

CITY OF BLUE ASH

Interoffice Memo – City Manager's Office

TO: City Council
FROM: City Manager and Department Directors
SUBJECT: Agenda Items for the February 9, 2023 Council Meeting
DATE: February 7, 2023
COPIES: Department Directors, Clerk of Council, Solicitor, Media

This memo offers a brief description of the topics included on the February 9, 2023 Council agenda.

8.a.1. Resolution No. 2023-10 – Providing for amendments within the 2023 annual appropriation Resolution No. 2022-64

Resolution 2023-10 provides for a temporary General Fund advance into the Towne Square Improvement Fund, as needed, to cover any project related expenditures prior to receiving the debt proceeds in March or April. Only the amount needed to balance the fund will be advanced. Once the proceeds are received, additional budget amendments will be needed to record the debt proceeds, fund the cost of issuance, and to adjust budget for actual advance amount.

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

8.a.2. Resolution No. 2023-11 – Authorizing issuance of bond anticipation notes related to the Towne Square Project

This legislation authorizes the issuance of Bond Anticipation Notes (BANs) related to the Towne Square renovation and authorizes the City Manager and Treasurer to execute documents and agreements related to the issuance, sale or delivery of the BANs.

This resolution has been prepared by the City's bond counsel, Dinsmore & Shohl LLP, and contains the necessary components to comply with the various constitutional, federal, state, and local requirements regarding the issuance of municipal debt.

Listed below are some of the more specific items relate to the issuance of BANs:

- The City anticipates issuing \$10,000,000 in BANs. BANs will mature in one year.
- The maximum borrowing rate of 6% is stated in this resolution for flexibility. However Administration anticipates that the final borrowing rate will be around 4%.
- Once the borrowing rate and cost of issuance (ratings, bond counsel, underwriters, etc.) are known, a budget amendment will be presented to Council for approval that will provide additional budget for debt issuance costs and any other budget adjustments needed at that time.

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

8.b.1 Resolution No. 2023-12– Authorizing a contract (bid award) for the Towne Square Renovation Project

As has been discussed with Council, the Parks & Recreation and Public Works Administration advertised on the Bid Express website to solicit bids for the Blue Ash Towne Square Renovation Project. At the conclusion of the bid period, the City received three responses. Resolution No. 2023-12 authorizes the City Manager to enter into an agreement with Alpha Construction Company. The project's scope mainly includes the approximately 3 acres of site demolition, including removal of existing structures, new construction consisting of approximately 2,775 SF of enclosed toilet room/storage structure, approximately 4,054 SF of canopy structures and new construction of a great lawn, Veterans Memorial Park, parking lot, dog park, children's play features and landscaping.

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

8.b.2. Resolution No. 2023-13 – Authorizing a contract for mowing services for the City of Blue Ash

The parks department has concluded the public bidding for a portion of its mowing obligations throughout the City. This contractual mowing package includes 30 individual areas. City Staff will still continue to maintain and mow areas such as Summit Park, Municipal Building, Sports Center, Recreation Center and several others.

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

8.c.1 Resolution No. 2023-14 – Approving a Final Development Plan for a 6.2 acre Planned Unit Development “The BLUE” at the northwest corner of the intersection of Kenwood Road and Cooper Road in the Downtown Zoning District

City Council passed Ord. 2022-07 on September 8, 2022 granting concept approval of the BLUE Planned Unit Development. The development team has determined that they are ready to present the Final Development Plan for consideration.

The site consists of 6.2 acres at the northwest corner of the intersection of Cooper Road and Kenwood Road. The project includes up to 250 apartments, 90,000 square feet of commercial and office uses, and two parking garages comprising about 625 parking spaces. The design allows for street level retail, restaurants, etc. along Kenwood Road with the residential component accessed from the west side of the development. Semi-public areas are planned for the prominent corner at the Kenwood Road intersection and at a “Center Park” midway up Kenwood Road.

Entry to the site would be from Kenwood Road across from Laurel Avenue and from Cooper Road across from Blue Ash Road. Included in this packet are memos from the City Manager and CT Consultants regarding the proposed median on Cooper Road. In addition to that analysis, CT reviewed the on-street parking along Kenwood Road and determined that it is in accordance with Ohio Revised Code regulations and the ODOT Location & Design Manual.

Planning Commission recommended approval of the PUD Final Development Plan at their January 5, 2023 meeting with a number of conditions. Several conditions have been met since the January 5, 2023 meeting so two versions of legislation are included in this packet: the first lists all of Planning Commission's original conditions and the second is amended with only outstanding conditions listed.

Please direct any questions related to this Resolution to the City Manager or Assistant City Manager.

8.d.1. Resolution No. 2023-15 – Authorizing the City Manager to enter into a contract for the Blue Ash Hunt Road Pier Wall Project

The City received four (4) RFQ's for Design/Build Services to provide a complete design, construction documents, and construction of a 131 foot long Pier Wall for stabilization on a failing embankment along the south side of Hunt Road, located approximately 290 feet west of the Fox Run Apartments entrance. The City requested qualification packets which were reviewed and scored by the City's Review Board for this project. The most responsive Design/Build team with the highest score was selected and a price was negotiated for the contract in the amount of \$250,000 for the Design/Build Services.

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

8.d.2. Resolution No. 2023-16 – Authorizing the City Manager to enter into a contract for the Luscek Storm Pipe Repair Project

The City is continuing the replacement of a 54" corrugated metal pipe that is deteriorating under Luscek Dr. with a 54" ADS storm pipe. Last year, the City replaced approximately 500 feet of the pipe which was located under the KOI parking lot. The City is wanting to continue this replacement of the additional 350 feet pipe to its outfall structure. The existing 350 feet of 54" corrugated metal pipe runs from a manhole in the driveway apron of KOI and heads west under Lushcek Dr. through the property of the Higher Ground Education development (previously Bonnie Lynn's Bakery) located at 11179 Luscek Drive.

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