

CITY OF BLUE ASH

Interoffice Memo – City Manager's Office

TO: City Council
FROM: City Manager and Department Directors
SUBJECT: Agenda Items for the March 23, 2023 Council Meeting
DATE: March 21, 2023
COPIES: Department Directors, Clerk of Council, Solicitor, Media

This memo offers a brief description of the topics included on the March 23, 2023 Council agenda.

5 PUBLIC HEARING – 7:05 p.m. to consider an application for a Conditional Use Permit for a fuel station with 7 pumps at 11220 Reed Hartman Highway in the Blue Ash North District (Resolution No. 2023-01)

Anne McBride, on behalf of Kroger, presented to Planning Commission on December 1, 2022 for approval of a Conditional Use Permit to allow a fuel station at 11220 Reed Hartman Highway. The site is at the northeast corner of the intersection of Cornell and Reed Hartman.

The project includes 7 fuel pumps (for a total of 14 dispensers), exceeding the limit of 4 set by the Zoning Code. There would be a kiosk occupied by an employee at all times the fuel station is open.

Entry to the site would be from Cornell Place, a private road.

Planning Commission recommended approval at their December meeting with the following conditions:

1. The applicant provide a traffic study determining the impact on left turn movements from eastbound Cornell Road onto the private road and from the private road onto eastbound Cornell Road.
2. The applicant comply with all local, county, state, and federal stormwater management standards and regulations for a fueling station on a redevelopment lot of greater than one acre.
3. The comments of the City Architect be incorporated into the design.

The Public Hearing was tabled in January to allow for further review of the traffic impacts of the project. The City Engineer and Public Works recommend that an overhead blank out signing be installed to restrict left turn movements from Cornell Road onto Cornell Place and from Cornell Place onto Cornell Road during peak hours. The resolution has been amended to reflect this as a condition.

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

9.a.1. Resolution No. 2023-27 – Providing for amendments within the 2023 annual appropriation Resolution No. 2022-64

Resolution 2023-27 provides for the following 2023 budget amendments:

- On March 30, 2023, the City will close on the Bond Anticipation Note (BAN) funding the Towne Square Project. Debt proceeds of \$9,925,000 will be deposited into the Towne Square Improvement Fund 444 and the premium on the sale of \$71,460 will be deposited into the City's Debt Service Fund 331. Any premium on the sale must be used towards payment of debt issuance costs or debt retirement. These budget amendments are necessary to properly record the debt proceeds and related issuance costs.
- In February, Council approved a temporary advance into the Towne Square Improvement Fund 444 to cover possible delays with obtaining debt financing. That advance is no longer needed and this amendment reverses that advance into the Towne Square Improvement Project Fund.
- The City was awarded a \$300,000 Ohio Department of Natural Resources grant for the Towne Square Improvement Project. Budget is needed to record the grant revenue and the \$6,000 that ODNR will retain for administering the grant.
- Pending Council's approval of the property acquisition at 4906 Cooper Road, this budget amendment will provide \$305,000 for that purchase.

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

9.a.2. Resolution No. 2023-28 – Authorizing the City Manager to submit the Participation Agreement form for the pursuit and use of potential opioid litigation settlement funds from the Teva, Allergan, CVS, Walmart, and Walgreens National Opioid Settlements

Consistent with the City's participation in the settlement agreements with Cardinal Health, McKesson and AmerisourceBergen (Resolution 2021-40) and with Johnson & Johnson, Janssen Pharmaceuticals, and Ortho-McNeil-Janssen Pharmaceuticals (Resolution 2022-03), this legislation will authorize the City Manager to register and submit the Participation Agreements in connection with the recent Teva, Allergan, CVS, Walgreens, and Walmart settlements.

Please direct any questions regarding this Resolution to the City Solicitor.

9.a.3 Resolution No. 2023-29 – Authorizing the purchase of real property at 4906 Cooper Road (Hamilton County Auditor's Parcel #612-0040-0227-00)

This legislation pertains to the purchase of a 0.195-acre parcel at 4906 Cooper Road for \$300,000. The lot will be developed into additional public parking serving downtown Blue Ash.

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

9.b.1. Resolution 2023-01 – Approving a Conditional Use Permit for a fuel station with 7 pumps at 11220 Reed Hartman Highway in the Blue Ash North District

See item 5 above.

9.c.1. Resolution 2023-30 – Authorizing the City Manager to enter into a contract for the Blue Ash 2023 Paving Program for the unit prices as shown on the attached bid summary

The Public Works Administration advertised for bids for the Blue Ash 2023 Paving Program in the Cincinnati Enquirer on February 15, 2023 and on the Bid Express website. At the conclusion of the bid period, the City received two bids, which were publicly opened on the Bid Express website on March 16, 2023.

Administration is recommending Council authorize a bid award to the low bidder, Barret Paving Materials, Inc. for unit prices as shown on the bid summary. Staff recommends the award include the Base Bid, and Alternate 1.

A summary of this year's paving program is shown below:

Base Bid – Asphalt, milling, and base repairs – Redhill Dr., Wood Ave., Lebanon Ave., Corine Ave., Centennial Ave., Oak Ave., Kemper Ave., Florence Ave., Idalia Ave., Cook Ave., Labelle Ave., Grand Ave., and Margaretta Ave.

Alternate 1 – Asphalt, milling, base repairs, storm sewer inlet repair, and full replacement of curb and gutter – East Lake Forest (Limits Reed Hartman Hwy to Glendale-Milford Road)

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