

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

TO: City Council
FROM: City Manager and Department Directors
SUBJECT: Agenda Items for the May 27, 2010 Council Meeting
DATE: May 25, 2010
COPIES: Department Directors, Press, Clerk of Council, Solicitor

The following offers a brief description of the items included on the May 27 Council agenda:

9. Hearing – consideration of an appeal from Outlier Technologies (Ashfield Drive) related to the Fire Code

As Council is aware, the City is in receipt of a request from Norris & Dierkers Architects representing the owner of Outlier Technologies on Ashfield Drive to appeal a requirement related to the Blue Ash Fire Code associated with planned improvements at their existing Ashfield Drive facility. They submitted plans for a renovation of an existing two-story (8,015 square foot) office building. The existing building is not sprinkled and has a limited fire alarm system. The Fire Inspector denied the plan since the plans did not show they were adding a sprinkler or alarm system which is required by Blue Ash's Code of Ordinance section 1501.13(7) and (14). In the past, our Fire officials have required that buildings with renovations involving 25% of the total floor area, or 5,000 square feet, conform to the ordinance requiring the fire alarm and/or suppression system.

Included in Council's packet is information from the applicant relating to their requested appeal. Representatives from the business are expected to be in attendance at Thursday's meeting to discuss their appeal request and to address any questions from Council.

Please direct questions regarding this hearing to Solicitor Mark Vander Laan, City Manager David Waltz, or Fire Chief Rick Brown.

10.a.1. Ordinance No. 2010-21 - Amending certain sections of the Blue Ash Code of Ordinances related to property maintenance issues (second reading)

Thursday's presentation of Ordinance No. 2010-21 represents the second reading and formal vote associated with the proposed changes to the Code of Ordinances relating to a variety of property maintenance issues.

After the first reading on May 13 and the related discussion, the Solicitor's office recommended some adjustments to the Code language to address suggestions from Council. The first change, relating to the suggestion that swimming pool drainage (not being allowed onto another's property) was incorporated within Sec. 1711.12(b). The second change addresses a suggestion regarding outside storage issues and its potential affect on neighbors by adding terminology requiring screening "on all sides."

Please address any questions regarding this ordinance to the enforcement official, Rich Dole, at rdole@blueash.com or 745-8542.

10.a.2. Ordinance No. 2010-26 - Authorizing economic development agreement with Streamline Health

Streamline Health has been a member of the Blue Ash business community for over two decades. Since their inception in 1989, they have delivered a wide variety of solutions to prestigious healthcare facilities in the United States. Their solutions have significantly improved their document-based information flows, while enhancing their existing transaction-based healthcare information systems. Streamline's solutions successfully bridge the productivity gap between paper-based processes and transaction-based healthcare information systems.

The management team at Streamline Health recently has undergone a regional search for a potential new location outside of Blue Ash. However, after considering all options and following discussions with the City, they are finalizing details that will help them remain in Blue Ash. The company currently employs 73 people, and has contributed to Blue Ash's resources via earnings tax for over 20 years.

The company currently occupies about 21,000 square feet at 10200 Alliance Road, and has an option for additional office space at this existing building. They have plans for significant facility upgrades, including the acquisition of equipment and machinery upgrades valued in the range of \$3 million.

A significant issue for the company at their current location is with relatively frequent power outages. The City of Blue Ash Administration is recommending that the City demonstrate our support of their Blue Ash operations and planned expansion by providing a \$130,412 forgivable loan to assist them with the purchase of a generator (along with the required roof mounted cooling systems). This loan will assist Streamline Health in guaranteeing a reliable and continuous power supply which is critical to the nature of their business. The loan would be forgivable as long as Streamline remains in Blue Ash for at least five years (the term of the lease) and increases its workforce by at least 25 people (full-time) over the next three years.

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

10.b.1. Resolution No. 2010-3 - Declaring intent to reimburse under Treasury Regulation Section 1.150-2 (regarding Blue Ash golf course improvements)

Favorable consideration of this resolution will permit the City to recover Issue 15 funds transferred from the General Fund to Fund 447 (Golf Course Clubhouse/Banquet Facility) from future bond proceeds, but does not require such action. The 2010 Final Budget included a transfer of \$650,000 of Issue 15 funds for engineering and design. Should the decision be made to actually issue bonds and begin construction in 2010 (or even 2011), this resolution would permit the "recovery" of all such transfers after the dated passage of the resolution should it be in the best interest of the City to do so.

Please direct questions regarding this resolution to the Treasurer.

10.c.1. Ordinance No. 2010-27 - Awarding bid for the downtown traffic signal project

Bids were recently solicited for the downtown traffic signal replacement project, and the City received five bids. After careful review of the bids, the Public Works Director is recommending Council authorize a bid award to the low bidder, Elex, Inc., for the unit prices as attached to the ordinance.

The engineer's base bid estimate for the project using the estimated quantities was \$1.627 million, and given estimated quantities, the recommended bid award is approximately \$1.141 million (approximately 30%) less than original estimates. The bid also included three alternates, and the Public Works Director is working with the City engineers to determine their final recommendation to Council as to whether or not these alternates should be utilized.

The project includes replacement of the six traffic signals in the downtown area on Kenwood Road, from the Kenwood/Cooper intersection to the Kenwood/YMCA Drive intersection and the Cooper/Hunt intersection. The new signals will be energy-saving LED signals and will be "coordinated" to provide a smooth flow of traffic on Kenwood Road during heavy traffic periods. New traffic signal poles will be installed at all intersections, as well as battery back-up systems to allow the continued operation of signals during power outages. Additionally, crosswalks will be enhanced to provide safer crossings for pedestrians. This project is partially funded (a maximum of \$446,878) with a Congestion Mitigation and Air Quality (CMAQ) Program grant awarded from the Ohio-

Kentucky-Indiana Council of Governments in 2007. This project is expected to begin in July or August and be complete by May 2011.

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

10.c.2. Ordinance No. 2010-28 - Authorizing purchase of real property on the south side of Cooper Road west of Reed Hartman Highway relating to a sidewalk project

Ordinance No. 2010-28 authorizes the purchase of approximately 769 square feet of property located on the south side of Cooper Road west of Reed Hartman Highway (the rear of property located at 9717 Sycamore Trace Court, constituting a portion of Parcel 472 of Book 612, Page 80 of the Auditor's Office records). Additional visuals are included within Council packets showing the location of this property.

This property is being purchased in conjunction with the 2010 sidewalk program and the City's intent to construct an eight-foot wide walk on the south side of Cooper between Reed Hartman and Plainfield. The ordinance authorizes an amount not to exceed \$2,600, which represents the fair market value of this property in accordance with the Hamilton County Auditor's Office records.

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