

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 9th Council Meeting
DATE: March 7, 2023
COPIES: Department Directors, Press, Clerk of Council, Solicitor

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

8.a.1. Resolution No. 2023-18 – Levying special assessments on real property related to property maintenance issues pursuant to Chapter 911 of the BA Code

The City's property maintenance provisions defined in Chapter 911 allow for the City to "step in" and take care of the mowing of tall grass and weeds if the property owner, after an extended period of time and with notice, has not taken care of the problem. The City then bills the landowner for the cost of that maintenance. If the invoiced cost of the maintenance has not been paid by the landowner to the City after a defined period, the City can then "certify" it to the County Auditor to be placed upon the tax duplicate and collected and paid back to the City.

In the past several months, the City has taken care of maintenance issues multiple times on several Blue Ash properties. Resolution No. 2023-18 represents the notification to the County Auditor of such payments directing the specified amounts to be levied and assessed on the properties as noted within the resolution.

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

8.b.1 Resolution No. 2023-19 – Authorizing the City Manager to execute a grant agreement with the Ohio Division of Natural Resources related to the Towne Square Renovation Project

The City requested grant funding from the Ohio Capital Budget (H.B. 687) in support of the Towne Square redevelopment project. The City was awarded \$300,000 which will be administered through the Ohio Department of Natural Resources.

Please direct questions related to this Resolution to the Assistant City Manager or Parks and Recreation Director.

8.b.2 Resolution No. 2023-20 – Authorizing the City Manager to purchase golf course mowing and outdoor maintenance equipment

Resolution No. 2023-20 authorizes the purchase of (2) John Deere 2750 E-Cut Hybrid Triplex Mowers from Beard Equipment through the State of Ohio's Cooperative Purchasing Program (Contract #STS515) for an amount not to exceed \$93,269.08.

This equipment is necessary to replace aging mowing and outdoor equipment used to maintain the Blue Ash Golf Course. Funding for this equipment was approved by City Council in the 2023 final budget.

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

8.c.1. Motion setting a Public Hearing for Thursday, April 13, 2023 at 7:05 p.m. for consideration of a zoning text amendment and zoning map amendment

The applicant is seeking approval of a Zoning Text Amendment to the Table of Permitted Uses in Chapter 1135 Commercial Zoning Districts that would allow "animal boarding facilities and kennels" as a use that is permitted with standards in the Summit Park District. The proposed standard would be to allow these facilities "in the SP zoning district subject to the lot being set back a minimum of 1,000 feet from any residential district or use." The 1,000 foot setback would eliminate much of the Summit Park district east of the Techwoods Circle north of Pfeiffer, east of Alliance Road south of Pfeiffer, south of Malsbary Road, and west of McKinley Road, as well as the majority of the Neighborhoods at Summit Park as eligible locations for animal boarding facilities.

Pending approval, Circle Development intends to open a Red Dog Pet Resort and Spa at this location, a former Applebees restaurant. They approached the City in 2022 with a proposal for a Planned Unit Development, but this failed to pass City Council with a supermajority. A text amendment would allow the proposed use, but would still require the occupant to adhere to Zoning Code requirements. This means that any development subsequent to approval of the text amendment would be reviewed by the Board of Site Arrangement and the Board of Zoning Appeals for any needed variances.

Planning Commission considered the proposed plan at its March 2, 2023 meeting and recommended denial.

Planning Commission subsequently voted to recommend approval of a Zoning Map Amendment changing the designation of 10635 Techwoods Circle, and the four properties between it and Creek Road, from Summit Park District to Blue Ash North. This would allow animal boarding facilities and kennels as a permitted use at the proposed Red Dog site. Similar to a text amendment, a map amendment would still require the occupant to adhere to Zoning Code requirements. This means that any development subsequent to approval of the map amendment would be reviewed by the Board of Site Arrangement and the Board of Zoning Appeals for any needed variances.

Please direct questions regarding this item to the Assistant City Manager or Planning and Zoning Administrator.

8.d.1. Resolution No. 2023-21 – Amending Resolution 2022-32 Accepting rights-of-way for public maintenance in the Retreat at Summit Park subdivision

AND 8.d.2. Resolution No. 2023-22 – Amending Resolution 2022-33 Accepting rights-of-way for public maintenance on Cooper Springs Lane

Last June, Council passed legislation accepting the improvements for public maintenance within the public rights-of-way in Phase 3 and 4 of the Retreat at Summit Park subdivision and on Cooper Springs Lane. The Hamilton County Engineer's office has requested amendments to this legislation to include the subdivision plat information.

Please direct any questions to the Assistant City Manager or Public Works Director.

8.d.3. Resolution No. 2023-23 – Authorizing the purchase of a commercial outdoor scrubber-sweeper

As part of the capital equipment replacement schedule, the Service Department requests authorization to purchase a Tennant M-M20 Scrubber-Sweeper Machine from Tennant Sales and Service Company through the Equalis Group Cooperative Purchasing Program at a cost not to exceed \$79,215.67. Funding for this equipment was approved in the 2023 final budget.

Please direct any questions to the Public Works Director.

8.d.4. Resolution No. 2023-24 – Authorizing the purchase of two crew cab pickup trucks for the Service Department

The Service Department is requesting permission to utilize the recently enacted emergency purchasing procedures to purchase two full-size pickup trucks. Today's truck market has hindered the ability of government entities from issuing bids or utilizing cooperative bid programs to purchase vehicles. There are no cooperative bid contracts available due to the unreliability of truck manufacturers to fulfill an order. Recent vehicle contracts on the Ohio Procurement Services were canceled due to the manufacturers' inability to meet the order requirements. Current truck manufacturers have limited the quantity and times a dealer can place orders, which has prevented dealers from bidding on contracts across the public sector. Staff received a quote directly from Fuller Ford and is requesting authorization to place an order for 2 full size pickup trucks for a total cost of \$115,800.

Please direct any questions related to this Resolution to the Public Works Director.

8.d.5. Resolution No. 2023-25 – Authorizing submittal of an application to participate in the Ohio Public Works Commission State Capital Improvement Program and Local Transportation Improvement Program

The Public Works Administration is requesting City Council approval to submit a grant application with the Ohio Public Works Commission (OPWC) to participate in the State Capital Improvement Program and Local Transportation Improvement Program. Eligible projects are for improvements to roads, bridges, culverts, and other public infrastructure projects.

The proposed project is the replacement of a deteriorated bridge deck on Kenwood Road. This bridge is located south of Pfeiffer Road and north of Zig Zag Road and spans a creek which is a tributary of the Little Miami River. Visual and ground penetrating radar inspections were performed on the bridge and it is determined that the bridge deck exhibits significant deterioration and will require replacement within the next 3 years.

While the project was not initially funded by OPWC, additional funding has become available due to a canceled project in the County. OPWC will cover \$302,599 of the cost and the City will contribute \$302,599. The project will require a full road closure and is expected to be reconstructed in 2024.

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

8.d.6. Resolution No. 2023-26 – Awarding a contract (bid award) for the 2023 Sidewalk Repairs Project

The Public Works Administration advertised for bids in the Cincinnati Enquirer and on the Bid Express website for the Blue Ash 2023 Sidewalk Repair Project. At the conclusion of the bid period, the City received four bids, which were publicly opened and read on March 2, 2023. Administration is recommending Council authorize a bid award to the low bidder, Neyra Paving, for the unit prices as shown on the bid summary. Staff recommends the award include the Base Bid, Alternate 1 and Alternate 2.

The Base Bid includes the Cornell Sidewalk with curb and catch basin repair from Reed Hartman Highway to Williamson. It also includes repair of damaged sidewalk and catch basins along the east side of Kenwood Road starting at Catalpa and ending at Pfeiffer. Alternate 1 continues the Kenwood sidewalk repairs all the way to Cornell. Alternate 2 repairs four deteriorating catch basins on Reed Hartman Highway.

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