

BLUE ASH CITY COUNCIL

January 14, 2021

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1. MEETING CALLED TO ORDER

A regular meeting of the Council of the City of Blue Ash, Ohio, was held on January 14, 2021 via video-conference and live-streamed on the City of Blue Ash YouTube Channel. Mayor Marc Sirkin called the meeting to order at 7:05 PM.

2. OPENING CEREMONIES

Mayor Sirkin led those assembled in the Pledge of Allegiance followed by a moment of silence to honor former City of Montgomery Mayor and Councilwoman Gerri Harbison, who passed away unexpectedly on January 2, 2021.

3. ROLL CALL

MEMBERS PRESENT: Councilman Jeff Capell, Councilman Joe Leet, Vice Mayor Pramod Jhaveri, Councilwoman Katie Schneider, Councilwoman Jill Cole, Councilman Lee Czerwonka, and Mayor Marc Sirkin

ALSO PRESENT: City Manager David Waltz, Solicitor Bryan Pacheco, Clerk of Council Jamie Eifert, Assistant City Manager Kelly Harrington, Treasurer Sherry Poppe, Public Works Director Gordon Perry, Parks & Recreation Director Brian Kruse, Fire Chief Chris Theders, Police Chief Scott Noel, Community Development Director Dan Johnson, Executive Assistant Julie Kipper, Mat Walker of WP Land Company and related associates, and interested citizens

4. ACCEPTANCE OF AGENDA

Councilwoman Cole moved, Councilman Capell seconded to accept the agenda. A voice vote was taken. All members present voted yes. Motion carried.

1. *MEETING CALLED TO ORDER*
2. *OPENING CEREMONIES*
3. *ROLL CALL – Clerk of Council Jamie K. Eifert*
4. *ACCEPTANCE OF AGENDA*
5. *PUBLIC HEARING – 7:05PM to consider approval of a Final Development Plan for a new residential development in the “Parkview” portion of The Neighborhoods at Summit Park subdivision in the Summit Park Zoning District (Resolution No. 2021-01)*
6. *APPROVAL OF MINUTES*
 - a. *Regular Meeting of December 10, 2020*
7. *COMMUNICATIONS*
 - a. *Communications to Council – Clerk of Council Jamie K. Eifert*
 - b. *Reports From Outside Agencies*
 - c. *Mayor’s Report – December 2020*
 - d. *Financial Report – Motion to accept the report for December 2020*
8. *HEARINGS FROM CITIZENS*
9. *COMMITTEE REPORTS*
 - a. *Finance & Administration Committee, Lee Czerwonka, Chairperson*
 1. *Resolution No. 2021-02 Providing for amendments within the 2021 annual appropriation resolution No. 2020-62*
 2. *Resolution No. 2021-03 Authorizing a multi-year collective bargaining agreement (Police Dispatchers)*
 3. *Resolution No. 2021-04 Authorizing an economic development incentive agreement with Everything But The House*
 - b. *Parks & Recreation Committee, Katie Schneider, Chairperson*
 1. *Resolution No. 2021-05 Authorizing a cooperative purchasing agreement for the purchase and installation for the Field A turf replacement project*
 - c. *Planning & Zoning Committee, Pramod Jhaveri, Chairperson*
 1. *Motion setting a public hearing on Thursday, January 28 at 7:05 p.m. to consider approval of a Final Development Plan for a Rehabilitation Hospital in the “Parkview” portion of the Neighborhoods at*

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Summit Park subdivision in the Summit Park Zoning District.

2. Resolution No. 2021-01 *Approving a Final Development Plan for a new residential development in the "Parkview" portion of The Neighborhoods at Summit Park subdivision in the Summit Park Zoning District*

d. *Public Works Committee, Joe Leet, Chairperson*

1. Resolution No. 2021-06 *Accepting the necessary various and respective interests in land for the purpose of a road improvement project -- the HAM-Plainfield Road Roundabouts*

2. Resolution No. 2021-07 *Authorizing payment for traffic signal parts, repair services, upgrades, and utility location services throughout 2021*

e. *Public Safety Committee, Jeff Capell, Chairperson*

1. Resolution No. 2021-08 *Authorizing the renewal of a professional service agreement with Medicount Management for EMS billing*

10. MISCELLANEOUS BUSINESS

11. EXECUTIVE SESSION

a. *Property Acquisition – to consider the purchase of property for public purposes, or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest*

12. ADJOURNMENT

5. **PUBLIC HEARING** to consider approval of a Final Development Plan for a new residential development in the "Parkview" portion of The Neighborhoods at Summit Park subdivision in the Summit Park Zoning District (*Resolution No. 2021-01*)

Mayor Sirkin opened the public hearing and asked the Clerk to read Resolution 2021-01 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2021-01

APPROVING A FINAL DEVELOPMENT PLAN FOR A NEW RESIDENTIAL DEVELOPMENT IN THE "PARKVIEW" PORTION OF THE NEIGHBORHOODS AT SUMMIT PARK SUBDIVISION IN THE SUMMIT PARK ZONING DISTRICT

Steve Dragon from Vandercaar Holdings and Clete Benken from Benken & Associates presented to Council a Final Development Plan for a new attached and detached townhome and condominium development in the "Parkview" section of the Neighborhoods at Summit Park.

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2016 MASTER PLAN EXHIBIT

Parkview [±35 Acres]

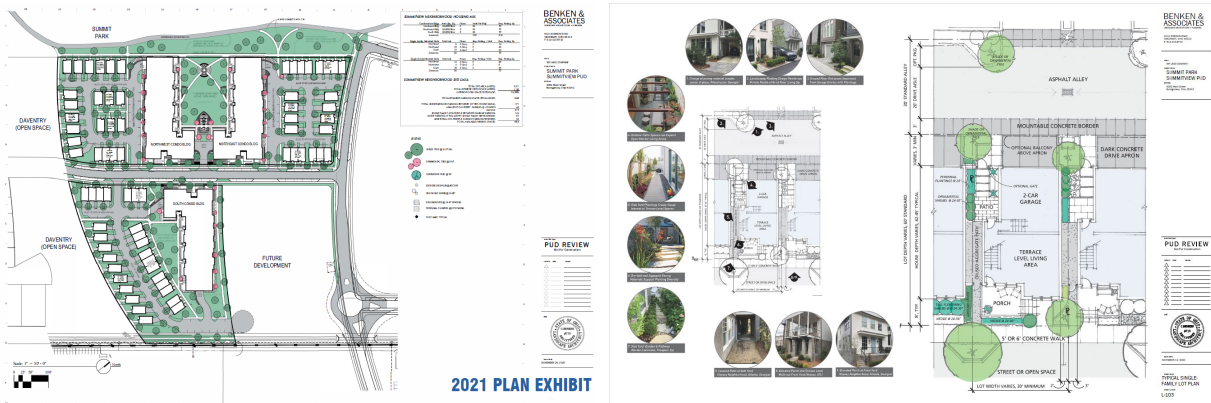
Parkview will be a walkable, mixed-use neighborhood that integrates a wide variety of commercial and residential uses adjacent to the natural beauty and abundant green space of Summit Park. It is envisioned to include:

- Class A office: 100,000 - 300,000 square feet of Class A office up to seven stories in height adjoining Carver Woods Parkway
- Residential: Dwellings containing a variety of residential products with the mix driven by achieving desired neighborhood characteristics and accommodating market demand, including both for-sale and rental multi-family, condominiums, town homes, and senior living
- Commercial Services, Hospitality, and Healthcare Facilities
- Retail restaurant: Neighborhood retail, restaurant and bars that may include both freestanding and ground floor space vertically integrated with other uses



Mr. Dragon explained that the proposed development is a new lifestyle community located in the western portion immediately adjacent to the Daventry neighborhood, extending over to Carver Woods Drive extension, and adjacent to the recently approved Summit View office building site to the east. He stated that the Master Plan approved for this area includes a mix of residential, office, senior living and supportive retail spaces, with the type of residential being a variety of products to include condominiums and townhomes with the mix driven by market demand, and desired neighborhood characteristics such as walkability and accessibility to the park.

Mr. Dragon gave a brief summary of the selected developer for this project, WP Land Company, and introduced Mat Walker, president and owner of WP Land Company.



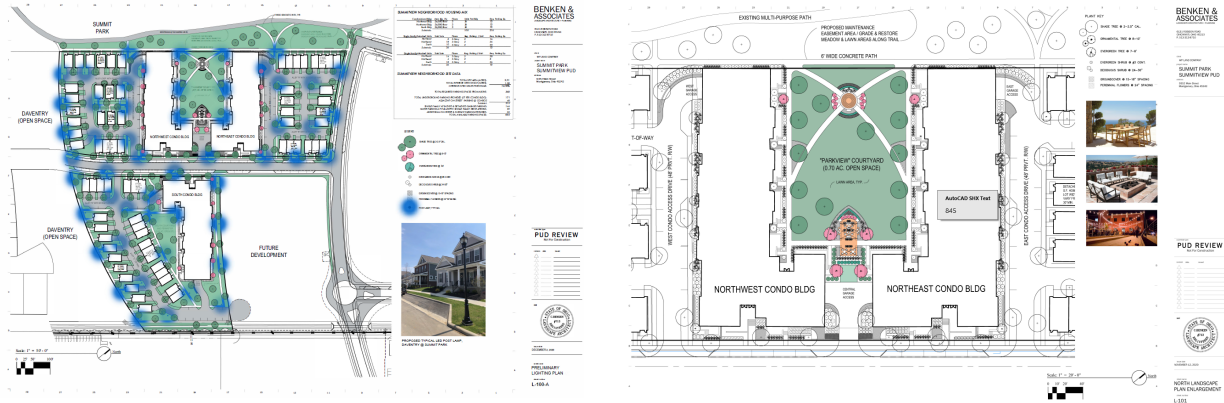
Mr. Walker gave a brief overview and background for the vision of the project. He stated that he is excited about this development and that it will allow him to bring a high quality product to the Cincinnati area that he feels has been missing from this housing market. He stated the base price point of the townhomes will be from \$500,000-\$800,000 and the condominiums will be from \$450,000-\$750,000. He plans to use high-end interior and exterior materials and finishes throughout the project in order to achieve the target market. Mr. Walker noted the exterior elevations for the housing units have been modified slightly to add more gables and varied roof lines to give it a more residential feel based on Council's feedback from a presentation at a previous meeting.

Mr. Cleve Benken of Benken and Associates provided a detailed overview of the project and the public spaces within the development. He noted that the project is similar to the Daventry with a neo-traditional neighborhood design that includes rear-loading garages and attractive neighborhood streetscapes with easy accessibility to Summit Park. He explained that the lighting plan and landscaping would be consistent with that in the Daventry neighborhood in order to create a cohesive feel within the two neighborhoods.

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He stated that the public spaces include two main open space “courtyard” areas. The larger of the two situated between two of the three proposed condominium buildings, will offer a public patio for social gatherings and close proximity to Summit Park to allow residents to take advantage of the walking trails, restaurants and other amenities and events at the park. Additionally, there will be private patios along the side for the ground floor condo residents to emphasize the social and community feel of the neighborhood.

Mr. Benken stated that private drives and alleyways will provide access to attached 2-car garages for the townhomes and underground parking for the condo buildings. Parking for each of the 36-unit condo buildings will be concealed from view within a single-story underground parking level, and provides two designated parking spaces per unit. All parking for the attached and detached townhomes will be attached 2-car garages, with over 60% of the home sites having driveway aprons deep enough to accommodate an additional two cars of guest parking. Alleys and driveway entrances will be well-landscaped to create attractive entrances, which will be maintained by the homeowners associations for these semi-public areas. Mr. Benken stated that owners will also have a variety of options for private outdoor living spaces including, side yards, patios and balconies as shown.



In response to Councilman Czerwonka’s question, Mat Walker explained that there will be two homeowners associations, a master association that would manage the attached and detached townhomes and a separate supplemental condo association to manage the condo buildings.

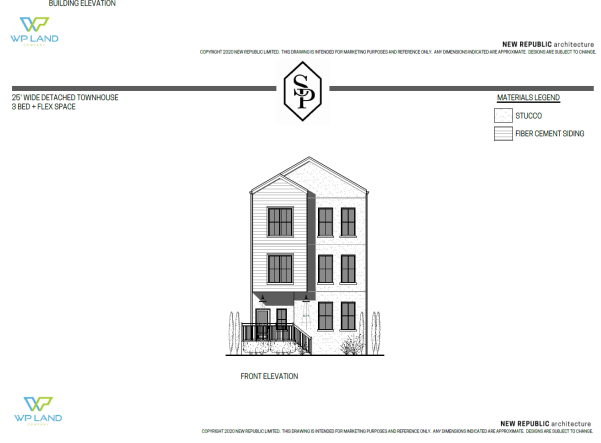
In response to Mayor Sirkin’s and Councilwoman Cole’s questions about the side yards, Mr. Benken explained that only the detached townhomes will have a private side yard exclusively for the homeowner, and the attached units will have a larger front porch or balcony off the rear of the residence.

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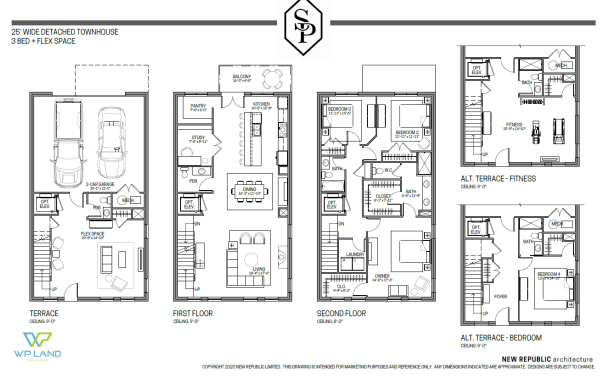
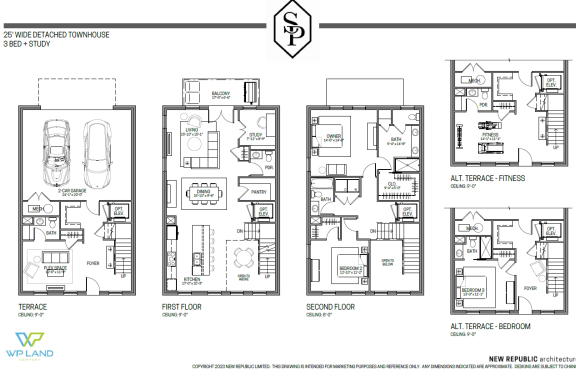
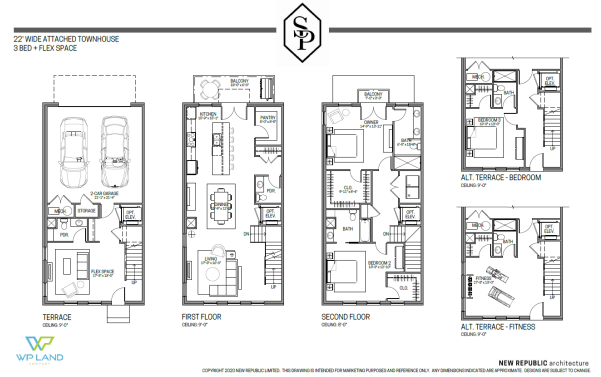
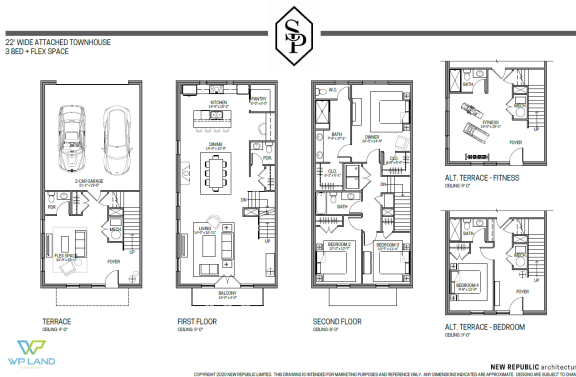
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Mr. Jim Gelis of New Republic Architecture provided a detailed overview of the attached and detached townhome exterior elevation variations, and materials.



Mr. Gelis described the various attached and detached townhome floorplans, options and variations.



In response to questions from Council, Mr. Gelis explained that the attached townhomes will have a double wall for soundproofing. The detached townhome setbacks will generally be a minimum of 5 feet in between structures. Mr. Benken and Mr. Walker stated that normally, the balconies will be located on the back of the units overlooking the alleyways, however these will be attractively landscaped to create an inviting, old world streetscape. Mr. Walker explained that the professionally designed color scheme and materials selections allows for variation of the housing units without sacrificing the cohesive feel of the neighborhood.

Mr. Giles gave a detailed review of the condominium design plans. He stated that the condominium buildings will have 36 units each, and are designed with traditional residential forms and materials to complement the adjacent single-family townhomes. Each of the three

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condominium buildings is three stories high in an L-shape plan with a perimeter of outdoor balconies and patios around the partially underground parking garage.



Ground floor units will have private outdoor terraces, slightly elevated with a clear definition between public space and private residence. Ramps at the front and rear entrances to the buildings provide accessibility and opportunity for interesting landscape and hardscape features. The underground parking garage will provide designated parking spaces for each unit and will have elevator access to the residences. Mr. Gelis stated that individual storage units for the condo residents are located in the underground garage. Additional guest parking is available with on-street parking spaces on the private drives and on Parkview Drive (adjacent to each of the Condo buildings).

In response to Councilman Capell and Councilwoman Schneider’s questions, Mr. Walker clarified there would be one master homeowners association that governs and another sub-association within it to deal with issues specific to the condominium buildings. Both will be managed by the same management company.

Mr. Benken confirmed the location of the outside parking for the condos are the marked spaces along the sides of the buildings. The pedestrian entrances are located in the front, side, and back of the building, as well as elevator access from the parking garage.

In response to Council’s questions, Mr. Walker stated that he expects to start constructing the second condo building after hitting about 80 percent of sales in the first building. The townhomes

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would be built based on sales demand. For example on the attached townhomes, if one was sold, the other three would be spec homes. The initial phase for construction of the attached and detached townhomes would be the first section next to the park on the west side closest to the Daventry neighborhood.

Mr. Walker explained that the townhomes will have various elevations with peaked and flat rooftops to allow for some diversity to give a high-end, high quality effect. He stated that the anticipated buildout plan for the townhomes is probably a 4 ½ - 5 year timeframe, and the condos will likely be a 3-7 year plan. He noted that it ultimately depends on the level of demand and the speed of construction. The overall timeline for the project is expected to be 5-7 years.

Mr. Gelis and Mr. Walker stated that the individual townhomes range from approximately 2600–3100sf including the garage. The livable square footage would be approximately 2200-2700 sf. The one bedroom condo units range from 1000-1400 sf, two bedroom units range from 1460-1600 sf and three-bedroom units range from 2500-2700 sf. The expected estimated cost for the larger units would likely be \$750,000-\$800,000 depending on options.

In response to Councilman Capell’s question, Mr. Walker explained that there were a couple of professional marketing studies done that showed this proposed development plan was on the right track as far as demand and price point. He stated that they also looked at the current market demands and the Daventry neighborhood sales performance numbers.

In response to Mayor Sirkin’s and Councilwoman Cole’s questions about the approved office building project and the proposed rehabilitation hospital adjacent to this project, Mr. Dragon stated that they continue to market the office project aggressively and there are some prospects that they are actively pursuing, but do not have any tenant announcements to make at this time. CBRE brokerage firm is continuing to market the office project throughout the city and nationwide. He stated that the rehabilitation hospital project will be coming before Council soon, and they hope to get the information to Council prior to that meeting for Council’s review.

Mr. Dragon and Mr. Walker explained that the medical rehabilitation hospital project and this project were planned together, so they have taken into account the need for a significant amount of buffers between the two projects.

There being no further questions or comments from Councilmembers or the public, the public hearing was declared closed at 8:10 P.M.

6. APPROVAL OF MINUTES

Councilman Czerwonka moved, Vice Mayor Jhaveri seconded to approve the minutes of the regular meeting of December 10, 2020. A voice vote was taken. All members present voted yes. Motion carried.

7. COMMUNICATIONS

a. Communications to Council

There were no communications presented to Council.

b. Reports From Outside Agencies

There were no representatives from outside agencies present at the meeting.

c. Mayor's Report – December 2020

RECEIPTS COLLECTED:.....	\$4,951.00
(Cash Book Total / Restitutions / Bond Surcharge / Bond Forfeitures / Bond Returned)	
DISBURSEMENTS:	
To the City of Blue Ash	
(Fines / Costs / Sealing Fee / Bond Forfeitures / HCMC Fines).....	\$3,544.00
To the State of Ohio:.....	\$1,245.50
To Hamilton County Municipal Court.....	\$46.50
Refunds Issued / Overpayment.....	\$0.00
Bond Money returned	\$0.00
Restitution payment.....	\$115.00
TOTAL DISBURSEMENTS.....	\$4,951.00
BALANCE IN BOND ACCOUNT (not yet applied included in receipts collected).....	\$. -
Mayor’s Court traffic citations issued.....	28

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Mayor's Court Criminal / Building citations issued.....	9
Total Mayor's Court citations issued	37
Blue Ash Revenue from Mayor's Court Cases:.....	\$3,544.00

d. Financial Report – December 2020

Councilman Czerwonka moved, Councilwoman Cole seconded to accept the Financial Report for December 2020 as submitted. A voice vote was taken. All members present voted yes. Motion carried.

CITY OF BLUE ASH FINANCIAL POSITION STATEMENT FOR THE MONTH ENDING DECEMBER 31, 2020

MONTH TO DATE	2019	2020
START OF MONTH FUND BALANCE:	\$50,556,874.29	\$56,015,114.90
Revenues:		
Earnings Tax Collections:	\$3,909,104.45	\$2,913,486.50
Debt Financing (long term)	-	-
Debt Financing (short term)	-	-
Other Revenue Received:	\$975,424.42	\$980,570.26
= Total Monthly Receipts	\$4,884,528.87	\$3,894,056.76
Expenditures:		
Long term Debt Payments	-	-
Short term Debt Payments	-	-
Other Expenditures:	\$2,851,885.88-	\$8,003,314.79
= Total Monthly Expenditures:	<u>\$(2,851,885.88)</u>	<u>\$(8,003,314.79)</u>
END OF MONTH FUND BALANCE:	<u>\$52,589,517.28</u>	<u>\$51,905,856.87</u>

YEAR TO DATE	2019	2020
START OF YEAR FUND BALANCE:	\$46,657,445.51	\$52,589,517.28
Revenues:		
Earnings Tax Collections:	\$35,810,322.24	\$35,408,305.34
Debt Financing (long term)	-	-
Debt Financing (short term)	-	-
Other Revenue Received:	\$19,836,099.39	\$22,200,144.30
= Total YTD Receipts	\$55,646,421.63	\$57,608,449.64
Expenditures:		
Long term Debt Retirement	\$7,426,361.46	\$7,332,131.67
Short term Debt Payments	-	-
Other Expenditures:	\$42,287,988.40	\$50,881,685.16
= Total YTD Expenditures:	<u>\$(49,714,349.86)</u>	<u>\$(58,292,110.05)</u>
YEAR TO DATE FUND BALANCE:	<u>\$52,589,517.28</u>	<u>\$51,905,856.87</u>

YTD Interest received: (incl. in Other Rev.): \$429,682.72

Receipt and expenditure figures do not include interfund transfers or advances. All debt includes principal and interest.

CITY OF BLUE ASH EARNINGS TAX RECEIPT SUMMARY FOR THE MONTH ENDING DECEMBER 31, 2020

MONTH TO DATE:	2019	2020
Business Net Profit	\$1,197,038.12	\$805,192.77
Resident Net Profit	\$102,865.60	\$85,326.36
Non-Resident Net Profit	\$21,234.26	\$24,096.35
Subcontractor Net Profit	\$12,858.16	\$6,008.02
<i>Net Profit Total</i>	\$1,333,996.14	\$920,623.50
Withholding	\$2,526,570.65	\$1,953,910.56
Subcontractor Withholding	\$48,537.66	\$38,952.44
<i>Withholding Total</i>	\$2,575,108.31	\$1,992,863.00
Monthly Collection Totals	<u>\$3,909,104.45</u>	<u>\$2,913,486.50</u>
		-25.47%
YEAR TO DATE:	2019	2020
Business Net Profit	\$5,519,395.45	\$5,252,332.94
Resident Net Profit	\$1,495,480.28	\$1,577,677.01
Non-Resident Net Profit	\$525,510.87	\$394,468.86
Subcontractor Net Profit	\$228,937.58	\$305,908.70
<i>Net Profit Total</i>	\$7,769,324.18	\$7,530,387.51
Withholding	\$27,390,505.28	\$27,217,520.09
Subcontractor Withholding	\$650,492.78	\$660,397.74
<i>Withholding Total</i>	\$28,040,998.06	\$27,877,917.83
YTD Collection Totals	<u>\$35,810,322.24</u>	<u>\$35,408,305.34</u>
		-1.12%

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YTD Refund Totals \$1,467,398.05 \$1,236,331.07

8. HEARINGS FROM CITIZENS

Citizens were offered the opportunity to register and attend the Zoom meeting in order to make public comment during the public hearing and Hearings from Citizens portion of the agenda. Citizens could also email comments related to agenda items or general communication in advance of the meeting to administration@blueash.com.

There were no citizens registered prior to the meeting. There were no comments from citizens in attendance at the meeting and no comments received via email.

Hearings from Citizens was declared closed at 8:11 PM.

9. COMMITTEE REPORTS

Prior to the Council meeting, Council members received the following report describing agenda items:

This memo offers a brief description of the topics included on the January 14th Council agenda.

5. PUBLIC HEARING – 7:05PM to consider a Final Development Plan for a new residential development in the Neighborhoods at Summit Park subdivision (Resolution No. 2021-01)

WP Land Company is seeking approval of a Final Development Plan for a residential development with a mix of single-family and multifamily condominium units within the Neighborhoods at Summit Park subdivision on approximately 9.71 acres abutting Summit Park NE of the Daventry subdivision. The proposed development includes 3-36 unit condominium buildings, 36-single-family attached units in 11 buildings, and 36-single-family detached units.

Planning Commission considered the proposed plan at its December 3, 2020 meeting and recommended approval with conditions.

A Final Development Plan approval allows the developer to proceed with site and building plans, which are then approved administratively by City Staff consistent with the approving resolution.

Please direct any questions to the Community Development Director.

9.a.1. Resolution No. 2021-02 – Providing for amendments within the 2021 annual appropriation Resolution No. 2020-62

Resolution 2021-02 provides for the following 2021 budget amendments:

- *Carryforward of unused 2020 Budget appropriations into the 2021 Budget for projects/items that the City was unable to complete or encumber for various reasons in 2020:*
 - o *\$30,000 installation for the water transfer line on the golf course*
 - o *\$200,000 to repair structural damage at the Hunt House*
 - o *\$300,000 gateway entries related to downtown streetscaping*
- *An additional \$500,000 in economic development incentives pending Council's approval of Resolution 2021-04.*
- *Adjustments to the OVI Grant Fund (281), Drug Law Enforcement Fund (287), and Law Enforcement Liaison Grant Fund (293) budgets are needed to balance the fund activity for 2021 based on actual 2020 grant revenue and expenditures.*
- *Budget modifications to the Ham-Plainfield Roundabout Project Fund (441) are needed to carryforward into 2021 the budget related to grant reimbursements that were not received in 2020 as well as any unspent 2020 expenditure budget.*

Please direct any questions regarding this resolution to the Treasurer/Administrative Services Director or related Department Director.

9.a.2. Resolution No. 2021-03 – Authorizing a multi-year collective bargaining agreement (Police Dispatchers)

Resolution No. 2021-03 authorizes the City Manager to enter into a multi-year collective bargaining agreement between the City and the Blue Ash Dispatchers (Fraternal Order of Police, Ohio Labor Council Inc.).

The City entered into negotiations with the Dispatchers' bargaining unit beginning in November of 2020. After two sessions of negotiations, all parties have agreed to a few changes to the previous bargaining agreement. The following is a summary of those changes:

- *Article 5 – Fair Share Fees – Article deleted.*
- *Article 18 – Special Events – Event names updated.*
- *Section 19.1 – Wage increases are as follows: 2% for 2021; 2% for 2022; 2% for 2023.*
- *Contract period from December 26, 2020 – December 22, 2023.*

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

9.a.3. Resolution No. 2021-04 – Authorizing an economic development incentive agreement with Everything But The House

Everything But the House (EBTH) is an online estate sales company. The company, currently based in Blue Ash, plans to expand its headquarters at 6000 Creek Road and lease additional space in the City. EBTH will create an additional 866 jobs by December 2023, increasing its annual payroll by \$40.4 million, resulting in \$500,000 in new annual earnings tax for the City of Blue Ash. This agreement will provide the company a \$500,000 forgivable loan.

Please direct any questions regarding this resolution to the Economic Development Director.

9.b.1. Resolution No. 2021-05 – Authorizing a partnership with the Unified Purchasing Cooperative of the Ohio River Valley for the Sports Center Field A turf replacement project

City Administration and the Parks and Recreation staff have begun the planning of the Field A Turf Replacement at the Blue Ash Sports Center. This project has been approved within the 2021 budget.

In an effort to receive the most efficient and cost-effective approach to managing the project, the City will be joining the Unified Purchasing Cooperative of the Ohio River Valley under the regulation of Ohio Revised Code Chapter 167. Participation in this cooperative will assure well-vetted and appropriate pricing for a project of this scope.

The Motz Group, who originally installed Field A, is a contractor member of this Purchasing Cooperative. The Motz Group has provided an estimate through the Cooperative which staff plans to accept with Council's approval.

Please direct questions regarding this resolution and project to the Parks & Recreation Director.

9.c.1 Motion setting a public hearing on Thursday, January 28 at 7:05 p.m. to consider approval of a Final Development Plan for a Rehabilitation Hospital in the "Parkview" portion of the Neighborhoods at Summit Park subdivision in the Summit Park Zoning District.

Kennor Cross Investments, LLC is seeking approval of a Final Development Plan for a 3-story, almost 50,000 square foot rehabilitation hospital building within the Neighborhoods at Summit Park subdivision on approximately 3.39 acres. This proposed development includes one building on the east side of the site, a 146-space parking lot, and driveway access from Parkview Drive and from Carver Woods Drive at the Gateway Drive roundabout.

Planning Commission considered the proposed plan at its January 7, 2021 meeting and recommended approval with conditions.

A Final Development Plan approval allows the developer to proceed with site and building plans, which are then approved administratively by City Staff consistent with the approving resolution.

Please direct any questions to the Community Development Director.

9.c.2. Resolution No. 2021-01 – Approving a Final Development Plan for a new residential development in the Summit Park Subdivision

See item 5 above.

9.d.2. Resolution No. 2021-06 – Accepting the necessary various and respective interests in land for the purpose of a road improvement project -- the HAM-Plainfield Road Roundabouts

The City of Blue Ash has negotiated with property owners for the acquisition of permanent and temporary right of way land parcels necessary for the construction of the Hunt and Plainfield Roundabout project. This Resolution will allow City Council to formally accept the parcels for right of way and roadway construction.

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

9.d.1. Resolution No. 2021-07 – Authorizing payment for traffic signal parts, repair services, and upgrades throughout 2021

Resolution No. 2021-07 authorizes payment for routine purchase of parts, professional maintenance, upgrades, and repair of traffic signals provided throughout 2021 with Capital Electric Line Builders for an amount not to exceed \$100,000. The City has a favorable long-term relationship with this vendor for these types of services, and these items were included within the 2021 Final Budget. In addition to the previous costs for maintenance, repair and signal upgrades, this also includes \$15,000 to cover the costs of utility locating services as is required by State law. These services are required utility marking and locating services which aid contractors with construction within the public right of way.

Please address questions regarding this resolution to the Public Works Director.

9.e.1. Resolution No. 2021-08 – Renewal of professional services agreement with Medicount Management for EMS billing

The City is nearing the end of a contract with Medicount Management, a firm that handles the billing related to EMS transport. The City's initial arrangement with Medicount Management started on November 1, 2004. The Fire Chief has been working closely with Medicount Management relating to the mechanism and cost associated with this program, and has been able to negotiate a 1/4 % increase from the last contract.

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The Fire Chief is recommending approval for a new four year contract, in a form that has already been reviewed by the City Solicitor, beginning on or around February 1, 2021, with a one year renewal with a 30-day renewal notice. Favorable consideration of this resolution by City Council would permit the Fire Chief to move forward in this process with a vendor that has proved reliable, easy to work with, and whose administration and policies have avoided citizen aggravation or billing issues.

Please direct questions regarding this resolution to the Fire Chief.

a. Finance & Administration Committee, Lee Czerwonka, Chairperson

Councilman Czerwonka asked the Clerk to read Resolution No. 2021-02 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2021-02

PROVIDING FOR AMENDMENTS WITHIN THE 2021 ANNUAL
APPROPRIATION RESOLUTION NO. 2020-62

Councilman Czerwonka moved, Councilman Leet seconded to adopt Resolution No. 2021-02.

There being no discussion, the Clerk called the roll. Councilpersons Cole, Schneider, Capell, Czerwonka, Leet, Vice Mayor Jhaveri, and Mayor Sirkin voted. Seven yeases. Resolution No. 2021-02 passed.

Councilman Czerwonka asked the Clerk to read Resolution No. 2021-03 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2021-03

AUTHORIZING THE CITY MANAGER TO ENTER INTO A MULTI-YEAR
COLLECTIVE BARGAINING AGREEMENT WITH THE FRATERNAL ORDER
OF POLICE, OHIO LABOR COUNCIL, INC. (POLICE DISPATCHERS'
BARGAINING UNIT)

Councilman Czerwonka moved, Councilwoman Cole seconded to adopt Resolution No. 2021-03.

There being no discussion, the Clerk called the roll. Councilpersons Leet, Schneider, Vice Mayor Jhaveri, Councilpersons Capell, Cole, Czerwonka, and Mayor Sirkin voted. Seven yeases. Resolution No. 2021-03 passed.

Councilman Czerwonka asked the Clerk to read Resolution No. 2021-04 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2021-04

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ECONOMIC
DEVELOPMENT AGREEMENT WITH HIGH ROAD HOLDINGS, LLC DBA
EVERYTHING BUT THE HOUSE

Councilman Czerwonka moved, Councilwoman Cole seconded to adopt Resolution No. 2021-04.

Councilwoman Cole asked if the expansion was on their existing site. Councilman Czerwonka confirmed and stated the company was looking for additional space.

In response to Councilman Capell's question, Ms. Harrington confirmed this does account for those employees working remotely from home.

There being no further discussion, the Clerk called the roll. Councilman Capell, Vice Mayor Jhaveri, Councilpersons Schneider, Czerwonka, Cole, Leet, and Mayor Sirkin voted. Seven yeases. Resolution No. 2021-04 passed.

b. Parks & Recreation Committee, Katie Schneider, Chairperson

Councilwoman Schneider asked the Clerk to read Resolution No. 2021-05 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2021-05

AUTHORIZING THE PURCHASE OF REPLACEMENT FIELD TURF FOR
FIELD A AT THE BLUE ASH SPORTS CENTER (INCLUDING

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INSTALLATION) THROUGH THE UNIFIED PURCHASING COOPERATIVE OF THE OHIO RIVER VALLEY FOR A TOTAL AMOUNT NOT TO EXCEED A NET AMOUNT OF \$449,000

Councilwoman Schneider moved, Councilman Leet seconded to adopt Resolution No. 2021-05.

Mayor Sirkin commented that a citizen inquired if it is possible to have the old turf installed at the dog park at Summit Park. He stated that in speaking with the owner of Camp Bow Wow in Blue Ash, he was informed that the installation, daily maintenance and disinfecting required for the turf to be functional is not cost effective.

There being no further discussion, the Clerk called the roll. Vice Mayor Jhaveri, Councilpersons Capell, Czerwonka, Cole, Leet, Schneider, and Mayor Sirkin voted. Seven yeses. Resolution No. 2021-05 passed.

c. Planning & Zoning Committee, Pramod Jhaveri, Chairperson

Vice Mayor Jhaveri moved, Councilman Capell seconded to set a Public Hearing for Thursday, January 28, 2021 at 7:05 p.m. to consider approval of a Final Development Plan for a Rehabilitation Hospital in the "Parkview" portion of the Neighborhoods at Summit Park subdivision in the Summit Park Zoning District.

A voice vote was taken. All members present voted yes. Motion carried.

Vice Mayor Jhaveri asked the Clerk to read Resolution No. 2021-01 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2021-01

APPROVING A FINAL DEVELOPMENT PLAN FOR A NEW RESIDENTIAL DEVELOPMENT IN THE "PARKVIEW" PORTION OF THE NEIGHBORHOODS AT SUMMIT PARK SUBDIVISION IN THE SUMMIT PARK ZONING DISTRICT

Vice Mayor Jhaveri moved, Councilwoman Cole seconded to adopt Resolution No. 2021-01.

Vice Mayor Jhaveri commented that the proposed plan is very nice, but he expressed his concern about the total population increase and density of the development. He would like to have more time to discuss the proposed plan with fellow Council members and would prefer to table the resolution for now.

Councilman Leet agreed with Vice Mayor Jhaveri over the density concerns of the development and the potential to overwhelm Blue Ash facilities. He also expressed safety concerns of the townhomes' lack of multiple entry and exit points. He agreed that more time is needed to consider this development proposal.

Councilman Capell stated that three years ago the original proposed master development plan was very different from the current master development plan, in that there were multiple residential apartment complexes. He remarked that the developers listened to Council's suggestions and have come forward with this proposed condo and townhome plan, and stated that he believes this is a sufficient plan. He noted that in his opinion, the density is not an issue as it would be if these were apartments, and overall seems like a winning plan and feels there is a need for housing diversity in Blue Ash and this plan seems to be on the right track.

Councilman Czerwonka noted the success of The Retreat at Summit Park, which is sold out, and Daventry is close to being sold out. He likes the design of this project and believes that people are interested in condominiums and townhomes and there is a demand for this type of housing. He stated that this project offers diversity in the housing stock and people are always transitioning from larger homes with families and downsizing to smaller residences.

Councilwoman Cole stated that she likes the townhome and condo living concept and it lends itself more to the people that may be transitioning from city living that like the urban feel but may want a little more space.

Councilwoman Schneider stated she agrees with Councilman Czerwonka and Councilman Capell's comments and commended the developer on an extremely attractive and well planned project. She feels that there is a demand for this unique type of housing opportunity adjacent to Summit Park, but feels that more discussion is needed before voting.

Mayor Sirkin stated that he is pleased at how well the Retreat and Daventry have filled in, and he

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is pleased to hear that The Approach is also filling in better than he originally thought based on the information he heard this evening. He stated that he would really like to see condos at the park and can understand the reason for people wanting to have that amenity so close without having the maintenance of a traditional home. He stated his concern is that if The Approach is full and this residential community plan is approved and is successful, there will be a significantly large number of residents that may put a financial strain on the city if we don't have an employment center that the master plan calls for in the next three to five years.

Vice Mayor Jhaveri moved to table Resolution 2021-01. Councilwoman Cole seconded. There being no further discussion, the Clerk called the roll. Councilpersons Czerwonka, Leet, Schneider, Cole, Capell, Vice Mayor Jhaveri, and Mayor Sirkin voted to table the resolution. Seven yeases. Resolution No. 2021-01 was tabled.

d. Public Works Committee, Joe Leet, Chairperson

Councilman Leet asked the Clerk to read Resolution No. 2021-06 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2021-06

A RESOLUTION ACCEPTING THE NECESSARY VARIOUS AND RESPECTIVE INTERESTS IN LAND FOR THE PURPOSE OF A ROAD IMPROVEMENT PROJECT -- THE HAM-PLAINFIELD ROAD ROUNDABOUTS -- IN THE CITY OF BLUE ASH, HAMILTON COUNTY, OHIO

Councilman Leet moved, Councilwoman Cole seconded to adopt Resolution No. 2021-06.

There being no discussion, the Clerk called the roll. Councilwoman Schneider, Vice Mayor Jhaveri, Councilpersons Capell, Leet, Cole, Czerwonka and Mayor Sirkin voted. Seven yeases. Resolution No. 2021-06 passed.

Councilman Leet asked the Clerk to read Resolution No. 2021-07 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2021-07

AUTHORIZING THE CITY MANAGER TO MAKE PAYMENT FOR PROFESSIONAL TRAFFIC SIGNAL SYSTEM PARTS, REPAIR AND MAINTENANCE SERVICES, AND UTILITY MARKING AND LOCATING SERVICES THROUGHOUT 2021

Councilman Leet moved, Councilwoman Cole seconded to adopt Resolution No. 2021-07.

There being no discussion, the Clerk called the roll. Councilpersons Capell, Czerwonka, Cole, Schneider, Vice Mayor Jhaveri, Councilman Leet, and Mayor Sirkin voted. Seven yeases. Resolution No. 2021-07 passed.

e. Public Safety Committee, Jeff Capell, Chairperson

Councilman Capell asked the Clerk to read Resolution No. 2021-08 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2021-08

AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT FOR MANAGEMENT SERVICES ASSOCIATED WITH FEE COLLECTION FOR EMERGENCY MEDICAL SERVICE (EMS) TRANSPORT

Councilman Capell moved, Councilwoman Cole seconded to adopt Resolution No. 2021-08.

Councilman Capell noted that Blue Ash residents are not charged for EMS transport services.

There being no discussion, the Clerk called the roll. Councilpersons Cole, Schneider, Capell, Czerwonka, Leet, Vice Mayor Jhaveri, and Mayor Sirkin voted. Seven yeases. Resolution No. 2021-08 passed.

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10. MISCELLANEOUS BUSINESS

Mr. Waltz wished everyone a Happy New Year and he is looking forward to 2021. He stated that staff has finished wrapping up year-end budget line items projects and have started working on projects for 2021. He reminded Council that the Hosbrook property closing has been completed and that demolition plans for the structures should begin in early February.

Police Chief Scott Noel informed Council that he will present Sycamore High School senior Abi Patel and Visual Arts Teacher Elise Williams with checks outside Sycamore High school tomorrow. He stated that the Blue Ash Police Association awarded Patel a \$500 scholarship and donated \$250 to Sycamore Visual Arts to be used for the purchase of equipment for students. Patel's design includes a black background with grey Blue Ash Police badges near the front doors. The words "Blue Ash Police" are in grey on the doors with a blue line underneath. The rear of the vehicle has a similar design. The new cruiser design can currently be seen on three BAPD vehicles.

Fire Chief Chris Theders updated Council that the fire department has been conducting training exercises at the vacant house on Cooper Road located on the former Hosbrook property recently purchased by the City. He stated the training exercises will continue over the next couple of weeks.

Public Works Director Gordon Perry provided an update on the Duke Energy Pipeline Project timeline. He stated that Duke Energy will setup their field office in the southern portion of the Vandercaar (former east campus of P&G) property. This area will also be utilized as a laydown yard where they can store pipe and materials. He noted that Duke Energy plans to begin construction around March 1, 2021 starting near I-275 and going across the upper parking lot at the Sports Center. Duke Energy plans to have as many as three separate crews working on three sections of the pipeline, with crews expected to lay down 150 feet of pipe per day. Construction will be outside of normal construction hours, 7AM to 7PM, and night work has been permitted in limited circumstances in order to reduce the impact on local businesses. Construction is anticipated to take around 4 months to complete. The project is mostly on private property easements that Duke Energy purchased from various property owners, and any crossings of public roads will be coordinated with a traffic control plan. He explained that a secondary laydown area will be located in Summit Park along the west side of the site, which will be accessed by a temporary access road directly from Glendale Milford Road. In addition to the local construction field office, Duke Energy will rent space in the strip center behind Chik-Fil-A, located at 4766 Cornell Road, for the project management and public relations staff. Complaints, concerns and general information requests will be directed to this office.

Councilwoman Schneider stated that she appreciates being able to offer the opportunity for citizens to be able to register in order to make public comments in the City Council virtual meetings. She noted that she received several constituent inquiries related to the recreation amenities and services and expressed her gratitude to the City Administration for their communications and efforts in maintaining them and plans for upgrading them in the future.

Councilman Leet inquired about utilizing any surplus sand from the golf course as a possible solution to the issue of mud-covered, soggy areas within the dog park.

Councilwoman Cole thanked the Recreation staff for their efforts in keeping the Blue Ash Recreation Center a safe and welcoming place for people to be, especially during the colder winter months.

Councilman Czerwonka wished everyone a Happy New Year and hopes it will be better for everyone.

Vice Mayor Jhaveri inquired about future connectivity plans for a sidewalk from Peppermill Lane along Reed Hartman Highway to Cooper Road. He wished everyone a Happy New Year and stated he is looking forward to being able to get together in person with family and friends.

Mayor Sirkin commented on the email communication received from a resident regarding the condition of the tennis courts. He stated that he spoke with the resident and explained that in the interest of being fiscally conservative, the courts are still a very playable and usable surface, and that at this time, there are no plans for any major improvements to the tennis courts. He noted that Council will likely be hearing from constituents with construction starting on the Duke Pipeline. He reminded Council that the request for a stay was denied by the State, however the lawsuit is still pending and a decision will eventually be made, most likely after the Pipeline

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project is finished. He also remarked that around June or July, Glendale-Milford Road going westbound in to Evendale will be closed at Plainfield Road for a portion of the time during the Pipeline construction project.

EXECUTIVE SESSION

After all items on the agenda were acted upon, Mayor Sirkin moved, Councilwoman Cole seconded to convene an Executive Session to discuss matters pertaining to Property Acquisition. The Clerk called the roll. Councilpersons Leet, Cole, Schneider, Capell, Czerwonka, Vice Mayor Jhaveri, and Mayor Sirkin voted. Seven yeses. Motion carried.

After matters pertaining to property acquisition were discussed, Vice Mayor Jhaveri moved, Councilman Leet seconded to convene to the regular meeting. A voice vote was taken. All Council members voted yes. Motion carried.

11. ADJOURNMENT

All items on the agenda having been acted upon, Councilman Czerwonka moved, Councilman Leet seconded to adjourn the meeting. A voice vote was taken. All members voted yes. The Council meeting was adjourned at approximately 9:20 PM.

Marc Sirkin, Mayor

Jamie K. Eifert, Clerk of Council

MINUTES RECORDED AND WRITTEN BY:

Julie Kipper, Executive Assistant