

CITY OF BLUE ASH
Interoffice Memo - City Manager's Office

TO: City Council
FROM: City Manager and Department Directors
SUBJECT: Agenda Items for the February 11, 2010 Council Meeting
DATE: February 9, 2010
COPIES: Department Directors, Press, Clerk of Council, Solicitor

The following offers a brief description of the topics included on the February 11 Council agenda:

9.a.1. Ordinance No. 2010-7 - Authorizing professional services contract associated with the ICMA budget reprioritization process

Ordinance No. 2010-7 authorizes payment for the services from the local government advisors associated with the International City/County Management Association (ICMA) towards the budget prioritization process. The January 28 Council work session framed up the components of that process, which is expected to last at least four to five months. The ordinance authorizes a not-to-exceed amount of \$28,000 plus travel-related expenses as approved by the City Manager. These travel expenses, to be billed at cost, are estimated to be approximately \$1,000 to \$1,200 per visit. At least three on-site visits with the consultants are planned (one already occurred in late January), with additional potential visits possible.

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

9.a.2. Ordinance No. 2010-10 - Authorizing purchase of property at the northeast corner of Brown & Highland Avenues

As discussed with Council at a January Council meeting, a representative from the estate which owns property at the northeast corner of Highland and Brown Avenues has contacted the City asking of potential interest in purchasing the property. This property sits at the northeast corner of Highland and Brown Avenues and abuts other City-owned property on three sides. This property is approximately 7,425 square feet (Book 612, Page 50, Parcel 24), with 50-foot frontage on Highland Avenue and 148.5-foot frontage on Brown Avenue.

The property is located to the east of the City's Recreation Center property, and at this time, the City also already owns the three adjoining residential lots to the north. Given the availability of the property and its proximity to the Recreation Center, it was the general consensus of Council to move forward with its acquisition. As reported to Council, the attorney representing the estate asked that the City consider payment equal to the assessed valuation, which currently is \$20,200. The ordinance authorizes an amount not to exceed \$22,000 to cover any associated closing costs.

Please direct questions regarding this ordinance or the property to the Treasurer.

9.b.1. Ordinance No. 2010-8 - Authorizing professional services contract associated with the design phase of the Golf Course Clubhouse project

The Parks & Recreation Director recently sent out Requests for Proposals for construction management services associated with the future Golf Course Clubhouse project. Though construction is not anticipated to begin soon, the 2010 final budget does provide for engineering and design work to continue on this project through 2010. To have the construction manager

involved in these early phases of design and engineering is very beneficial to the process and can potentially offer savings and improved quality in the long run.

Eight packets were sent out to interested firms, and the City received five proposals for these construction management services. After review of each proposal and after discussions with bidders, the project team is recommending a contract be authorized with Schumacher-Dugan Construction for construction management services associated with the Golf Course Clubhouse project for an amount not to exceed \$300,000 (associated with services through the design and engineering phases). An additional \$30,000 has also been added to the ordinance to allow for unforeseen additional services that may be requested of Schumacher. It should be noted that the costs came in about 50% lower than anticipated due to the economic conditions and competitiveness in the marketplace.

As Council is aware, Schumacher Dugan served as the construction manager for the Recreation Center project (both the 1994 and 2007-2009 expansion projects), and the City has been very pleased with their competency and commitment to value-engineering and a quality product.

Please direct questions regarding this ordinance to the Parks & Recreation Director.

9.c.1. Ordinance No. 2010-9 - Authorizing economic development agreement

The management team at Wornick Co., a supplier of shelf-stable foods, was recently considering relocation outside of Blue Ash. However, after considering all options, they are finalizing details that will help them remain in Blue Ash. The company currently employs 580 people, and is said to generate in the range of \$300,000 in earnings tax revenues to the City annually. The company recently decided to add a manufacturing line to their existing Kenwood Road facility which will enable them to increase their production capacity as well as add approximately 100 more employees in 2010.

In October, Wornick officials appeared at the State of Ohio Development Finance Authority Council and received a \$6.4 million Ohio Enterprise Bond Fund Loan for equipment for this new production line. In conjunction with the State's Enterprise Bond Loan Fund loan, it is recommended that the City provide \$116,000 in local support of this expansion – payable over a two-year period. The funds would be used by Wornick toward lease payments for the employee parking lot (on adjacent property) which is critical to the ongoing operations of their Blue Ash facility as they often lack adequate on-site parking. The Economic Development Director suggests that this support is justified as it demonstrates, along with partnership with the Ohio Department of Development, the City's commitment to retain a large local employer.

Please address questions regarding this ordinance to the Economic Development Director Judy Clark via E-mail to jclark@blueash.com or 745-8524.