explained that the remaining Phase 1 work includes the earthwork of the exterior lawn panels outside of the Great Lawn and stage area. Phase 2 will begin with the community building.

There being no further discussion, the Clerk called the roll. Councilpersons Buckman, Adamec, Sirkin, Stoller, and Mayor Czerwonka voted yes. Five yeses. Ordinance No. 2014-64 passed.

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Councilman Sirkin asked the Clerk to read Ordinance No. 2014-65 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2014-65

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE DOWNTOWN BLUE ASH STREETScape PHASE 1 PROJECT FOR THE UNIT PRICES AS SHOWN ON THE ATTACHED BID SUMMARY; AND DECLARING AN EMERGENCY

Councilman Sirkin moved, Councilwoman Stoller seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Adamec, Sirkin, Stoller, Buckman, and Mayor Czerwonka voted yes. Five yeses. Motion carried.

Councilman Sirkin moved, Councilman Buckman seconded to adopt Ordinance No. 2014-65.

In answering Councilwoman Stoller's question regarding the streetscape, Mr. Perry explained the largest portion of the downtown streetscape is to replace the existing pavers with a new pavement surface and decorative concrete. They will also be removing the obstacles currently in the path of travel and move them to the back of the sidewalks to allow for clear pedestrians walk ways throughout the area. The lighting in the downtown area will be in Phase 2 which will be discussed with Council prior to the purchase and installation.

There being no further discussion, the Clerk called the roll. Councilpersons Sirkin, Stoller, Buckman, Adamec, and Mayor Czerwonka voted yes. Five yeses. Ordinance No. 2014-65 passed.

Councilman Sirkin asked the Clerk to read Ordinance No. 2014-66 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2014-66

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE BLUE ASH 2014 REED HARTMAN SOIL STABILIZATION PROJECT; AND DECLARING AN EMERGENCY

Councilman Sirkin moved, Vice Mayor Adamec seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Stoller, Buckman, Adamec, Sirkin, and Mayor Czerwonka voted yes. Five yeses. Motion carried.

Councilman Sirkin moved, Vice Mayor Adamec seconded to adopt Ordinance No. 2014-66.

Mr. Perry stated the soil stabilization project is north of Cornell Road on Reed Hartman Highway where the water main trench has settled. The City will be injecting a type of grout within the trench to stabilize it from any further settlement. The road will be paved upon completion. The project will take approximately two weeks. Mr. Perry informed Council the work was publicly bid and only one bid was received.

There being no further discussion, the Clerk called the roll. Councilpersons Buckman, Adamec, Sirkin, Stoller, and Mayor Czerwonka voted yes. Five yeses. Ordinance No. 2014-66 passed.

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Councilman Sirkin asked the Clerk to read Ordinance No. 2014-70 by title only.
THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2014-70

AUTHORIZING THE CITY MANAGER TO ENTER INTO A
CONTRACT FOR GLASS CANOPY DESIGN BUILD FOR THE
PRECONSTRUCTION/DESIGN SERVICES ASSOCIATED
WITH PHASE 2 OF THE SUMMIT PARK PROJECT; AND
DECLARING AN EMERGENCY

Councilman Sirkin moved, Vice Mayor Adamec seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Adamec, Sirkin, Stoller, Buckman, and Mayor Czerwonka voted yes. Five yeases. Motion carried.

Councilman Sirkin moved, Councilwoman Stoller seconded to adopt Ordinance No. 2014-70.

Mr. Waltz explained that this is not typical routine work. Contracting firms, who build these types of projects, were solicited. Based upon general specifications and guidance of the design team, the most responsive bidder is requested to design and build the canopy.

There being no further discussion, the Clerk called the roll. Councilpersons Sirkin, Stoller, Buckman, Adamec, and Mayor Czerwonka voted yes. Five yeases. Ordinance No. 2014-70 passed.

Councilman Sirkin asked the Clerk to read Ordinance No. 2014-71 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2014-71

AMENDING ORDINANCE NO. 2014-52 REGARDING A
CONTRACT FOR GROUP C 1-07 LANDSCAPING &
IRRIGATION ASSOCIATED WITH PHASE 1 OF THE SUMMIT
PARK PROJECT; AND DECLARING AN EMERGENCY

Councilman Sirkin moved, Councilman Buckman seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Stoller, Buckman, Adamec, Sirkin, and Mayor Czerwonka voted yes. Five yeases. Motion carried.

Councilman Sirkin moved, Councilwoman Stoller seconded to adopt Ordinance No. 2014-71.
Discussion:

Mr. Perry explained that under drains are being added to the Great Lawn so when it rains before an event at Summit Park, the water will drain out and there won't be a muddy mess.

There being no further discussion, the Clerk called the roll. Councilpersons Buckman, Adamec, Sirkin, Stoller, and Mayor Czerwonka voted yes. Five yeases. Ordinance No. 2014-71 passed.

c. Planning & Zoning Committee, James W. Sumner, Chairperson

In Councilman Sumner's absence, Vice Mayor Adamec was asked to preside. Vice Mayor Adamec asked the Clerk to read Ordinance No. 2014-67 in its entirety.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2014-67

AMENDING AND ENACTING CERTAIN SECTIONS OF PART
THREE (TRAFFIC CODE), PART FIVE (GENERAL
OFFENSES CODE), PART ELEVEN (PLANNING AND
ZONING CODE), AND PART SEVENTEEN (PROPERTY
STANDARDS CODE) OF THE BLUE ASH CODE OF
ORDINANCES (*first reading*)

This ordinance represents the first reading with the second reading and formal vote to be included on the September 11, 2014 Council agenda.

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Vice Mayor Adamec moved, Councilman Sirkin seconded setting a public hearing for 7:05 PM, Thursday, September 11, 2014 to consider approval of a 66-lot, single-family development on approximately 21.7411 acres at 10538 & 10592 Plainfield Road as a Large Scale Residential Development in an R-3 Residential District.

d. Public Safety Committee, Stephanie Stoller, Chairperson

Councilwoman Stoller asked the Clerk to read Resolution No. 2014-12 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2014-12

AUTHORIZING THE SUPPORT OF THE SUBMITTAL OF A GRANT APPLICATION TO THE LOCAL GOVERNMENT INNOVATION FUND BY THE CITY OF LOVELAND IN ORDER TO FUND A FIRE TRAINING TOWER AND BURN BUILDING TO BE USED FOR FIREFIGHTER TRAINING

Councilwoman Stoller moved, Councilman Buckman seconded to adopt Resolution No. 2014-12.

Fire Chief Rick Brown explained the Loveland-Symmes Fire Department will be constructing a burn building and fire training tower. The City of Loveland will fund it and have submitted for a loan. By Resolution, it shows the City's collaborative support which helps Loveland to secure a no interest or low interest loan. The burn building and fire training tower will be used by the Blue Ash fire fighters as part of their required annual training.

There being no further discussion, the Clerk called the roll. Councilpersons Adamec, Sirkin, Stoller, Buckman, and Mayor Czerwonka voted yes. Five yeses. Resolution No. 2014-12 passed.

12. MISCELLANEOUS BUSINESS

Mr. Waltz introduced Greg Dale from McBride Dale Clarion to provide an update status and the steps necessary to move forward as part of the City's comprehensive land-use plan.

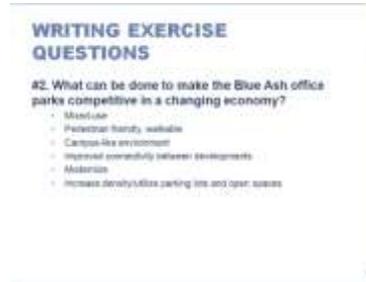
Greg Dale thanked Council for the opportunity to present the status of the Comprehensive Plan update. Mr. Dale recalled the meetings in Phase 1 which was focused on gaining community input on issues facing the community. The theme of the meetings were presenting emerging issues in suburban communities and the changing demographics such as aging baby boomer population, the millennial generation, and trends as it relates to housing choices, housing options, and work options. Related to this were the kinds of places people want to work, places where companies want to locate, and quality of life issues. The common theme was mixed-use pedestrian oriented, improved connectivity, joint developments, more efficient utilization of land; the changing environments where people want to transition away from older, single use, auto-oriented office park model; and the need to look at how to modernize and stay competitive in the economic environment. The younger generation and young professionals feel the need for more entertainment and night-life options; more opportunities in downtown as a destination; and bicycle and sidewalk amenities. Mr. Dale believes these are some of the things that should be thought about when preparing for the emerging demographic and economic trends.

Mr. Dale introduced Elizabeth Fields to explain how the visions were played out and the next steps to apply some of the concepts.



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Ms. Fields stated that during the Phase 1 meeting, a large map was provided and participants were asked to identify the areas of the City that were thought to be stable and successful, areas in transition, and areas in need of change.



As a result, the green areas indicate stable neighborhoods and business districts. Areas in blue are in need or are transitioning, and the red areas indicate change is needed or expected. In moving forward, the focus should be on the red and blue areas as it relates to redevelopment.

Another large map was provided and participants were asked to place stickers on the map. The stickers were categorized into mixed-use/commercial, residential, industrial/office, public & connectivity, transportation, landscaping/gateways, and unclassified. The results determined that the northern portion of the City needed attention. The results also determined the need for mixed-use redevelopment, enhanced gateways to the I-71 intersection, and redevelopment and revitalization of downtown.

This exercise provided guidelines that identified four areas of guiding principles. The first principle was more housing, by type, location, quality and design. The second principle was walkable, mixed-use employment campuses that provided a variety of amenities. The third principle was to improve bicycle and pedestrian connectivity between neighborhoods and developments along major corridors. The fourth principle was a focus on downtown to be a destination to allow for a mix of activities such as entertainment, shopping, and dining.



During the Phase 2 meetings, it was requested that participants be more specific about what they wanted the guiding principles to look like.

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Participants were given another large map and development type stickers that provided a range of different building types, different residential types, commercial and mixed-use, industrial and office, and public amenities. They were asked to place the stickers where they would like that to occur within the City.

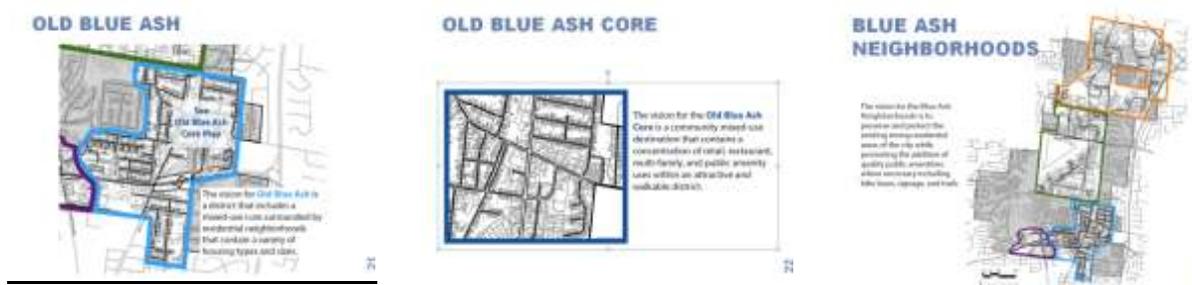
There were five planning areas identified that are suitable for redevelopment – Blue Ash North, the Summit Park District, Old Blue Ash, Old Blue Ash Core, and the Crossgate Shopping Center.



The results from the stickers created a vision statement for the five different planning areas. Blue Ash North consists of office and industrial uses to include amenities for employees such as restaurants, retail, and mixed-use housing options.

Summit Park District is a regional mixed-use campus catering to visitors of Summit Park, the existing and new residents of the area, and the adjacent office developments with integrated commercial mixed housing and office components. There are a lot of different people in this area for different reasons so there is a need to cater to them all.

Crossgate is a commercial district with retail, grocery, restaurant, office components that attract from your Blue Ash employment districts, UC Blue Ash, residential, and travelers along Highway 126.



Old Blue Ash is the district that includes a mixed-use core surrounded by residential neighborhoods with a variety of housing types and sizes that will have to continue to promote the variety of housing to attract a variety of different people

The Old Blue Ash Core is the community mixed-use destination that includes a concentration of retail restaurant, multi-family and public amenities with an attractive and walkable district.

The vision for the remaining neighborhoods was to preserve and protect the existing strong residential base while promoting quality, public amenities such as parks, bike lanes, signage trails. These areas are not going to be the focus of future redevelopment.

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Mr. Dale concluded that the proposed next steps would be to finalize the vision statement. An update of the City's future land-use plan needs to be established to include development guidelines that depict the ideal development pattern for appropriate land uses, densities and site design standards. Following the approval of the land-use plan, the zoning codes will need to be reviewed to determine what updates are necessary to implement the land use recommendations.

Mr. Waltz indicated that there is some clarity happening through this process. There are four or five areas that need some transition. There are opportunities to introduce some new uses, new practices, and patterns which will ultimately manifest itself in changing the zoning code. Mr. Waltz recommended that the City begin developing and refining some detailed reuse of evolution plan within each one of the districts. The newest would be Summit Park. He requested Council's approval to continue advancing the plan and begin working on step 3 which is to articulate the plan with some visioning.

Mr. Dale stated that the transition will be a very gradual, long-term period for Blue Ash to move towards planning policies and land use regulations that are focused on making sure it is getting the quality and character demanded as redevelopment and in-fill development occurs and the need to adopt to some of the trends. He feels it is critical to understand that zoning is land-use regulations that are guided by land-use policies which are dependent upon the market moving in the direction of reinvestment, redevelopment, and in-fill. As a matter of planning and zoning culture, he felt one of the things to consider is density and that it is being connected into the design context in which it is occurring.

Mayor Czerwonka indicated that the consensus from Council was to continue to move forward with the plan.

Mr. Waltz stated that the Grand Opening of the Summit Park was a great success and appreciated everyone who participated in it. He looks forward to the Taste of Blue Ash and looks forward to seeing everyone there.

Mr. Perry stated there will be a road closure on Saturday for a storm water replacement on Plainfield Road which will be closed from Cooper Road to Carpenter's Run from 7:00 a.m. to 4:00 p.m. Carpenter's Run residents are able to use Plainfield Road going north to Glendale-Milford Road.

City Solicitor Bryan Pacheco indicated that at the last Council meeting, he reported that Judge Black granted summary judgment dismissing the Ingrid Anderson case. Ms. Anderson has now appealed that decision. Their brief to the Court is due in late September and the City's brief is due to the Court in late October in the Sixth Circuit District.

Vice Mayor Adamec thanked everyone for the Summit Park Grand Opening event. He was very excited to see all the people at the park and all the kids that enjoyed the new playground. He felt it was a great grand opening and the staff worked very hard in making it happen. He appreciated all their efforts for making it such a successful event.

Mayor Czerwonka felt the Summit Park Grand Opening was a great event. He thanked all the departments for their role. They could not have done a better job. The public is grateful for providing the park and look forward to more.

Mayor Czerwonka informed Council about HB 5 which is the tax uniformity bill being discussed at the State level. He indicated that he had a meeting with Senator Seitz to discuss the City's concerns. The Board for the Hamilton County Municipal League is in the process of hiring a lobbyist to represent all of the communities within Hamilton County to ensure the requested changes with HB 5 do happen. He informed Council that one of the

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parallel subjects was HB 282 which was a proposal where the State would take away the earnings tax from all communities in the State. They continue to work towards a resolution.

Mayor Czerwonka further informed that he has been assigned to the Hamilton County 9-1-1 Task Force to address the funding mechanism for the 9-1-1 system in the County. Eighty percent of 9-1-1 calls are made through cell phones. The funding mechanism is not in place to handle those calls. Discussions are being had to adjust the system to help pay for 9-1-1 calls going forward with the new technology.

13. EXECUTIVE SESSION

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

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

14. ADJOURNMENT

All items on the agenda having been acted upon, Councilwoman Stoller moved, Councilman Buckman seconded to adjourn the meeting. A voice vote was taken. All members voted yes. The Council meeting was adjourned at approximately 9:58 PM.

Lee Czerwonka, Mayor

Jamie K. Eifert, Clerk of Council

MINUTES RECORDED AND WRITTEN BY:

Karla Plank, Administrative Assistant