

BLUE ASH CITY COUNCIL

December 10, 2015

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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 December 10, 2015. Mayor Lee Czerwonka called the meeting to order in Council Chambers at 7:00 PM.

2. OPENING CEREMONIES

Mayor Czerwonka led those assembled in the Pledge of Allegiance.

3. ROLL CALL

MEMBERS PRESENT: Vice Mayor Tom Adamec, Councilman Robert Buckman, Councilman Pramod Jhaveri, Councilman Robert Ryan, Councilman Marc Sirkin, Councilwoman Stephanie Stoller, and Mayor Lee Czerwonka

ALSO PRESENT: City Manager David Waltz, Solicitor Bryan Pacheco, Clerk of Council Jamie Eifert, Assistant City Manager Kelly Harrington, Treasurer Sherry Poppe, Parks & Recreation Director Chuck Funk, Public Works Director Gordon Perry, Fire Chief Rick Brown, Police Chief Paul Hartinger, Administrative Assistant Karla Plank, Parks & Grounds Superintendent Brian Kruse, and interested citizens

4. APPOINTMENT OF PERSON(S) TO READ ORDINANCES IN FULL IN REAR OF COUNCIL CHAMBERS

Mayor Czerwonka appointed Kelly Harrington to read the legislation (ordinances) in their entirety in the rear of Council Chambers.

5. ACCEPTANCE OF AGENDA

Councilman Buckman moved, Councilman Sirkin 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. *APPOINTMENT OF PERSON(S) TO READ ORDINANCES IN FULL IN REAR OF COUNCIL CHAMBERS*
5. *ACCEPTANCE OF AGENDA*
6. *COUNCIL RECOGNITION OF RAYMOND SCHAFER*
7. *APPROVAL OF MINUTES*
 - a. *Regular Meeting of November 12, 2015*
 - b. *Budget Study Session of November 30, 2015*
 - c. *Council Swearing-In Ceremony of December 1, 2015*
8. *COMMUNICATIONS*
 - a. *Communications to Council –Clerk of Council Jamie K. Eifert*
 - b. *Reports From Outside Agencies*
 - c. *Mayor’s Report – November 2015*
 - d. *Financial Report – Motion to accept the report for November 2015*
9. *HEARINGS FROM CITIZENS*
10. *COMMITTEE REPORTS*
 - a. *Finance & Administration Committee, Thomas C. Adamec, Chairperson*
 1. *Ordinance No. 2015-81, transferring funds*
 2. *Ordinance No. 2015-82, adopting 2016 proposed budget*
 3. *Ordinance No. 2015-79, authorizing a Tax Increment Financing (TIF) arrangement at Hampton Inn Project*
 4. *Ordinance No. 2015-83, authorizing the negotiation and execution of a lease agreement relating to Senate at Summit Park*
 5. *Ordinance No. 2015-84, amending professional legal service fees*

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- b. *Parks & Recreation Committee, Robert J. Buckman, Jr., Chairperson*
 - 1. *Ordinance No. 2015-85, purchase of Furniture, Fixtures and Equipment at Summit Park*
 - 2. *Ordinance No. 2015-86, authorizing the negotiation and execution of a Usage Agreement relating to Summit Park*
- c. *Public Works Committee, Stephanie Stoller, Chairperson*
 - 1. *Ordinance No. 2015-87, authorizing a multi-year contract for professional engineering services*
- d. *Public Safety Committee, Pramod Jhaveri, Chairperson*
 - 1. *Resolution No. 2015-18, electing members to the Volunteer Fire Fighters' Dependent Fund Board*

11. MISCELLANEOUS BUSINESS

12. ADJOURNMENT

6. COUNCIL RECOGNITION OF RAYMOND SCHAFER

On behalf of the City of Blue Ash, Mayor Czerwonka recognized Ray Schafer for his admirable service to the City. When he and his wife Joyce joined Tom Stone in his Special Events Committee in 1982, they had no idea it would lead to 33 years of activity with the City. The joke was that on days it was raining, Mr. Schafer was in charge of the umbrella concession. Mr. Schafer served on the Board of Sites from September 1982 until February of 1989. From there, he served on the Planning Commission through 2015, becoming Chair in 1993. As chair of the Planning Commission, Mr. Schafer led the City in decisions involving at least 2 comprehensive land use plans, and many more area development plans and projects. His impact has been significant to the way the City runs, and the way our development team makes decisions. Charles Dickens said, "No one is useless in this world who lightens the burdens of another." Mr. Schafer's attitude toward serving this community has positively impacted many and has shaped Blue Ash into the prominent City that it is today. For that and so much more, the City of Blue Ash thanks him. Mayor Czerwonka presented Mr. Schafer with a plaque from the City.

7. APPROVAL OF MINUTES

Councilwoman Stoller moved, Vice Mayor Adamec seconded to approve the minutes of the regular meeting of November 12, 2015, Budget Study Session meeting of November 30, 2015, and Council Swearing-In Ceremony of December 1, 2015. A voice vote was taken. All members present voted yes. Motion carried.

8. COMMUNICATIONS

a. Communications to Council

There were no communications presented to Council.

b. Reports From Outside Agencies

Mayor Czerwonka introduced Michelle Johnson, Executive Director of the Cancer Support Community wherein she shared information about the organization celebrating its 25th year of serving those affected by cancer in the Cincinnati and Northern Kentucky region. This year, the Cancer Support Community also celebrates a record year in visits to the center with a 7% increase over last year that will exceed over 20,000 visits to their programs – the largest increase at the City of Blue Ash location. She thanked the City of Blue Ash for the wonderful partnership.

c. Mayor's Report – November 2015

TOTAL RECEIPTS:..... \$8,734.55

DISBURSEMENTS:

To Blue Ash	
Fines/costs/Expungements/forfeitures/NSF check charges, vendor permits).....	\$5,827.55
To the State of OH:	\$2,570.25
Victims of Crime	\$612.00
General Rev Fund.....	now included in 2a below
Expungements.....	\$30.00
Indigent Defense Support Fund 2a (Includes STG and bond surcharge).....	\$1,702.50

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Drug Law Enforcement Fund 2b.....	\$225.75
Justice Program Service Fund	
Seat Belts.....	\$0.00
Indigent Driver's Alcohol Trtm't Fund.....	\$96.75
Refund of Appealed Fines and Costs	\$0.00
Refund of overpaid fines.....	\$40.00
Bond Money applied.....	\$0.00
Bond Money returned	\$200.00
Restitution payment.....	\$0.00
TOTAL DISBURSEMENTS	\$8,734.55
 BALANCE IN BONDS: 11/30/2015.....	 \$200.00
Mayor's Court traffic citations	74
Mayor's Court criminal citations.....	3
Total Mayor's Court cases	77
Blue Ash rev. from Mayor's Ct. Cases:.....	\$5,827.55

d. Financial Report – November 2015

Councilwoman Stoller moved, Councilman Buckman seconded to accept the Financial Report for November 2015 as submitted. A voice vote was taken. All members present voted yes. Motion carried.

CITY OF BLUE ASH FINANCIAL POSITION STATEMENT- MONTH ENDING November 30, 2015

MONTH TO DATE	2014	2015
START OF MONTH FUND BALANCE:	\$50,922,434.25	\$55,691,220.65
Revenues:		
Earnings Tax Collections:	\$2,687,673.09	\$2,552,304.72
Debt Financing (long term)	-	-
Debt Financing (short term)	-	-
Other Revenue Received:	694,512.81	640,873.88
= Total Monthly Receipts	\$3,382,185.90	\$3,193,178.60
Expenditures:		
Long term debt retirement	\$1,627,911.25	\$1,643,186.25
Short term debt refinancing	-	-
Other Expenditures:	\$2,891,766.24	\$4,148,933.84
= Total Monthly Expenditures:	\$(4,519,677.49)	\$(5,792,120.09)
END OF MONTH FUND BALANCE:	\$49,784,942.66	\$53,092,279.16

YEAR TO DATE	2014	2015
START OF YEAR FUND BALANCE:	47,822,201.81	58,750,116.31
Revenues:		
Earnings Tax Collections:	\$31,612,873.65	\$32,430,445.81
Debt Financing (long term)	-	-
Debt Financing (short term)	-	247,975.88
Other Revenue Received:	\$14,320,107.68	\$14,650,656.02
= Total YTD Receipts	\$45,932,981.33	\$47,329,077.71
Expenditures:		
Long term debt retirement	\$4,808,870.10	\$6,730,169.19
Short term debt refinancing	-	63,939.74
Other Expenditures:	\$39,161,370.38	\$46,192,805.93
= Total YTD Expenditures:	\$(43,970,240.48)	\$(52,986,914.86)
YEAR-TO-DATE FUND BALANCE:	\$49,784,942.66	\$53,092,279.16

100% of the fund balance was invested as of 11/30/15. Interest paid to date on matured investments: \$45,719.41. Receipt and expenditure figures do not include interfund transfers or advances. All debt includes principal and interest.

BLUE ASH INCOME TAX DIV. INCOME TAX RECEIPT SUMMARY - MONTH ENDING November 30, 2015

MONTH-TO-DATE STATUS	2014	2015
Business Net Profit	\$54,338.69	\$57,091.55
Resident Net Profit	25,015.00	39,385.72
Non-Resident Net Profit	10,590.82	7,572.40
Subcontractor Net Profit	648.00	33.00
Net Profit Total	\$90,592.51	\$104,082.67
Withholding	\$2,550,484.78	\$2,388,063.02

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Subcontractor Withholding	46,595.80	60,159.03	
Withholding Total	<u>\$2,597,080.58</u>		<u>\$2,448,222.05</u>
Monthly Collection Totals	<u>\$2,687,673.09</u>		<u>\$2,552,304.72</u> -5.04%

YEAR TO DATE STATUS

Business Net Profit	\$4,964,421.58	\$4,815,613.42	
Resident Net Profit	1,031,785.21	1,059,494.92	
Non-Resident Net Profit	399,510.72	422,864.76	
Subcontractor Net Profit	86,217.12	148,355.41	
Net Profit Total	<u>\$6,481,934.63</u>		<u>\$6,446,328.51</u>
Withholding	\$24,629,502.77	\$25,515,325.36	
Subcontractor Withholding	501,436.25	468,791.94	
Withholding Total	<u>\$25,130,939.02</u>		<u>\$25,984,117.30</u>
YTD Collection Totals	<u>\$31,612,873.65</u>		<u>\$32,430,445.81</u> 2.59%
YTD Refund Totals	<u>\$965,762.86</u>		<u>\$1,828,199.19</u>

9. HEARINGS FROM CITIZENS

There were no Hearings from Citizens and was declared closed at 7:15 PM.

10. 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 December 10th Council agenda.

10.a.1. Ordinance No. 2015-81 – transferring funds

The attached transfer ordinance provides for the following current budget modifications:

Facility Maintenance Department

The transfer of available Facility Maintenance budget within Facility related expense accounts. The need exists to fund salaries related to the completion of various in-house projects including the renovation of the South Fire Station.

Cooper Creek Events Center and Golf Course (Fund 752)

Additional budget adjustments are needed to account for activity related to confirmed event bookings and the unusually long golf season. The attachment provides for the over-collection of event revenue and greens fees that offset the additional expenditure appropriations in those related areas necessary to finish out the year.

Please direct any question regarding this Ordinance to the Treasurer/Administrative Services Director.

10.a.2. Ordinance No. 2015-82 – adopting 2016 proposed budget

The 2016 Proposed Budget was completed and distributed on November 23rd and reviewed at the November 30th Budget Study Session. The City Manager detailed the framework of the budget, provided a graphical overview which illustrated the City’s anticipated operating results, and offered some guidance regarding future trends assuming that the economy stays “on track” and no “new” issues arise.

The budget document predicts the anticipated fund balances that the City should possess at the end of 2015, what revenues are anticipated for 2016, and those operating expenditures and capital costs that are planned during the upcoming year. Ordinance 2015-82 is structured around that budget as originally presented to City Council on November 30th. There have been no changes to any of the numbers, revenues or expenses contained therein. Favorable consideration of this Ordinance by City Council will allow the Finance Division to move forward with loading the new 2016 interim appropriations after the 2015 accounting year is finalized on December 31, 2015. The finance team will utilize these revenue and expenditure appropriations, along with the actual ending fund balances, to continue normal functions until a final budget is prepared and presented to City Council for approval. That final budget will not only incorporates actual ending fund balances, but it also will be modified for any situations, new projects, or changed conditions which might arise between the preparation of the proposed budget and the final budget. Generally, only minor modifications are necessary through that effort. City Council will be asked to review and approve a final budget at the second meeting in January 2016.

Please direct any question regarding this Ordinance to the City Manager or Treasurer/Administrative Services Director.

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10.a.3. Ordinance No. 2015-79 – authorizing a Tax Increment Financing (TIF) arrangement at Hampton Inn Project

As has been the City's practice in the recent past, staff is recommending approval of Tax Increment Financing (TIF) on the Hampton Inn which is currently under construction on Creek Road. The TIF would provide the City with annual supplemental funding for future, public infrastructure improvements in the vicinity of the project.

This TIF permits the City to capture the "non-school district" increased property tax valuation from the new private improvements (the hotel). A conservative estimate of annual City revenue from this project once completed is \$50,000 per year, and the TIF would be in place for 30 years.

The Sycamore Community School District and Great Oaks Joint Vocational School Districts would be made 100% whole. In other words, they would receive the same amount of real estate tax revenue that they would have received if the TIF were not in place. Because the School Districts will be made whole, the School Districts are not required to approve the TIF. The school districts have received notice of the TIF and have voiced no opposition. Also, the approval of the TIF by Hampton Inn is not required as the City can unilaterally impose the service payment requirement on the property owner through a provision in the TIF ordinance. This provision states that the parcel owner is required to make service payments in lieu of real estate taxes, and the City is authorized by statute to file for the tax exemption on behalf of the property owner.

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

10.a.4. Ordinance No. 2015-83 authorizing the negotiation and execution of a lease agreement relating to Senate Restaurant at Summit Park

The City's real estate broker, Urban Fast Forward, has recruited the Senate to occupy part of the restaurant building (Building B) at Summit Park. Ordinance 2015-83 seeks Council approval of a 10-year lease with two 5-year renewal options for lease of 4,250 sq. ft. of space as well as exterior patio space at the restaurant building.

The base rent is \$110,890.00 per year for the first 5 years and \$121,552.50 per year for the second five years. Percentage rent shall also be due if gross sales exceed certain thresholds as defined in the attached lease.

The Senate is a popular Chef Daniel Wright restaurant located in Cincinnati's Over the Rhine neighborhood. Summit Park will be the restaurant's second location.

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

10.a.5. Ordinance No. 2015-84 – amending professional legal service fees

The Solicitor has requested legislation to authorize a change in the hourly legal fee schedule beginning in 2016. Ordinance No. 2015-84 seeks authorization to increase the hourly rates by \$10 effective January 1 – resulting in the following hourly rates: \$240 per hour for attorney services, and \$180 per hour for paralegal services.

Please direct questions regarding this ordinance to the Solicitor.

10.b.2. Ordinance No. 2015-85 – Furniture, Fixtures & Equipment for Summit Park Canopy

In an effort to furnish the soon to be completed Glass Canopy within Summit Park, the Recreation team, along with the project architects, has begun to plan furniture arrangements. The focus has been to locate resilient, yet comfortable pieces capable of standing the patterns of usage envisioned for the space. The options were narrowed down to (2) manufacturers and styles. Those 2 pieces were tested by placing sample chairs and cushions outdoors for a full season within the Recreation Center baby pool area. They were then left outdoors over the winter exposed to the elements for additional proof that the chosen line meets the required durability.

The Recreation Department requests the purchase of five (5) sets of outdoor furniture to meet the specific, unique design and theme of the Glass Canopy at Summit Park. The cost of five (5) sets of outdoor furniture is for an amount not to exceed \$30,000, which the manufacturer has offered an off-season discount. Funding for which has been approved by City Council in the 2015 Final Budget.

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

10.b.2. Ordinance No. 2015-86 – authorizing the negotiations and execution of a Usage Agreement relating to Summit Park

Keeping with the vision of Summit Parks intentions to draw additional premier events organized by outside groups, the Recreation Team presented a possible partnership with PromoWest Productions, Inc. to provide a ticketed country music festival known as the Buckle Up Music Festival. During a briefing presentation to Council in October of 2014, Council granted permission to move forward with rental negotiations focused on the 2016 season within Summit Park.

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Buckle Up Music Festival is a Country Music event focused on offering some of the largest names in the industry featuring several national acts and numerous regional and local entertainers. In the previous event, the organizers facilitated 6 stages and over 60 musical acts over 3 days and drew crowds as large as 20,000 per day.

PromoWest Productions, organizers of the event, are focusing on offering a 2-day ticketed event, however, in the agreement they have an option of opting for a 3-day event for an alternate rental fee. The rental fee for a 2-day event is \$100,000 and the 3-day option is \$125,000. The event is anticipated to be scheduled for early August, 2016 in Summit Park.

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

10.c.1. Ordinance No. 2015-87 – authorizing a multi-year contract for professional engineering services

In late 2012, Council approved a five-year contract with the City's long-standing engineering firm, Blue Ash based CDS Associates (now known as CT Consultants), for general engineering services. The contract requires annual review and approval of the fee schedule for each calendar year. The attached 2016 fee schedule for engineering services has been reviewed by the Administration, and approval has been recommended to City Council.

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

10.d.1. Resolution No. 2015-18 – electing members to the Volunteer Fire Fighters' Dependent Fund Board

This resolution is presented each year to City Council for approving the continuation of a State-required Volunteer Fire Fighters' Dependents Fund Board. The resolution selects the Councilperson designated as the chairperson of the Public Safety Committee and the City Manager to serve on this Board, as well as two other members nominated by the Fire Department. Resolution No. 2015-18 provides appointees to the Board for calendar year 2016. This fund, administered through the State of Ohio, provides the surviving spouse or dependents of a part-time/volunteer firefighter killed while discharging the duties of a firefighter, or who dies from exposure or injury received in the discharge of duty, representing monetary benefits to supplement the Ohio Public Employees Retirement System (OPERS). (Only full-time firefighters can belong to the Ohio Police & Fire Pension system.) Therefore, in order to comply with State regulations, approval of this resolution is recommended.

Please direct questions regarding this resolution to the Fire Chief.

a. Finance & Administration Committee, Thomas C. Adamec, Chairperson

Vice Mayor Adamec asked the Clerk to read Ordinance No. 2015-81 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2015-81

PROVIDING FOR THE TRANSFER OF FUNDS AND AMENDMENTS WITHIN THE ANNUAL APPROPRIATION ORDINANCE NO. 2015-1 FOR THE YEAR 2015 (AS SHOWN ON ATTACHMENT); AND DECLARING AN EMERGENCY

Vice Mayor Adamec moved, Councilman Sirkin seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Stoller, Ryan, Buckman, Adamec, Jhaveri, Sirkin, and Mayor Czerwonka voted yes. Seven yeses. Motion carried.

Vice Mayor Adamec moved, Councilwoman Stoller seconded to adopt Ordinance No. 2015-81.

There being no discussion, the Clerk called the roll. Councilpersons Ryan, Buckman, Adamec, Jhaveri, Sirkin, Stoller, and Mayor Czerwonka voted yes. Seven yeses. Ordinance No. 2015-81 passed.

Vice Mayor Adamec asked the Clerk to read Ordinance No. 2015-82 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2015-82

AN ORDINANCE MAKING INTERIM APPROPRIATIONS FOR REVENUES AND EXPENSES OF THE CITY OF BLUE ASH, OHIO, FOR THE FISCAL YEAR OF 2016; AND DECLARING AN EMERGENCY

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Vice Mayor Adamec moved, Councilman Sirkin seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Buckman, Adamec, Jhaveri, Sirkin, Stoller, Ryan, and Mayor Czerwonka voted yes. Seven yeses. Motion carried.

Vice Mayor Adamec moved, Councilwoman Stoller seconded to adopt Ordinance No. 2015-82.

Vice Mayor Adamec explained that this ordinance allows Council to approve an interim budget until the final budget can be approved during the January 28, 2016, Council Meeting.

There being no further discussion, the Clerk called the roll. Councilpersons Adamec, Jhaveri, Sirkin, Stoller, Ryan, Buckman, and Mayor Czerwonka voted yes. Seven yeses. Ordinance No. 2015-82 passed.

Vice Mayor Adamec asked the Clerk to read Ordinance No. 2015-79 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2015-79

AN ORDINANCE DECLARING IMPROVEMENTS TO A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF BLUE ASH, OHIO TO BE A PUBLIC PURPOSE UNDER SECTION 5709.40 OF THE OHIO REVISED CODE, PROVIDING FOR THE EXEMPTION OF SUCH IMPROVEMENT FROM REAL PROPERTY TAXATION, PROVIDING FOR THE HAMILTON COUNTY AUDITOR TO DISTRIBUTE SERVICE PAYMENTS TO THE SCHOOL DISTRICTS OF SYCAMORE COMMUNITY SCHOOLS AND THE GREAT OAKS INSTITUTE OF TECHNOLOGY AND CAREER DEVELOPMENT IN THE AMOUNT THEY WOULD OTHERWISE RECEIVE ABSENT THE EXEMPTION, CREATING THE HAMPTON INN MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE REMAINDER OF SUCH SERVICE PAYMENTS, AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH THOMPSON HINE LLP; AND DECLARING AN EMERGENCY

Vice Mayor Adamec moved, Councilwoman Stoller seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Jhaveri, Sirkin, Stoller, Ryan, Buckman, Adamec, and Mayor Czerwonka voted yes. Seven yeses. Motion carried.

Vice Mayor Adamec moved, Councilwoman Stoller seconded to adopt Ordinance No. 2015-79.

In answering Councilman Sirkin's question, Mr. Waltz explained the project has to be a public improvement that has a benefit to the area which is typically any street, storm sewer, sidewalk project, etc.

There being no further discussion, the Clerk called the roll. Councilpersons Sirkin, Stoller, Ryan, Buckman, Adamec, Jhaveri, and Mayor Czerwonka voted yes. Seven yeses. Ordinance No. 2015-79 passed.

Vice Mayor Adamec asked the Clerk to read Ordinance No. 2015-83 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2015-83

AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND THEREAFTER ENTER INTO A MULTI-YEAR LEASE AGREEMENT FOR CITY-OWNED REAL PROPERTY LOCATED AT SUMMIT PARK; AND DECLARING AN EMERGENCY

Vice Mayor Adamec moved, Councilwoman Stoller seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Stoller, Ryan, Buckman, Adamec, Jhaveri, Sirkin, and Mayor Czerwonka voted yes. Seven yeses. Motion carried.

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Vice Mayor Adamec moved, Councilman Buckman seconded to adopt Ordinance No. 2015-83.

Vice Mayor Adamec explained the ordinance allows the City Manager to enter into an agreement with a new restaurant located at Summit Park called the Senate. This will be the Senate's second location. The Summit currently has a location in Over The Rhine in Cincinnati. The restaurant will occupy approximately 4,000 sq. ft. in Building B currently under construction at Summit Park.

In answering Councilman Ryan's question, Mr. Waltz explained that Brown Dog Café, which is located in Building A, was used, in part, for the negotiations of the Senate. The rates were set by other market rates as determined by the City's real estate agent.

There being no further discussion, the Clerk called the roll. Councilpersons Ryan, Buckman, Adamec, Jhaveri, Sirkin, Stoller, and Mayor Czerwonka voted yes. Seven yeases. Ordinance No. 2015-83 passed.

Vice Mayor Adamec asked the Clerk to read Ordinance No. 2015-84 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2015-84

AUTHORIZING THE CITY MANAGER TO ENTER INTO A
CONTRACT FOR PROFESSIONAL LEGAL SERVICES AND
PROVIDING COMPENSATION THEREFOR; AND
DECLARING AN EMERGENCY

Vice Mayor Adamec moved, Councilwoman Stoller seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Buckman, Adamec, Jhaveri, Sirkin, Stoller, Ryan, and Mayor Czerwonka voted yes. Seven yeases. Motion carried.

Vice Mayor Adamec moved, Councilman Buckman seconded to adopt Ordinance No. 2015-84.

There being no discussion, the Clerk called the roll. Councilpersons Adamec, Jhaveri, Sirkin, Stoller, Ryan, Buckman, and Mayor Czerwonka voted yes. Seven yeases. Ordinance No. 2015-84 passed.

b. Parks & Recreation Committee, Robert J. Buckman, Jr., Chairperson

Councilman Buckman asked the Clerk to read Ordinance No. 2015-85 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2015-85

AUTHORIZING THE CITY MANAGER TO PURCHASE
FURNITURE, FIXTURES AND EQUIPMENT FOR
OUTFITTING AND FINISHING THE GLASS CANOPY
PROJECT AT SUMMIT PARK; AND DECLARING AN
EMERGENCY

Councilman Buckman moved, Councilman Sirkin seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Jhaveri, Sirkin, Stoller, Ryan, Buckman, Adamec, and Mayor Czerwonka voted yes. Seven yeases. Motion carried.

Councilman Buckman moved, Councilwoman Stoller seconded to adopt Ordinance No. 2015-85.

There being no discussion, the Clerk called the roll. Councilpersons Sirkin, Stoller, Ryan, Buckman, Adamec, Jhaveri, and Mayor Czerwonka voted yes. Seven yeases. Ordinance No. 2015-85 passed.

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Councilman Buckman asked the Clerk to read Ordinance No. 2015-86 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2015-86

AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND THEREAFTER ENTER INTO A USAGE AGREEMENT FOR USAGE OF SUMMIT PARK; AND DECLARING AN EMERGENCY

Councilman Buckman moved, Vice Mayor Adamec seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Stoller, Ryan, Buckman, Adamec, Jhaveri, Sirkin, and Mayor Czerwonka voted yes. Seven yeases. Motion carried.

Councilman Buckman moved, Councilwoman Stoller seconded to adopt Ordinance No. 2015-86.

Parks & Recreation Director Chuck Funk explained that they have been in negotiations with PromoWest Productions, Inc., a/k/a Buckle-Up, since September 2014, for a concert event similar to the concert event held in Cincinnati in 2014. The concert event will be a two or three day event which will cover rental of the Summit Park property and help to cover some of the City's costs associated with the event such as off-site security, traffic control, EMS, etc. which are included in the fee. The concert event has a limited ticket attendance of 30,000 people per day. There will be a fenced-off area in the Park for the event and the remainder of the park will be open to the public, including the playground. The parking lots will be closed due to set-up of vendor booths. PromoWest will be negotiating with surrounding business areas for off-site parking, shuttle services, etc. and will be using the same companies the City uses when hosting events. Mr. Funk stated that it will be a great asset to the park and an opportunity for high quality entertainment. The event is scheduled for August 5, 6 and possibly the 7th in 2016. The cost of tickets for the event has not been confirmed but Mr. Funk felt it would be an affordable event that will include 20 acts each day.

In answering Councilman Ryan's questions, Mr. Funk stated that the space provided at Summit Park is much larger than in Cincinnati which will help in moving the crowd. Mr. Funk further explained that PromoWest will be partnering with the City's local hotels and food vendors, and the City's two new restaurants that will be on-site.

Mr. Funk informed Council that there have been many outside requests for events to be held at Summit Park. Last year, Summit Park held 13 outside events, which were smaller in size, and the City was able to raise revenue off the events. It is anticipated more events at the park will happen in 2016.

There being no further discussion, the Clerk called the roll. Councilpersons Ryan, Buckman, Adamec, Jhaveri, Sirkin, Stoller, and Mayor Czerwonka voted yes. Seven yeases. Ordinance No. 2015-86 passed.

c. Public Works Committee, Stephanie Stoller, Chairperson

Councilwoman Stoller asked the Clerk to read Ordinance No. 2015-87 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

ORDINANCE NO. 2015-87

AUTHORIZING GENERAL ENGINEERING, PLAN REVIEW, ARCHITECTURAL AND RELATED SERVICE RATES FOR 2016 WITH CT CONSULTANTS (FORMERLY KNOWN AS CDS ASSOCIATES, INC.); AND DECLARING AN EMERGENCY

Councilwoman Stoller moved, Councilman Ryan seconded to suspend the rules of Council requiring a second reading of the ordinance. The Clerk called the roll. Councilpersons Buckman, Adamec, Jhaveri, Sirkin, Stoller, Ryan, and Mayor Czerwonka voted yes. Seven yeases. Motion carried.

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Councilwoman Stoller moved, Councilman Buckman seconded to adopt Ordinance No. 2015-87.

There being no discussion, the Clerk called the roll. Councilpersons Adamec, Jhaveri, Sirkin, Stoller, Ryan, Buckman, and Mayor Czerwonka voted yes. Seven yeases. Ordinance No. 2015-87 passed.

d. Public Safety Committee, Pramod Jhaveri, Chairperson

Councilman Jhaveri asked the Clerk to read Resolution No. 2015-18 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2015-18

ELECTING PRAMOD JHAVERI AND DAVID M. WALTZ TO THE VOLUNTEER FIRE FIGHTERS' DEPENDENTS FUND BOARD AND ACKNOWLEDGING THE ELECTION OF RICK BROWN AND CHRIS THEDERS TO THE VOLUNTEER FIRE FIGHTERS' DEPENDENTS FUND BOARD FOR THE TERM EXPIRING JANUARY 1, 2017

Councilman Jhaveri moved, Councilman Buckman seconded to adopt Resolution No. 2015-18.

There being no discussion, the Clerk called the roll. Councilpersons Jhaveri, Sirkin, Stoller, Ryan, Buckman, Adamec, and Mayor Czerwonka voted yes. Seven yeases. Resolution No. 2015-18 passed.

11. MISCELLANEOUS BUSINESS

Mr. Waltz informed Council that Phase 2 of Summit Park will soon be concluded and will venture into Phase 3. The Summit Park design teams, MKSK and MSA Architects, provided an update of Phase 2 and discuss Phase 3 options. No decisions will be made, but Administration will begin to scope and budget its options and come back to Council for further discussion. Mr. Waltz introduced Mike Schuster of MSA Architects.

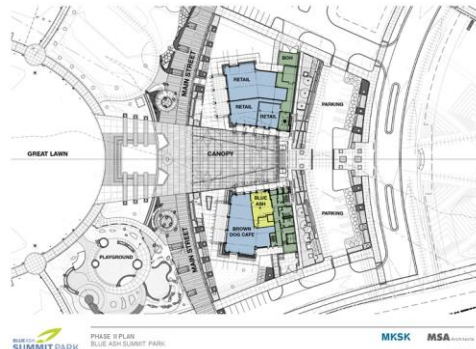
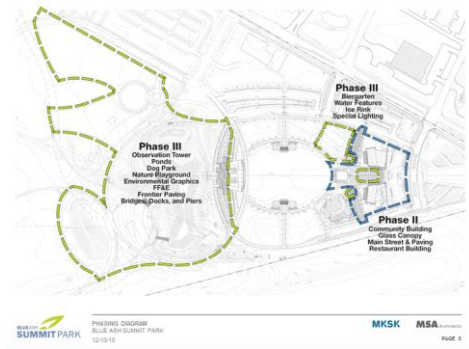


Mr. Schuster excitedly informed Council that Summit Park is looking fantastic and it has been a wonderful undertaking. Construction is ongoing in Phase 2 and is working towards advancing into other areas of the Park as Phase 3.

The entire park has a first tier which is a lot of the buildings. The second tier is behind the stage area along with the two new pavilions and glass canopy. The Frontier area will be less building development and more park amenities.

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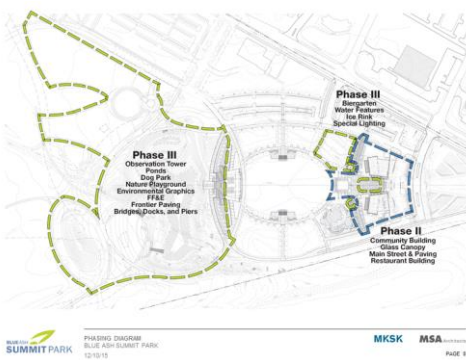
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Some of the elements in Phase 2 include the playground; Building 1 that will occupy Brown Dog Café, a community room, and restrooms; the glass canopy; and Building 2 that will occupy the Senate Restaurant and two other possible restaurants. Main Street will be a developed with a walk-way that will have features and trees connecting from one parking lot to the other parking lot along with other functions to the main area.



The aerial views show the two pavilions, the great lawn, pergolas, the stage, and the playground. Currently, the glass is being installed in the canopy which consists of a lot of multi-colored glass towards the back of the canopy and gets more clear glass towards the front. A signature stone is being used throughout the park.



Some of the features that have been designed to fit in Phase 2 include a fire pit area, and terrace area looking to the northwest.

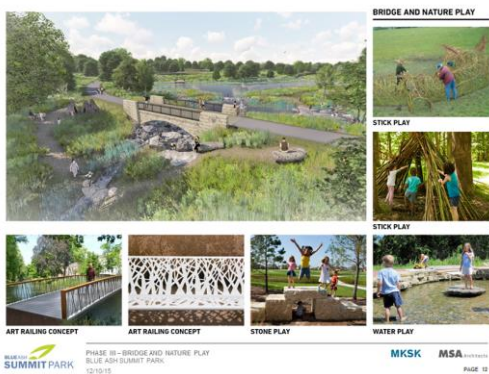
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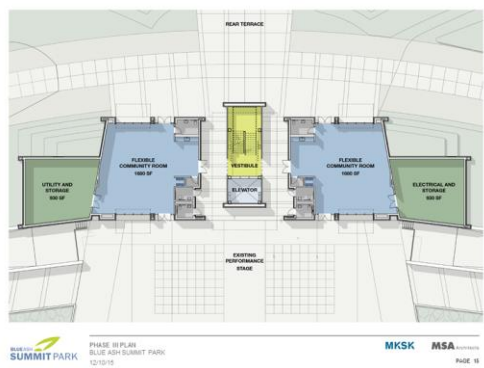
Some future concepts could include a themed German Biergarten with a seating and an arbor concept.

Phase 3 will have a 2-acre pond which will be used for irrigation to the manicured lawn areas; there will be a larger dog park area; a stormwater treatment basin; the brownish tone will be meadow grasses which is a beautiful amenity that doesn't require constant maintenance; there will be great flower cover for a beautiful habitat area. The sledding hill is being moved from its original designed area to a space facing northeast that will receive better sun orientation.



A bridge going over a stream will take on a very artful character with a nature play area nearby. The theme is more circular, similar to the discovery play area along Main Street, and will be designed to be in touch with nature.

The dog park will be added onto and possibly designed to have a seating gathering area for pedestrians.



The aerial view shows the entire park complex with a hint of the tower to the left. As part of Phase 3, there would be a dock and fishing pier in the area. The dock is low to allow pedestrians to touch the water. The pier is thought to provide for a larger group, pedestrians can fish off of it, etc. The deepest point of the ponds will be 8 to 9 feet but only about 25% of the area; otherwise, the pond has very shallow slopes.

Mr. Schuster indicated there will be a terrace overlook at the base of the tower. The terrace overlook will be behind the stage. The concept is to create a base building of the tower which would have a number of functions that would enhance the area of development off to the west side of the building. The tower will have elevator access to the top in addition to a stairway. Restrooms will be included and there will flexible community rooms on both sides of the tower.

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The community rooms will have multiple functions such as performer's green room, storage areas, set-up areas, etc. They will not be specifically defined to only work as a green room, etc., but can be used during non-events by opening a garage door like concept where pedestrians will be able to pass through the entire area. There will also be an area designed for electrical and storage.



The design of the tower is a cross section from its original design. There is a roof on the top of the observation deck. The height of the tower is 126 feet above grade. To confirm a strategic height for the tower, Mr. Schuster explained that they used a drone at several points to show what the view would be from different heights when in the tower. Once the drone reached 110 to 125 feet, it provided a view of downtown Cincinnati with a sky profile around it. Any higher than 125 feet, the view would be looking down at the hills of Kentucky.



The photos show aerial views from the tower looking back at the glass pavilion, along with looking over the Great Lawn.



PHASE III POTENTIAL AMENITIES

- 1) Multi-use pavilions, observation tower and associated paving/hardscape
- 2) Ponds and stream
- 3) Bridges, docks and piers
- 4) Nature playground
- 5) Frontier asphalt paths
- 6) Dog Park
- 7) Biergarten
- 8) Fountains
- 9) Canopy effects and misc. special graphics
- 10) Ice rink
- 11) Environmental graphics
- 12) FF&E

The photos depict a square pattern on the tower which is the stairwell off to the side. It is covered by a series of metal panels that would have different kinds of density of perforation and different lighting. The idea is to make it similar to the color glass in the canopy to make a design effect. The metals panels would have different levels of transparency. That would allow having different kinds of colored light come up through the tower so at night, they would shine different colors and be able to change. The metal panels have a level of covering on the stairwell that allows air and light movement. One thing that was discussed was a video board at the top of the tower that could be a digital clock where every 15 minutes it could explode into a visual effect (i.e.: a snowflake, leaf, flower, etc.). Mr. Schuster didn't feel the tower would be a good option for video effects of the performers; however, he felt the trellis' are sized large enough to hold temporary screens on top of them. The roofing has a similar slope to it as the glass canopy with lighting underneath. The tower offers a lot of opportunities and will serve as a landmark for the City.

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Mr. Schuster unveiled a model design of the Summit Park tower.

Mr. Waltz explained that Administration and the Design Team really challenged themselves with the tower, which will be iconic and a nice experience. The height of the tower was determined by views from the fire truck ladder, hot air balloon, and a drone which all were consistent that the ideal view was at 125 feet. Anything over 125 feet was diminished and not much more of a view. At 75 feet, the view isn't quite there but at 125 feet the view and experience makes sense.

Further, the tower will be consistent with everything else in the park being year round, being flexible with lots of options. The two rooms at the side of the tower will allow for year round experiences, flexibility, and options with a view overlooking the pond on one end of the park, a canopy view on another side. During events, the two rooms would be closed for the entertainers' back stage, green room gathering.

Discussion amongst Council was had over the various details of the features at the Park and the Tower.

In conclusion, Mr. Waltz stated that there are many potential amenities for Phase 3; however, the City's budget will not be able to pay for all of them. Ultimately, decisions will have to be made as to what amenities should be immediately funded or not. Currently, the 2016 budget allows for a \$10 million bond issuance and approximately \$2 million in local cash match up front. Between the list of items and furniture, fixtures and equipment (FF&E), perhaps 6 to 7 of the 12 potential amenities could be funded. A grant is in place for the pond, so in all likelihood, that will need to be done as part of the landscape. The tower was held off until Phase 3 because from a programming standpoint, some of the other things were needed. The rest of the amenities will be worked through as a process unless Council decides to apply more money into the budget. That concluded the Phase 3 discussion.

Councilman Jhaveri thanked everyone for the warm welcome to City Council. He stated the City staff has been excellent and represented each department nicely. He especially thanked Mr. Waltz for his help and patience during the transition. He is proud to be a part of the City Council.

Councilman Ryan stated he is looking forward to serving the City of Blue Ash. When he met with the various departments, they showed a great deal of professionalism and dedication. He asked that everyone bear with him as he transitions into City Council.

Council Members and Administration welcomed Judy Hosbrook back into the audience and expressed their well wishes towards a speedy recovery.

Council Members and Administration wished everyone the Happiest of Holidays and a prosperous New Year.

12. ADJOURNMENT

All items on the agenda having been acted upon, Councilwoman Stoller moved, Councilman Buckman seconded to adjourn the meeting. A voice vote was taken. All members voted yes. The Council meeting was adjourned at approximately 8:25 PM.

Lee Czerwonka, Mayor

Jamie K. Eifert, Clerk of Council

MINUTES RECORDED AND WRITTEN BY:

Karla Plank, Administrative Assistant