TO: City Council
FROM: City Manager and Department Directors
SUBJECT: Agenda Items for the March 9th Council Meeting
DATE: March 7, 2017
COPIES: Department Directors, Press, Clerk of Council, Solicitor

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

4. PUBLIC HEARING – 7:05 PM to consider approval of the third phase of the Retreat at Summit Park, an 85-lot, single-family development on a total of 28.45 acres as a Large Scale Residential Development in an R-3 Residential District (Ordinance No. 2017-6)

Traditions Land Development Company acquired 6.715 acres of land from an adjacent property owner and has extended the Retreat at Summit Park development into this property. City Council rezoned the property to R-3 in July 2015 at the developer’s request. Planning Commission considered the proposed additional development area at its February 2, 2017 meeting and recommended approval with conditions as specified in the Ordinance. This plan increases the number of lots in the subdivision to 85 from the original 66.

Per the City’s current Charter, this approval should be by Resolution, which does not require a second reading and becomes effective immediately after passage. The only reason it is an Ordinance is because the project began under the previous code which required approval by Ordinance. To be consistent with the intent and normal provisions of the Charter, Staff recommends that Council waive the second reading and pass the Ordinance as an emergency.

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

5. PUBLIC HEARING – 7:10 PM to consider approval of a Final Plan for Daventry at Summit Park, a 104-lot, single-family development on a total of 33.0677 acres in an M-3 Planned Office and Mixed Use District (Resolution No. 2017-21)

At its March 2, 2017 meeting, Planning Commission recommended approval of a Final Plan for the "Daventry at Summit Park." This is the southwestern portion of the larger Al. Neyer mixed-use development of the former Blue Ash Airport land. Council approved the Concept Plan for the entire 108-acre site in September 2016. This subdivision will include 104 single-family homes and is proposed to be developed in two phases. In the first phase, the developer will be constructing the infrastructure necessary to support the development, including building Malsbary Road to the south property line, which will eventually connect to the existing Malsbary Road. The City is planning to make this connection and to build a roundabout at the Plainfield Road entry. Both of these connections support the City’s overall efforts to seek better and more efficient transportation throughout the City. The second phase will include those areas further from Plainfield Road.

The remaining two-thirds of the larger Al. Neyer development plans will be coming to the City as plans are finalized by the developer. As noted in the earlier approvals, this development will likely take many years to be completed.

The proposed Final Plan substantially conforms to the approved Concept Plan. If this is approved, the developer will proceed with the development of improvement plans, which are the detailed drawings required prior to the beginning of actual construction. City Staff will ensure that the improvement plans are consistent with the Resolution.

Please direct questions to Community Development Director, Dan Johnson.
10.a.1. Resolution No. 2017-18 – approving the update of the Solid Waste Management Plan of the Hamilton County Solid Waste Management District

The Hamilton County Solid Waste Management District has updated its Solid Waste Management Plan. Each political subdivision in Hamilton County is being asked to pass a resolution approving the plan within 90 days of February 3, 2017.

In order for the plan update to be considered ratified, it must be approved by the Board of County Commissioners, the City of Cincinnati, and by municipalities and townships representing at least 60% of the population of the District.

Changes in the Plan include:

- **Residential Recycling Incentive Program** – The District will continue to provide grant funding to communities to offset recycling collection costs through the Residential Recycling Incentive Program. The District will budget $800,000. In addition, the district will now credit communities collecting separate yard trimmings for composting towards a community’s recycling rate.

- **Assistance to Underperforming Community Recycling Programs** – The District will more extensively work with communities with low recycling rates. Depending on the community’s needs, the assistance provided can include outreach and technical assistance to improve the residential recycling infrastructure.

- **Business Recycling** – The District will place a renewed emphasis on commercial recycling programs in an effort to divert more materials from landfill. Staff will provide technical assistance, interior recycling containers, and employee education.

- **Advertising/Outreach** – The District will emphasize advertising, with an adequate budget as a means of increasing residential waste diversion.

- **Priority Waste Stream** – The District has identified paper and organics (food waste and yard trimmings) as its priority waste streams. Priority waste stream programs could include food waste reduction, partnerships to promote food recovery, or see money to assist in project development targeted toward paper or organics.

- **Environmental Crimes Taskforce** – The District will work with stakeholders and the Hamilton County Sheriff to designate a deputy towards the investigation of illegal dumping and enforcement of existing laws.

Under the Plan, District disposal fees will remain stable, at $1/$2/$1 ($/ton for in-District waste, $2/ton for out-of-District waste, $1/ton for out-of-State waste). The Plan outlines a budget contingency should annual District revenues fall below or above projections.

Please direct any questions regarding this resolution to the Public Works Director.

10.a.2. Resolution No. 2017-19 awarding bid for 2017 Paving Program

Bids for the 2017 Paving Program were advertised in the February 17, 2017 Cincinnati Enquirer. 4 bids were received and publicly opened and read aloud on Tuesday, February 28, 2017. Administration is recommending Council authorize an award to the low bidder, R.A. Miller Construction Company, Inc. for unit prices as shown on the bid summary. Staff recommends the award include the base bid, alternate 1 and alternate 2, which meet the budgeted allotment for this work. The bids were consistent with the engineer’s estimate.
A summary of this year’s paving program is shown below:

**Base Bid – Asphalt, milling, curb repair, and base repair** Carpenter’s Green Lane, Tiffany Ridge Lane, Tiffany Hill Court, Carpenter’s Run, Bell Ave, Grove Ave, Meyers Lane, Bomark Court, Deerfield Road (East of Creek), and both Ronald Regan connector roads between Blue Ash Road and Kenwood Road.

**Alt 1 – Asphalt, milling, curb repair, and base repair** on Aldine Drive and Stonehenge Drive

**Alt 2 – Asphalt, milling, and base repair** on Anderson Way

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

**10.b.1. Ordinance No. 2017-6 approving the Phase 3 Plan of The Retreat at Summit Park**


**10.b.2. Resolution No. 2017-20 approving a Plat for the Retreat at Summit Park**

At its March 2, 2016 meeting, Planning Commission recommended approval of a Final Plat for Phase 3 of the Retreat at Summit Park subdivision, which includes 21 lots and several common areas. The Final Plat substantially conforms to the approved plans for the subdivision. Traditions will be required to either finish the public improvements or provide a performance bond to ensure construction of all of the improvements prior to the plat being signed by the Mayor and released for filing with the County.

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. The City accepts maintenance only after 80 percent of the lots within the subdivision have been developed and the streets are more than one year old.

Phase 1 was approved by City Council in July 2015. Phase 2 was approved in July 2016, and is currently under construction.

Approval of a Final Plat does not require a public hearing.

Please direct questions regarding this Resolution to the Community Development Director.

**10.b.3. Resolution No. 2017-20 approving the Final Plan for Daventry at Summit Park**

See 5. Public Hearing summary above.

**10.e.1. Resolution No. 2017-22 authorizing purchase of Emergency Medical Services unit**

In a step toward greater fiscal responsibility and efficiency, the Northeast Fire Collaborative worked to establish a common medic unit specification for the collaborative departments. Resolution No. 2017-22 authorizes the purchase of a 2017 Braun Chief XL Medic Unit from Penn Care, Inc. through the State of Ohio’s Cooperative Purchasing Program, Contract #800263-2 at a cost not to exceed $230,000.

The Fire Chief also seeks Council’s approval to sell a 2008 Horton 553B Type III Emergency Medical Vehicle, which is no longer needed. The Fire Chief recommends soliciting bids, at fair market value, from regional departments who have expressed an interest in purchasing a medic unit.

Please direct questions regarding this ordinance to the Fire Chief.