

BLUE ASH CITY COUNCIL

May 22, 2008

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A regular meeting of the Council of the City of Blue Ash, Ohio, was held on May 22, 2008. Mayor Robert J. Buckman, Jr. called the meeting to order in Council Chambers at 7:00 PM.

OPENING CEREMONIES

Mayor Buckman led those assembled in the Pledge of Allegiance. After the Pledge, the Mayor asked all to stand for a moment of silence in honor of recently fallen Blue Ash resident Branden Haurert who was killed in Iraq over the past weekend.

ROLL CALL

MEMBERS PRESENT: Councilman Rick Bryan, Mayor Robert Buckman, Councilman Lee Czerwonka, Councilman Henry Stacey, Councilwoman Stephanie Stoller, Councilman James Sumner, and Vice Mayor Mark Weber

ALSO PRESENT: City Manager David Waltz, Solicitor Mark Vander Laan, Deputy Clerk of Council Sue Bennett, Treasurer/Administrative Services Director James Pfeffer, Parks & Recreation Director Chuck Funk, Service Director Mike Duncan, Assistant to the City Manager Kelly Osler, and interested citizens

Mayor Buckman appointed Kelly Osler to read the legislation in its entirety in the rear of Council Chambers.

ACCEPTANCE OF AGENDA

Councilman Bryan moved, Councilwoman Stoller 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 – Deputy Clerk of Council Susan K. Bennett

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

5. ACCEPTANCE OF AGENDA

6. APPROVAL OF MINUTES

a. Regular Meeting of May 8, 2008

7. COMMUNICATIONS

a. Communications to Council - Deputy Clerk of Council Susan K. Bennett

b. Reports From Outside Agencies

c. Mayor's Report – April 2008 – Honorable Robert J. Buckman, Jr.

d. Financial Report – Motion to accept the report for April 2008

8. HEARINGS FROM CITIZENS

9. COMMITTEE REPORTS

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

1. Resolution No. 2008-3, appointing members to the Planning Commission and Board of Site Arrangement/Zoning Appeals

2. Ordinance No. 2008-31, authorizing cooperative agreement with Hamilton County relating to the next phase of the Block Grant Program

3. Ordinance No. 2008-32, authorizing an economic development and real estate conveyance agreement relating to redevelopment within the D-1 Downtown District (first reading)

b. Finance & Administration Committee, Rick Bryan, Chairperson

1. Ordinance No. 2008-30, authorizing issuance of an Economic Development Revenue Bond for Ursuline Academy for facility improvements and to refund 2005 bonds

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- 2. Resolution No. 2008-4, authorizing participation in the First Suburbs Consortium of Southwest Ohio

10. MISCELLANEOUS BUSINESS

11. ADJOURNMENT"

APPROVAL OF MINUTES

Vice Mayor Weber moved, Councilman Czerwonka seconded to approve the minutes of the regular meeting of May 8, 2008. A voice vote was taken. All members present voted yes. Motion carried.

COMMUNICATIONS

Communications to Council

There were no communications presented to Council.

Reports From Outside Agencies

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

Mayor's Report – April 2008

RECEIPTS:

Fines	\$ 15,913.00
Bonds & BMV fees carried over	\$ 0
Interest Earned	\$0.39
Bonds collected	\$ 0
TOTAL RECEIPTS:	\$ 15,913.39

DISBURSEMENTS:

To Blue Ash (fines/costs/interest/Expungements/forfeitures)..	\$12,121.39
To the State of OH.....	\$3,792.00
Refund of Overpaid Fines	\$0.00
Bond Money applied.....	\$0.00
Bond Money returned	\$ 0.00
BMV	\$0.00
TOTAL DISBURSEMENTS	\$15,913.39

BALANCE IN BONDS:.....\$0

Mayor's Court traffic citations 174

Mayor's Court criminal citations..... 21

Total Mayor's Court cases 195

April revenues from Mayor's Ct. Cases:..... \$12,121.39

Financial Report – April 2008

Councilman Sumner moved, Councilwoman Stoller seconded to accept the Financial Report for April 2008 as submitted. A voice vote was taken. All members present voted yes. Motion carried.

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**CITY OF BLUE ASH FINANCIAL POSITION STATEMENT - MONTH ENDING
APRIL 30, 2008**

MONTH TO DATE	2007	2008
START OF MONTH FUND BALANCE: 4-1-08	\$14,832,613.93	\$25,326,128.17
Revenues:		
Earnings Tax Collections:	3,666,397.43	3,976,786.92
Debt Financing (long term)	0	0
Debt Financing (short term)	0	0
Other Revenue Received:	626,277.20	785,875.47
= Total Monthly Receipts	4,292,674.63	4,762,662.39
Expenditures:		
Bond Retirement	0	0
Short term debt refinancing	0	0
Other Expenditures:	2,159,484.41	3,279,317.12
= Total Monthly Expenditures:	-2,159,484.41	-3,279,317.12
END OF MONTH FUND BALANCE: 4-30-08	16,965,804.15	26,809,473.44
YEAR TO DATE	2007	2008
START OF YEAR FUND BALANCE:	\$17,286,456.32	\$24,395,221.48
Revenues:		
Earnings Tax Collections:	9,670,916.71	11,716,144.10
Debt Financing (long term)	0	0
Debt Financing (short term)	0	0
Other Revenue Received:	3,129,112.46	2,783,661.67
= Total YTD Receipts	12,800,029.17	14,499,805.77
Expenditures:		
Bond Retirement	0	0
Short term debt refinancing	0	0
Other Expenditures:	13,120,681.34	12,085,553.81
= Total YTD Expenditures:	-13,120,681.34	-12,085,553.81
YTD FUND BALANCE:	16,965,804.15	26,809,473.44

100% of the fund balance was invested as of 4/30/08. Interest paid to date on matured investments: \$305,986.94. Receipt and expenditure figures do not include interfund transfers.

**BLUE ASH INCOME TAX DIVISION INCOME TAX RECEIPT SUMMARY
FOR MONTH ENDING APRIL 30, 2008**

MONTH-TO-DATE STATUS	2007	2008
Business Net Profit	749,997.68	1,330,411.67
Resident Net Profit	365,329.52	381,460.02
Non-Resident Net Profit	85,447.88	102,003.72
Subcontractor Net Profit	33,906.53	28,100.90
Net Profit Total	1,234,681.61	1,841,976.31
Withholding	2,366,929.10	2,078,920.06
Subcontractor Withholding	64,786.72	55,890.55
Withholding Total	2,431,715.82	2,134,810.61
Monthly Collection Totals	3,666,397.43	3,976,786.92
YEAR-TO-DATE STATUS	2007	2008
Business Net Profit	1,246,973.26	2,414,716.46
Resident Net Profit	498,797.63	535,846.45
Non-Resident Net Profit	133,021.49	141,119.42
Subcontractor Net Profit	45,102.72	39,057.09
Net Profit Total	1,923,895.10	3,130,739.42
Withholding	7,561,523.20	8,394,720.17
Subcontractor Withholding	185,498.41	190,684.51
Withholding Total	7,747,021.61	8,585,404.68
YTD Collection Totals	9,670,916.71	11,716,144.10
YTD Refund Totals	258,598.67	341,647.03

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HEARINGS FROM CITIZENS

Larry Montag, owner of Montag's Furniture at 4819 Cooper Road, commented that he noticed the recent newspaper article regarding the results of the citizen survey, especially how high citizens ranked the importance of Downtown. He agrees that Downtown is extremely important to Blue Ash, perhaps more so than the Golf Course project slated for the near future. Mr. Montag commented that in his opinion, downtown Blue Ash defines the community.

COMMITTEE REPORTS

Prior to the Council meeting, Council members received the following report describing agenda items:

"The following offers a brief description of the topics included on the May 22nd Council agenda:

9.a.1. Resolution No. 2008-3 - Appointing members to the Planning Commission and Board of Site Arrangement/Zoning Appeals

As directed by Council, Resolution No. 2008-3 provides for the appointment of citizens to fill vacancies within the Planning Commission and Board of Site Arrangement/Zoning Appeals. Section I of the resolution appoints Tom Adamec to the Planning Commission to fill the current vacant position due to the resignation and relocation of former Commission member Bill Sikute. Mr. Adamec's appointment to Planning Commission will then leave a vacancy on the Board of Site Arrangement/Zoning Appeals, and Section II of Resolution No. 2008-3 appoints Mark C. Kirby to fill that vacancy.

Both appointees are expected to be in attendance at Thursday's meeting. Please address questions regarding this resolution to the Mayor.

9.a.2. Ordinance No. 2008-31 - Authorizing cooperative agreement with Hamilton County relating to the next phase of the Block Grant Program

The City of Blue Ash has participated in this program through the Hamilton County Department of Community Development for a number of years in order to be qualified for the receipt of Community Development Block Grant funding through the Department of Housing and Urban Development. The City is ending a three-year commitment with Hamilton County, and it is time to renew another three-year commitment for the period extending March 1, 2009 through February 29, 2012. The County Commissioners and County's Department of Community Development have requested that this consent legislation be forwarded to them by June. This fall, project recommendations will be made to the Hamilton County Department of Community Development for inclusion in the next three-year plan. At that time, the City will be required to submit a formal application for funds as approved by resolution or ordinance of the City. Although recommendations for the next period have not yet been determined, in the recent past, Block Grant Funds have assisted with projects related to revitalization activities, as well as some Senior Center projects/purchases.

This ordinance approves the consent legislation and authorizes the signing of the Cooperation Agreement that must be submitted to the Hamilton County Department of Community Development.

Please direct questions regarding this legislation to the Assistant Community Development Director or to the Assistant to the City Manager.

9.a.3. Ordinance No. 2008-32 - Authorizing an economic development and real estate conveyance agreement relating to redevelopment within the D-1 Downtown District (first reading)

A number of months ago, Miller-Valentine contacted the City regarding the Towne Court property at 9514 Kenwood Road, which was in foreclosure and was only partially occupied. The City expressed an interest in working with Miller-Valentine on their plan to possibly acquire and redevelop that property into a look and use more consistent with the City's plans. Miller-Valentine later proposed to the City Manager a redevelopment plan that would include the Towne Court land and incorporate surrounding City-owned properties into a larger project.

Discussions continued and it became apparent that the potential existed for a significant new and exciting development upon the properties south of Cooper, east of Kenwood, and west of Hunt, including a number of parcels owned by the City in the area. The potential for redevelopment of that area consistent with the concept and intent of the updated downtown plan made it clear that a development agreement between the City and Miller-Valentine could, over the next several months, result in the kind of downtown "center," or "sense of place" that we have been striving to create.

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Although much of the City's Towne Square and surrounding properties would be incorporated into the mixed-use project, Miller-Valentine was clearly supportive of a design that would create new public areas and a "sense of place" for use by our citizens and seek to preserve and incorporate parts of our current amenities. The creation of a development that had restaurant, retail, office, and even residential uses would be a perfect fit with the intent of the downtown plan and would generate the kind of excitement and atmosphere to help keep downtown viable, and to encourage further investment.

The agreement being considered provides a mechanism, or process, with numerous milestones, whereby the City and Miller-Valentine's entity (MV Towne Square LLC) can identify all of the steps, approvals, properties, types of uses, and incentives that may be needed to transform this proposal into a reality for downtown Blue Ash. Over the next few months, the developer and City look forward to working together toward a plan that meets with City Council's approval and which also satisfies the long-term objectives of Miller-Valentine regarding this significant investment.

Given the scope of this potential change for our downtown area, it is recommended that this ordinance have a first reading at this meeting, and be considered for formal passage at Council's next meeting on June 12th.

Please direct questions regarding this ordinance to the City Manager or Treasurer.

9.b.1. Ordinance No. 2008-30 - Authorizing issuance of an Economic Development Revenue Bond for Ursuline Academy for facility improvements and to refund 2005 bonds

As Council is aware, Ursuline Academy has completed a significant expansion in 2005 and utilized City-issued economic development revenue bonds to finance the project (via passage of Ordinance No. 2005-33 in May 2005).

Ordinance No. 2008-30 was prepared by Ursuline's bond counsel and has been reviewed and approved by our City Solicitor's Office. The costs associated with preparation of this legislation, as well as other costs for advertising, financing expenses, etc., will be borne by Ursuline. The City of Blue Ash will issue the bonds, but shall not have any obligation regarding their repayment utilizing City funds.

This ordinance authorizes the City of Blue Ash to issue tax exempt bonds as a "conduit" for the benefit of Ursuline Academy, with the proceeds of the bonds to be utilized primarily for the refunding of the Economic Development Revenue Bonds issued in 2005 for the expansion of the high school on Pfeiffer Road, as well as to provide funding for the construction of a new gymnasium at the same location. The expected principal amount of the bond issue is \$15,475,000, and the sale of the bonds (via Fifth Third Securities as the underwriter), will provide adequate funding to provide for the redemption of outstanding bonds from the 2005 Issue (likely in the amount of \$11,200,000), provide for all of the costs for issuance and underwriting fees, and also generate new funds for the expansion of the gymnasium.

The bonds carry an adjustable interest rate, a maturity range that will not extend beyond 2031, a redemption or call feature, and are to be retired utilizing Ursuline's revenues as supported by a Letter of Credit issued by Fifth Third Bank.

Favorable consideration of this Economic Development Revenue Bond via this ordinance will permit Ursuline Academy to take advantage of the lower interest rates in the market today relative to the 2005 issue, and to secure the funding they require for this new enhancement to the high school located at 5535 Pfeiffer Road. Although the City will assist Ursuline and their contractors and/or construction manager in compliance with the State's Prevailing Wage statutes, all other costs of compliance, preparation, issuance, or redemption will be borne by Ursuline Academy.

As mentioned in the ordinance under Section V, it is clearly stated that the City of Blue Ash will not have any responsibility for the repayment of the bonds issued under the City's name as a conduit for Ursuline Academy.

The form of this ordinance, as well as other related documents, have been evaluated by the City Solicitor's Office, and the Administration foresees no complexities arising from this bond issue in the future.

A public hearing has been scheduled related to this issuance at 4:30PM on Wednesday, May 28, 2008, at the Municipal & Safety Center. Representatives from Ursuline, the City, bond counsel, and Fifth Third Securities are to be in attendance at that public hearing.

Please direct questions regarding this ordinance to the Treasurer.

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9.b.2. Resolution No. 2008-4 - Authorizing participation in the First Suburbs Consortium of Southwest Ohio

As discussed with Council at the May 8th Council meeting, Resolution No. 2008-4 authorizes the City's participation in the First Suburbs Consortium of Southwest Ohio. The Consortium is similar to other First Suburbs organizations in other locations of Ohio (near Columbus and Cleveland). Its purpose is to facilitate cooperative efforts on issues and problems common to member communities. Just a few examples of such efforts could include initiation and support of policies and practices which protect, maintain, encourage reinvestment, and redevelop mature communities; as well as other matters which affect health, safety, welfare, education, economic conditions, and overall regional development. The Consortium's overall mission is to initiate and promote public policies and practices that maintain the vitality of our communities, protects and redevelops mature communities, fosters regional cooperation, and the group advocates public policies that do not create disposable communities, balanced investments in new and existing infrastructure, maintenance and enhancement of the tax base, and creation of redevelopment opportunities.

As requested by the Consortium, the resolution also appoints Councilman Henry Stacey as the City's voting representative on the Consortium.

Though the fees associated with membership in this Consortium do not require formal Council approval, the Consortium leadership requests member organizations to include such note or approval in their legislation relating to membership. Current fees include a \$250 "joining" fee plus \$250 per year for subsequent membership years.

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

Planning & Zoning Committee, James W. Sumner, Chairperson

Councilman Sumner asked the Deputy Clerk of Council to read Resolution No. 2008-3 in its entirety.

THEN WAS PRESENTED AND READ IN ITS ENTIRETY:

RESOLUTION NO. 2008-3

APPOINTING THOMAS C. ADAMEC TO THE PLANNING
COMMISSION AND APPOINTING MARK C. KIRBY TO THE
BOARD OF SITE ARRANGEMENT AND BOARD OF ZONING
APPEALS OF THE CITY OF BLUE ASH

Councilman Sumner moved, Councilman Bryan seconded to adopt Resolution No. 2008-3. There being no discussion, the Clerk called the roll. Councilpersons Stoller, Sumner, Weber, Stacey, Czerwonka, Bryan, and Mayor Buckman voted yes. Seven yeases. Resolution No. 2008-3 passed.

Mayor Buckman administered the Oath of Office individually to both appointees who were in attendance at the meeting.

Councilman Sumner asked the Deputy Clerk of Council to read Ordinance No. 2008-31 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2008-31

AUTHORIZING THE CITY MANAGER TO ENTER INTO A
COOPERATIVE AGREEMENT WITH HAMILTON COUNTY,
OHIO, PURSUANT TO PROVISIONS OF THE HOUSING AND
COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED;
AND DECLARING AN EMERGENCY

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

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Councilman Sumner moved, Councilwoman Stoller seconded to adopt Ordinance No. 2008-31. There being no discussion, the Clerk called the roll. Councilpersons Weber, Stacey, Czerwonka, Bryan, Stoller, Sumner, and Mayor Buckman voted yes. Seven yeases. Ordinance No. 2008-31 passed.

Councilman Sumner asked the Deputy Clerk of Council to read Ordinance No. 2008-32 in its entirety.

THEN WAS PRESENTED AND READ IN ITS ENTIRETY:

ORDINANCE NO. 2008-32

AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN ECONOMIC DEVELOPMENT AND REAL ESTATE CONVEYANCE AGREEMENT DESIGNATING MV TOWNE SQUARE LLC AS PREFERRED DEVELOPER RELATING TO REDEVELOPMENT WITHIN THE D-1 DOWNTOWN DISTRICT; AND DECLARING AN EMERGENCY

Councilman Sumner explained that tonight's reading of this ordinance represents the first reading. The second and final, including formal Council vote, is scheduled for the next regular meeting on June 12th.

In addressing questions from Councilman Sumner, City Manager David Waltz explained that the developer does intend to have public gathering space. However, the exact configuration of that space is not yet known, including details such as how big the stage would be, where it would be located, etc. The drawings are conceptual only. Approval of this ordinance is part of a larger approval process – it does not mean approval of the drawing as was forwarded to Council (and available for public view at this meeting). The agreement authorized by the ordinance outlines a specific process, and there will be opportunity to discuss much more in detail, including overall configuration of the public space. In regards to recreational programming, such as Friday evening concerts on the Square, the City does not know yet if the reconfigured Square could accommodate such events. It could be that the end result could be an even larger public space than what is in place now. In regards to the larger special events, such as the Taste of Blue Ash, the Administration will also have to consider the future locale of those events as well. As has been discussed over the past year, it may be the desire to move such larger events to the future 130-acre signature park near the airport. Councilman Sumner commented that he believes it is important for the public to know that a new location for such community events may be necessary as a result of this potential development. In addressing another question from Councilman Sumner, Mr. Waltz answered that the details as to who will own that future public space, Blue Ash or the developer, are also not yet known. It could be owned privately, or perhaps a mutual agreement making it owned in some capacity by the City would be determined to be best. These decisions would all have to be part of the process.

Councilman Bryan commented that he is extremely pleased with the conceptual drawings for the site and commented that in his opinion, the drawings define a specific downtown area and display that "sense of place" that Council has been discussing. He mentioned that even in the case that the City conveyed 2½ acres of currently City-owned property, it would not trouble him since just last year the City acquired an additional 130 acres of park property. He added that even if events such as the Taste of Blue Ash have to move from downtown, that additional park property would serve as an appropriate and convenient location for citizens.

There being no further questions, Mr. Waltz welcomed any member of the audience or Council after the meeting to view larger size conceptual drawings which he has with him this evening.

Finance & Administration Committee, Rick Bryan, Chairperson

Councilman Bryan asked the Deputy Clerk to read Ordinance No. 2008-30 by title only.

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THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2008-30

AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$15,475,000 ADJUSTABLE RATE ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2008 OF THE CITY OF BLUE ASH, OHIO, IN ORDER TO ASSIST URSULINE ACADEMY OF CINCINNATI, IN THE FINANCING OF COSTS OF (1) REFUNDING \$11,200,000 CITY OF BLUE ASH, OHIO VARIABLE RATE DEMAND ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2005 (URSULINE ACADEMY OF CINCINNATI PROJECT) AND (2) A COMMERCIAL EDUCATION FACILITY IN THE CITY; AUTHORIZING THE ISSUANCE OF ADDITIONAL BONDS; PROVIDING FOR THE PLEDGE OF REVENUES FOR THE PAYMENT OF SAID BONDS; AUTHORIZING A LOAN AGREEMENT WITH RESPECT TO THE PROCEEDS DERIVED FROM THE SALE OF SAID BONDS; AUTHORIZING A TRUST INDENTURE APPROPRIATE FOR THE PROTECTION AND DISPOSITION OF SUCH REVENUES AND FURTHER TO SECURE THE PAYMENT OF SAID BONDS; AUTHORIZING A BOND PURCHASE AGREEMENT AND A TAX COMPLIANCE CERTIFICATE; AUTHORIZING THE ASSIGNMENT BY THE CITY OF BLUE ASH, OHIO, OF A PROMISSORY NOTE FROM URSULINE ACADEMY OF CINCINNATI PURSUANT TO THE LOAN AGREEMENT; AND TO DECLARE AN EMERGENCY.

Councilman Bryan moved, Councilman Czerwonka seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Stacey, Czerwonka, Bryan, Stoller, Sumner, Weber, and Mayor Buckman voted yes. Seven yeses. Motion carried.

Councilman Bryan moved, Councilwoman Stoller seconded to adopt Ordinance No. 2008-30. There being no discussion, the Clerk called the roll. Councilpersons Czerwonka, Bryan, Stoller, Sumner, Weber, Stacey, and Mayor Buckman voted yes. Seven yeses. Ordinance No. 2008-30 passed.

Councilman Bryan asked the Deputy Clerk to read Resolution No. 2008-4 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2008-4

AUTHORIZING THE CITY OF BLUE ASH'S PARTICIPATION IN THE FIRST SUBURBS CONSORTIUM OF SOUTHWEST OHIO AND APPOINTING COUNCILMAN HENRY S. STACEY AS THE CITY'S VOTING REPRESENTATIVE ON SAID CONSORTIUM

Councilman Bryan moved, Councilman Czerwonka seconded to adopt Resolution No. 2008-4. There being no discussion, the Clerk called the roll. Councilpersons Bryan, Stoller, Sumner, Weber, Stacey, Czerwonka, and Mayor Buckman voted yes. Seven yeses. Resolution No. 2008-4 passed.

MISCELLANEOUS BUSINESS

Service Director Mike Duncan gave a brief update of the Blue Ash/Hunt Road project. In addressing a question from Mayor Buckman, Mr. Duncan explained that the Water Works contractor has been recently working to restore the Cooper Road pavement between Blue Ash and Kenwood Roads. Service Department crews are scheduled to work this evening to re-stripe the restored area to assure a smooth surface for the Memorial Day Parade activities, as well as for the SummerBratton weekend event.

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Public Information Officer/Deputy Clerk of Council Sue Bennett reminded Council of Memorial Day activities and mentioned that the military band featured in this year's Memorial Day activities (338th Army Band from Columbus, Ohio) is performing a free concert at Towne Square on Sunday evening (May 25th) at 6:00PM. In addressing a question from Councilman Bryan, she noted that the parade is scheduled to begin at 10:15AM.

City Manager Waltz commented that senior students from UC's College of Engineering recently presented their ideas for the 130-acre signature park at a recent staff meeting. Any Council member interested in seeing those reports should contact him.

Mr. Waltz mentioned that Assistant Community Development Director Dan Johnson has been working on proposed changes to the zoning code, and referenced a memo recently sent to Council regarding these concepts. In particular, Mr. Waltz wanted to bring one recommended change to Council's attention regarding proposed increased density related to large-scale residential districts, which the Administration believes may benefit especially those areas in and around downtown. He stressed that although the developer of the Park Manor development is interested in proposing changes to that project, these Code change recommendations are not being made solely to benefit this project. Even though the developer will likely seek a change to increase the density allowed on that development, the recommended Code change is about more than just Park Manor. The developer will likely request a change that would result in the same footprint for the project (it will look the same on the outside); however, allow more units inside – all likely to be considered by Council in the near future.

Councilman Sumner commented that he believes the issue of overbuilding of large homes in R-2 and R-3 areas in an inappropriate manner has not yet been resolved. He encouraged Council and the Administration to utilize this opportunity (of considering other proposed zone changes) to re-consider this matter. City Manager Waltz commented that currently the City has an RFP out to hire a neighborhood consultant to look closer at previous discussion and concerns regarding various neighborhood, residential, and housing issues. The goal of this report would be to receive objective recommendations as to what Blue Ash should be doing in regards to these concerns, and after that report is received, further discussion of changes to the Code, if any, may represent more appropriate timing. The RFP's are due by May 30th. He mentioned that the proposed changes to the Code suggested by Mr. Johnson address other issues separate from the housing/neighborhood issues previously discussed. After some discussion, it seemed the consensus of Council that the "overbuilding" concern brought up by Councilman Sumner would best be handled after results of such a housing analysis by an outside consultant.

City Manager Waltz commented that the new Service Director, Mike Duncan, has suggested some minor staff adjustments in his area, and that the Administration would be presenting these pay plan adjustments at June's Council meeting. The suggestion is to reclassify one of the currently four vacant Service Worker I positions to describe a slightly new position to include project inspection responsibilities, which the City currently has CDS Associates completing.

Mr. Waltz commented that work continues with the City of Cincinnati on the airport reconfiguration. He recently met with the Chamber of Commerce, and it is likely that a more collaborative effort over the next few months will occur -- to bring more regional involvement in on these efforts. He stressed that even given the relatively tough economic times, especially for the aviation industry, work towards the airport reconfiguration goals continues to move forward.

Councilwoman Stoller reminded all of the free Blue Ash/Montgomery Symphony concert at 6PM on Monday, May 26th, at Towne Square.

Councilman Stacey commented on concerns of the sidewalk system at Plainfield and Hunt Roads, particularly in regards to the fact that two corners still do not have concrete "pads." Mr. Duncan commented that these two locations, at the northeast and southeast corners of Plainfield and Hunt Roads, are on the Service Department's sidewalk project list for this year. In addressing a similar concern from Councilman Sumner regarding the northwest corner of

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Cooper and Plainfield (on the Golf Course corner, near the pioneer memorial), Mr. Duncan commented that he would take another look at that location as well.

Councilman Bryan commented that Council is currently working on the 2008-09 performance review process for the City Manager and noted that Council would receive further information from him soon.

Councilman Bryan commented favorably on the number of applicants recently for the vacant Planning Commission position. He noted that 11 high-quality applicants/Blue Ash residents expressed an interest, and he expressed his thanks to Mr. Adamec and Mr. Kirby, appointed earlier this evening to Planning Commission and Board of Sites/Zoning Appeals respectively, for being a part of that interview process.

ADJOURNMENT

All items on the agenda having been acted upon, Councilman Bryan moved, Vice Mayor Weber seconded to adjourn the meeting. A voice vote was taken. All members voted yes. The Council meeting was adjourned at approximately 7:44 PM.

Robert J. Buckman, Jr., Mayor

MINUTES WRITTEN BY:

Susan K. Bennett, Deputy Clerk of Council