CITY OF BLUE ASH

Interoffice Memo – City Manager's Office

TO: City Council

FROM: City Manager and Department Directors

SUBJECT: Agenda Items for the March 26th Council Meeting

DATE: March 24, 2015

COPIES: Department Directors, Press, Clerk of Council, Solicitor

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This memo offers a brief description of the topics included on the March 26th Council agenda.

6. PUBLIC HEARING – to consider a Zoning Map Amendment to rezone approximately 0.9615 acres at 9415 Plainfield Road to the R-3 Residential District *(Ordinance No. 2015-23 first reading)*

Michael Heines of JAE Capital is proposing to rezone the property at the southeast corner of intersection of Reed Hartman Highway and Plainfield Road to the R-3 Residential District concurrently with the approval of a townhouse development as a Special Use in the R-3 District. The plan is to build three buildings containing six residential units on the site that would be a continuation of the already approved Creekside Pointe development that is on the other side of Old Plainfield Road.

The Planning Commission recommended approval to City Council with conditions at its February 5 meeting.

This is the public hearing and first reading of both ordinances.

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

7. PUBLIC HEARING – to consider a Special Use Permit for a townhouse development on approximately 0.9615 acres at 9415 Plainfield Road in an R-3 Residential District (*Ordinance No. 2015-24 first reading)*

Please see #6 above.

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

11.a.1. Ordinance No. 2015-15 – transferring funds

Ordinance No. 2015-15 provides for the following current budget modifications:

Adjustments to Record the Lease of Golf Course Equipment – Fund 752

At the last meeting, Council approved Ordinance 2015-11 authorizing a lease-purchase agreement to finance the purchase of Golf Course equipment. This transfer ordinance includes additional accounting entries required for capital leases and moves the repayment budget into new expenditure accounts specifically for leases.

Appropriating Funds for Golf Course Maintenance Cart – Fund 752

The City received a $3,000 reimbursement for damage sustained to a Golf Course maintenance cart. The transfer appropriates that revenue toward the purchase of a replacement cart.

Please direct any question regarding this Ordinance to the Treasurer.

11.a.2. Ordinance No. 2015-16 approving a multi-year collective bargaining agreement (Fire Fighters) and amending related portions of the Blue Ash Code of Ordinances

Ordinance No. 2015−16 authorizes the City Manager to enter into a Collective Bargaining Agreement, and addresses issues affecting Chapters 131 and 133 of the Code.

IAFF Fire Firefighters Collective Bargaining Agreement

The City entered into negotiations with the IAFF Firefighters at the end of February. After just 2 meetings the parties have reached the following agreement:

- **Article 2 Recognition** – the Firefighter II (Arson Investigator) classification is no longer used within the Fire Department and therefore was removed from the bargaining agreement in its entirety.
- **Article 3 IAFF Representation –** allows for the IAFF to have a file cabinet within the basement of the Kenwood Road fire station for storage of Union related information.
- **Article 7 Discipline** – removed types of discipline that were no longer relevant to the bargaining unit.
- **Article 9 Pre-Disciplinary Conference** – change reflects advances in technology for recording of meetings and allows additional time, if necessary, to make a copy available.
- **Article 12 Residency** – this article was removed in its entirety. (Subsequent articles were renumbered to reflect this change.)
- **Article 16 Work Period and Overtime** – the maximum compensatory time accrual balance was increased to 120 hours to align with non-bargaining unit employees.
- **Article 18 Wages and Compensation –**Wages were increased 2% for 2015. Wages in 2016 and 2017 will be increased the same as City non-bargaining unit employees receive.
- **Article 22 Special Events** – this article was removed in its entirety. (Subsequent articles were renumbered to reflect this change).
- **Article 26 Holidays –** language was added to clarify holiday pay on Good Friday.
- **Article 28 Sick Leave** – removed references to specific dates on policies.

Code Changes

Sections 133.18 -2 (d) as well as 131.07-2 (d) have been amended to reflect the change in wages for the three year term of the contract.

Please direct questions regarding this ordinance to the Treasurer/Administrative Services Director.

11.a.3. Ordinance No. 2015-17 authorizing the negotiation and execution of a lease agreement relating to Brown Dog Café at Summit Park

The City's real estate broker, Urban Fast Forward, has recruited Brown Dog Café to occupy the Community Center (Building 1) at Summit Park. Ordinance 2015-17 seeks Council approval of a 10-year lease with two 5-year renewal options for lease of 4,000 sq. ft. of space including 1,200 sq. ft. of exterior patio space at the Community Building.

The base rent is $93,880 per year for the first 5 years and $106,680 per year for the second five years. Percentage rent shall also be due if gross sales exceed $1,750,000 in the first five years and $1,800,000 in subsequent years.

Brown Dog Café will offer breakfast, lunch and dinner through an expanded menu beyond its current offerings at its Pfeiffer Road location.

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

11.b.1. Ordinance No. 2015-18 authorizing multi-year contract with the BA/Montgomery Symphony

As Council is aware, the City of Blue Ash has been providing financial assistance to the Blue Ash/Montgomery Symphony Orchestra (BAMSO) for several years. Ordinance No. 2015-18 would authorize assistance for years 2015 and 2016 for an amount not to exceed $26,000 each year; and in 2017 for an amount not to exceed $27,000 each year, subject to annual inclusion in each year's Budget. Similar to past years, this would include no less than two full orchestra concerts each year in Blue Ash (or in a nearby Sycamore School building if prior approval is granted).

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

11.b.2. Ordinance No. 2015-19 authorizing the purchase of two pick-up trucks for the Parks Department

Ordinance No. 2015-19 authorizes the purchase of two 2015 Ford F250 Crew-Cab Pick-up Trucks (plus related accessories and equipment) for a cost not to exceed $55,315. The City is participating in the Houston-Galveston Area Council (H-GAC) which is a regional council of governments operating under the laws of the State of Texas which are made available to local governments nationwide through H-GACBuy. This vehicle will be used by the Parks and Grounds Department to haul lawn maintenance equipment and transport employees to various locations within the City. The Department expects to have no trade-ins as existing/old vehicles will be auctioned through the Hamilton County's on-line auctioning program. Funding for these vehicles was approved by City Council in the 2015 final budget.

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

11.b.3. Ordinance No. 2015-20 authorizing the purchase of 3 mowers for the Parks Department

Ordinance No. 2015-20 authorizes the City Manager to enter into an agreement with Tri-State Equipment, 11830 Hamilton Avenue, Cincinnati, OH for the purchase of three Exmark 60" X-series lazer model zero turn radius lawn mowers for an amount not to exceed $9,519 each, less trade-in value of $5,500 for a 52" Exmark Walk behind mower and a 60" Gravely front mount mower resulting in a net amount of $23,057. Requirements to follow formal bidding procedures are requested to be waived due to the fact that the distributor prices were below the State of Ohio's Cooperative Purchasing Program pricing. This equipment is necessary for the proper maintenance of the City's parks and grounds

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

11.c.1. Ordinance No. 2015-21 amending Ordinance No. 2014-102 regarding the Blue Ash Streetscape Phase 1

During the construction of the downtown streetscape in the City, it has become necessary to amend the City's contract due to construction issues encountered beyond the original scope of the project as bid upon by the contractor. It was determined that new electrical wiring was necessary during the recent streetscape improvements. This was an unknown condition and requires an additional line item be included as reflected in the ordinance.

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

11.d.1. Motion authorizing the sale of real property at 4420 Cooper Road with no further requirement to solicit additional bids

In April 2006, Council favorably considered Ordinance No. 2006-35 which amended the City's Code concerning the disposal of City property. The primary focus of that amendment was to clarify a process whereby real property owned by the City could be disposed of or sold. Section 9.12 of the Charter requires that an ordinance be in place which outlines the process by which both real and personal property owned by the City can be disposed of or sold.

At this time, passage of a motion by Council is necessary to move forward with the planned sale of surplus real estate located at 4420 Cooper Road.

Integrity Express Logistics (IEL) has been a member of the Blue Ash business community, since its inception in 2007. The company has grown from three to 100 employees at the end of December 2014. IEL continues to experience rapid growth and will soon be out of space at its current Malsbary Road location. The company has requested to purchase eight acres of the city-owned parcel at 4420 Cooper Road for the purpose of building its new headquarters. The City Manager is recommending that the City demonstrate our support for the project by selling the land at a price of $75,000/acre. This discounted sale will expedite IEL's construction of a new 120,000 sq. ft. office building to house its headquarters, and create an additional 150 jobs by December 2018. The company will also recruit additional tenants to the building.

Please direct question relating to this motion to the Assistant City Manager.

11.d.2. Ordinance No. 2015-22 – authorizing conveyance of real property

See Item 11.d.1. above.

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

12. Miscellaneous Business

The Parks & Recreation and Public Works Departments will give a presentation on Summit Park and provide an update to include Phase 1 progress report, Phase 2 status and design images, and discuss Building 2 for restaurants.