

CITY OF BLUE ASH

Interoffice Memo – City Manager's Office

TO: City Council
FROM: City Manager and Department Directors
SUBJECT: Agenda Items for the July 9th Council Meeting
DATE: July 7, 2015
COPIES: Department Directors, Press, Clerk of Council, Solicitor

This memo offers a brief description of the topics included on the July 9th Council agenda.

6.a.1. Resolution No. 2015-6 appointing member to the Board of Tax Review

Resolution No. 2015-6 appoints Joey Edgington to the Board of Tax Review. This position expired on July 1 due to the method of appointment as outlined in the Charter. Mr. Edgington has been contacted to confirm his interest of appointment to serve.

6.b.1. Resolution No. 2015-7 appointing member to the Board of Site Arrangement/Zoning Appeals

Resolution No. 2015-7 appoints Jodi Stacey to the Board of Site Arrangement/Zoning Appeals. This position expired July 1 due to the method of appointment outlined in the Charter. Ms. Stacey has been contacted to confirm her interest to serve. She replaces Scott Miller who has resigned from the Board.

7. PUBLIC HEARING – Consideration of the 2016 Tax Budget

As is customary this time of year, a public hearing for the 2016 Tax Budget will be held July 9, 2015, at 7:05 PM. It is necessary to hold a public hearing and to thereafter present Council with a resolution for the Budget's acceptance, as has been the practice in the past. A copy of the Tax Budget is available for review by the public.

Please direct any questions regarding this motion or the tax budget process to the Treasurer.

8. PUBLIC HEARING – Consider approval of a Zoning Map Amendment to rezone approximately 6.715 acres at 10683 McKinley Road to the R-3 Residential District

Great Traditions Land Development Company is proposing to rezone the subject property from M-1 Office Industrial to R-3 Residential. The land is the rear portion of a 13-acre site owned by Ethicon, which has a facility on the lot near McKinley Road. Ethicon has no plans to use the portion of the site that is proposed to be rezoned. Planning Commission considered the proposed amendment at its May 7 meeting and recommended approval. If the amendment is approved, Great Traditions plans to extend its "Retreat at Summit Park" development to include this land.

Please direct questions to Community Development Director, Dan Johnson.

9. HEARING – Considering approval of a Preliminary Plan for a 3-lot subdivision at 10969 Allenhurst Boulevard

At its June 4, 2015 meeting, Planning Commission recommended approval of a Preliminary Plan for a 3-lot subdivision at 10969 Allenhurst Boulevard. The majority of the subdivision, including all of the six proposed home building sites, is in Sharonville. The three lots in Blue Ash would include a new public right-of-way and two small, unbuildable lots on either side of it.

Please direct questions to Community Development Director, Dan Johnson.

13.a.1. Resolution No. 2015-8 adopting the 2016 Tax Budget

The City of Blue Ash, as well as other governmental entities throughout Ohio, is required on an annual basis to prepare a tax budget, to present the budget in a public hearing, and to secure City Council's acceptance of the tax budget. Under the law, the accepted tax budget must be received by the county auditor's office no later than July 20th of a given year, or the entity's portion of local government funding may be placed at risk. In accordance with the required notification, a copy of the Tax Budget has also been available for public review in advance of the public hearing.

Although the tax budget process does not compare in detail or complexity to the fall proposed budget, it does provide a "first glance" at the upcoming year, helps structure various funds, and identifies the major projects that are anticipated in the upcoming year. The format of the Tax Budget is standard, and reflects two years of completed financial operations, an estimate of the current year, as well as the prediction for next year for both the General Fund and the Debt Service Fund. Other City funds are presented, however the Tax Budget process does not require detail information for funds not receiving property tax revenue.

The information presented for 2015 is based upon the existing budget for this year with the exception of a small increase in withholding collections over 2015 original estimates and a decrease in capital expenditures related to the construction of the Glendale-Milford Road Round-a-bout that was included in the 2015 final budget.

Total income tax estimates for 2016 are slightly higher than the 2015 revised estimates.

	<u>Withholding</u>		<u>Net Profit</u>		<u>Total Income Tax</u>	
2014	\$27,238,909	1.3%	\$7,549,733	6.9%	\$34,788,642	2.5%
2015 Revised	\$27,700,000	1.7%	\$6,500,000	-13.9%	\$34,200,000	-1.7%
2016 Projection	\$28,300,000	2.2%	\$6,500,000	0.0%	\$34,800,000	1.8%

Although income tax collections represent approximately 90% of our General Fund operating revenues, it is important that we continue to monitor the other General Fund revenue sources as they continue to level off or decrease. State shared revenues alone (including local government funds and estate tax) negatively affect our operating revenue by \$1M -\$1.3M on an annual basis compared to amounts collected in 2007.

Operating expenditures are essentially in-line with 2015 levels with the exception of an estimated 2% increase in salaries. A total of \$2,460,000 is provided for capital and construction related items, of which, \$1,100,000 is allocated towards our annual paving and sidewalk programs and \$1,360,000 for customary replacement equipment purchased on an annual basis throughout City departments. In addition to capital expenditures, the City will continue to invest in economic development opportunities consistent with past levels.

For Tax Budget purposes, we did not include any new debt issuances in 2016. Depending on the progression and timing of the Summit Park construction and planning for other major capital improvements, borrowing arrangements could be incorporated into the actual 2016 budget process later this year.

During Tax Budget conversations, the discussion turned towards the impact of HB5 on collections and more so related to the overall procedures and operations of the Tax Office. For more information related to one specific topic discussed, please see the memo attached to the back of this packet.

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

13.a.2.. Ordinance No. 2015-46 – transferring funds

The attached transfer ordinance provides for the additional appropriations needed to accommodate an unusual increase in net profit amended returns and refund requests of carryover amounts already paid to the City. In addition, funding of \$100,000 is included to cover the total costs associated with the CCEC parking lot expansion. The 2015 Final Budget partially funded this project at \$250,000 with the anticipation that the City would receive \$250,000 from the Hamilton County Convention Facilities Authority. The CFA funding was received last month.

Please direct any question regarding this Ordinance to the Treasurer.

13.a.3. Ordinance No. 2015-47 amending Chapter 131 of the Blue Ash Code of Ordinances

Ordinance No. 2015-47 addresses recommendations relating to Chapter 131 of the Blue Ash Code of Ordinances amending and/or enacting Sections 131.07-2(a), 131.07-56, 131.07-134, 131.07-135 of the 2015 pay plan.

The first recommendation, 131.07-56, creates a new part-time position within the Parks & Recreation Department that will assist with programming for youth and adult activities. The second recommendation, 131.07-134, creates a new part-time position within the Police Department to assist with wildlife management at various city-owned properties and facilities. The third recommendation, 131.07-135, creates a new part-time position within the General Government section to assist in the event the need arises in the Information Technology Department. The final recommendation, 131.07-2 (a) amends the respective section as it relates to classification for the aforementioned proposed positions.

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

13.b.1. Ordinance No. 2015-48 bid award for parking lot expansion project at CCEC

The City requested a bid proposal for the Cooper Creek Event Center Parking Lot Expansion Project and was advertised on June 10, 2015, in the Northeast Suburban Life. The City received 1 bid for the parking lot expansion project and Administration recommends the award to J.K. Meuer Corp., for the unit prices on the attached bid summary.

This project consists of expanding the Cooper Creek Event Center parking lot to accommodate the number of visitors attending events. The scope of the work includes, but is not limited to site demolition, earthwork and roadway, drainage, erosion, and site lighting. Costs of \$250,000 are funded through the Hamilton County Transient Occupancy Tax Residual Revenues.

The additional funding provided for on the transfer Ordinance 2015-46 will cover estimated ancillary costs associated with the project such as materials needed for landscaping the buffers, improvements to the bioswale, and irrigation.

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

13.c.1. Ordinance No. 2015-50 approval of Zoning Map Amendment at 10683 McKinley Road

Great Traditions Land Development Company is proposing to rezone the subject property from M-1 Office Industrial to R-3 Residential. The land is the rear portion of a 13-acre site owned by Ethicon, which has a facility on the lot near McKinley Road. Ethicon has no plans to use the portion of the site that is proposed to be rezoned. Planning Commission considered the proposed amendment at its May 7 meeting and recommended approval. If the amendment is approved, Great Traditions plans to extend its “Retreat at Summit Park” development to include this land.

This is the Public Hearing for the approving Ordinance. To satisfy its contractual obligations, the applicant has requested that City Council waive the second reading and vote to approve the Ordinance at this meeting. The Ordinance has been written to reflect the request.

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

13.c.2. Ordinance No. 2015-51 approval of Preliminary Plan for a 3-lot subdivision at 10969 Allenhurst Boulevard

At its June 4, 2015 meeting, Planning Commission recommended approval of a Preliminary Plan for a 3-lot subdivision at 10969 Allenhurst Boulevard. The majority of the subdivision, including all of the six proposed home building sites, is in Sharonville. The three lots in Blue Ash would include a new public right-of-way and two small, unbuildable lots on either side of it. The Planning Commission expressed concerns about the design and configuration of the roadway but recognized that the portions of greatest concern are within Sharonville.

Of particular concern was what responsibility the City of Blue Ash would have if called for mutual aid in case of a fire or other emergency. If the majority of the development, or any of the proposed structures, were to be within Blue Ash, then the configuration of the roadway and the lack of an adequate turn-around for fire vehicles would be problematic. Even if the City of Blue Ash is called to assist, the City of Sharonville remains ultimately responsible for any emergency response within its borders.

This is the public hearing for the approving Ordinance. City Council typically waives the second reading when considering the approval of a Preliminary Plan.

Please direct questions to Community Development Director, Dan Johnson. Please direct any questions related to fire and emergency response to the Fire Chief.

13.c.3. Ordinance No. 2015-52 approval for a Final Plat regarding Phase 1 of the Retreat at Summit Park Subdivision

At its June 4, 2015 meeting, Planning Commission recommended approval of a Final Plat for Phase 1 of the Retreat at Summit Park subdivision, which includes 29 lots and several common areas. The Final Plat substantially conforms to the approved Preliminary Plan. Great Traditions will be required to provide a performance bond prior to filing of the plat that is sufficient to provide for the completion of the development, if the developer fails to complete it per plan.

Approval of a Final Plat does result in dedication of new public rights-of-way. It does not result in the City accepting maintenance responsibility for the improvements within those new rights-of-way only after 80 percent of the lots within the subdivision have been developed and the streets are more than one year old.

Great Traditions is currently developing the site per the approved construction plans and has a permit to build the first of three planned model homes in the subdivision.

Approval of a Final Plat does not require a public hearing. City Council typically waives the second reading when considering approval of a Final Plat.

Please direct questions to Community Development Director, Dan Johnson.