CITY OF BLUE ASH
CITY COUNCIL MEETING

Thursday, September 10, 2026; 7:00 PM

Blue Ash Municipal & Safety Center

Council Chambers

4343 Cooper Road

A G E N D A

1. MEETING CALLED TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL – Deputy Clerk of Council Julie Kipper
4. ACCEPTANCE OF AGENDA
5. APPROVAL OF MINUTES
   a. Regular Meeting of August 13, 2026
6. COMMUNICATIONS
   a. Presentation of Proclamation recognizing National Adult Education & Family Literacy Week, September 14-19, 2026
   b. Communications to Council – Deputy Clerk of Council Julie Kipper
   c. Reports From Outside Agencies
   d. Mayor's Court Report – August 2026
   e. Financial Report – Motion to accept the report for August 2026
7. HEARINGS FROM CITIZENS
8. COMMITTEE REPORTS
   a. Finance & Administration Committee, Marc Sirkin, Chairperson
      1. Resolution No. 2026-63, Providing for amendments within the 2026 annual appropriation Resolution No. 2025-71
      2. Resolution No. 2026-64, Authorizing contracts for employee benefits coverage
      3. Resolution No. 2026-65, Levying special assessments on real property related to property maintenance issues
      4. Resolution No. 2026-66, Authorizing the City Manager to enter into an agreement with the Ohio Department of Natural Resources
      5. Resolution No. 2026-67, Resolution removing special assessments previously levied in cooperation with the Suburban Communities Energy Special Improvement District, Inc.

b. Parks & Recreation Committee, Brian Gath, Chairperson

1. Resolution No. 2026-68, Authorizing a professional services agreement for the rental and installation of a temporary ice rink at Summit Park

c. Planning & Zoning Committee, Pramod Jhaveri, Chairperson

1. Resolution No. 2026-69, Approving a Concept Development Plan for a 3-acre site at 4255 Parkview Drive in the Arabella subdivision of The Neighborhoods at Summit Park

d. Public Safety Committee, Jeff Capell, Chairperson

1. Resolution No. 2026-70, Authorizing the purchase of two replacement cruisers for the Police Department

9. MISCELLANEOUS BUSINESS

10. 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

b. Details relative to the security arrangements and emergency response protocols for a public body or a public office, if disclosure of the matters discussed could reasonably be expected to jeopardize the security of the public body or public office

11. ADJOURNMENT

CITY OF BLUE ASH

Interoffice Memo – City Manager's Office

TO: City Council

FROM: City Manager and Department Directors

SUBJECT: Agenda items for the September 10, 2026 Council Meeting

DATE: September 8, 2026

COPIES: Department Directors, Press, Clerk of Council, Solicitor

---

This memo offers a brief description of the topics included on the September 10, 2026 Council meeting agenda.

8.a.1. Resolution No. 2026-63 – Providing for amendments within the 2026 annual appropriation Resolution No. 2025-71

Resolution 2026-63 provides for the following 2026 budget amendments:

As discussed during the August Council session, staff has developed a proposed plan to improve several areas of Summit Park, including the West Parking Lot, East Parking Lot, Picnic Grove (Beer Garden), and Dog Park.

The discussion concluded with an agreement to allow Council additional time to consider the proposals and revisit the overall plan at the September meeting, with a request for direction at that time. In the meantime, staff has continued design work on the parking lot improvements, as funding for those projects was previously included in the 2026 budget.

As a starting point for moving forward, staff is proposing a budget amendment providing an additional $2,175,000 for the West Parking Lot, East Parking Lot, and Picnic Grove improvements. Combined with the $1,525,000 currently budgeted in 2026, this would establish a total project budget of $3,700,000.

This recommendation reflects the August discussion, during which there appeared to be strong support for moving forward with the West and East Parking Lot improvements and majority support for the Picnic Grove. While there was some support for the Dog Park improvements, Council expressed a desire for additional consideration before moving forward with that portion of the plan, potentially at a different scale or layout.

If Council ultimately determines that the Dog Park should also be included, it could be brought back for consideration at a subsequent Council meeting, or included as part of the 2027 budget process.

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

8.a.2. Resolution No. 2026-64 – Authorizing contracts for employee benefits coverages

This resolution authorizes the City Manager to enter into agreements and to make related payments associated with the City's group health, dental, vision, and life insurance plans for eligible employees for plan year November 1, 2026 through October 31, 2027.

Historically, the City of Blue Ash has provided its employees with an excellent array of benefits including health, vision, dental, and life insurance plans. Several years ago, the City Manager

requested the formation of an employee-based health insurance advisory committee to not only review the City's cost in this area but also to help with employee education and to examine alternatives which might continue to provide excellent coverage at a lower cost.

In 2022, the City joined Jefferson Health Plan (JHP), a benefits consortium of over 200 government members and over 25,000 covered public employees. Joining JHP is a long-term strategy to build reserves while taking advantage of the cost savings that group benefit purchasing provides. Following a particularly difficult year and several high-cost claims, the health insurance plan exceeded its budget. The combined impact of current plan performance and underfunded reserves has resulted in a negative reserve balance. In response, the Health Insurance Committee and the City's health insurance broker have been working closely with JHP over the past few months to develop a renewal strategy for November 1, 2026. JHP has proposed an overall rate increase of 18.96%, with 5.94% of that increase specifically allocated to replenishing the City's reserve balance.

A full market pharmacy bid was conducted by the City's health insurance broker to solicit competing proposals to benchmark Optum Rx's incumbent pricing and ensure the plan was receiving best-in-market terms. Optum Rx responded to competitive offers by improving their rebate position from $66,240 to $117,800. This was a $51,560 improvement over their current rate. Additional savings will be helpful in working towards increasing the reserve balance. The Health Insurance Committee will continue to market pharmacy benefit managers annually to ensure pricing and clinical program performance remain best in class. Administration recommends approving this renewal, as it supports rebuilding the reserve, maintains coverage through United Healthcare, and minimizes disruptions to employees' healthcare services.

As for other benefit renewals, there was no proposed rate increases for dental, vision, and life. Delta Dental released a one-year contract with no price increase. A market bid was completed. Delta Dental offered the most in-network providers and a zero percent increase. The City is in year two of two-year contract with Vision Service Plan. The life insurance benefits remain the same, with Standard Insurance Company, with no rate increase. This will be year one of a two-year contract. Administration recommends that the City continue with these providers.

The City will continue to offer tax deferred savings vehicles such as flexible spending accounts and/or portable health savings accounts. Employees may earn additional City contributions through attendance at educational seminars and/or participation in wellness events during the plan year. The City offers a $2,000 payment to any eligible employee who chooses to secure health insurance elsewhere and opts out of the City's health care plan.

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

8.a.3. Resolution No. 2026-65 – 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. 2026-65 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.a.4. Resolution No. 2026-66 – Authorizing the City Manager to execute a grant agreement with the Ohio Division of Natural Resources related to the Blue Ash Summit Park Improvements project

The City requested grant funding from the Ohio Capital Budget Senate Bill 450 (S.B. 450) in support of the Summit Park Phase Four Improvements. The City was awarded $350,000 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.a.5. Resolution No. 2026-67 – Resolution removing special assessments previously levied for certain public improvements in the City of Blue Ash, Ohio in cooperation with the Suburban Communities Energy Special Improvement District, Inc.

In 2021, the City facilitated the passthrough of a $6.8M PACE loan (property assessed clean energy) for the Cincinnati Rehabilitation Hospital at the Neighborhoods at Summit Park. The owner is preparing to sell the facility and has decided to pay off the debt early.

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

8.b.1. Resolution No. 2026-68 – Authorizing a professional services agreement for rental and installation of a temporary ice rink at Summit Park

As the City heads into the 10th season of the Ice Rink at Summit Park, staff is recommending renewal of the agreement with Ice Rink Events, the provider of the rink. Ice Rink Events operates professional ice rinks throughout the country and has been the City's partner since the program was first introduced at Summit Park.

Staff would like to enter into a one-year agreement with Ice Rink Events for the 2026/27 season at a cost of $155,500. The agreement includes a turnkey rink, cooling system, generator, and all setup and teardown services.

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

8.c.1 Resolution No. 2026-69 – Approving an amendment for a new concept development plan for a residential development at 4255 Parkview Drive in the Arabella subdivision of the Neighborhoods at Summit Park

Mathew Walker, representing WP Land, presented to Planning Commission on September 3, 2026 and requested approval of an amendment to the Concept Development Plan PUD that was approved for the third phase of the Arabella site, at 4255 Parkview Drive, in 2016. That concept and the subsequent Final Development Plan called for a 36-unit condominium building and 28 detached townhomes. This amendment would instead result in 54 attached townhomes distributed among 12 buildings, each with between three and seven townhomes.

Planning Commission voted to recommend approval of the amendment and conditioned approval on a requirement that the plan meet the Fire Marshal's approval. Mr. Walker has already been in communication with the Fire Marshal to ensure that the amended plan is satisfactory. In their motion, Planning Commission decided to view the amendment as substantial. This means that it constitutes a new Concept Development Plan requiring City Council review that, if approved, would replace the current one. This review is administrative and does not require a Public Hearing. If City Council approves the amendment, the applicant can submit a Final Development Plan to Planning Commission at a future meeting. If the

amendment is not approved the existing Concept and Final Development Plans will remain in effect.

8.d.1. Resolution No. 2026-70 – Authorizing the purchase of two replacement cruisers for the Police Department

Resolution No. 2026-69 authorizes the City Manager to purchase one 2026 Chevy Silverado PPV and one 2026 Chevy Tahoe Police vehicle, from Tim Lally Chevrolet of Warrensville Heights, Ohio through the State of Ohio's Cooperative Purchasing Program for a total purchase price of $104,765. Funding for this purchase was approved in the 2026 Budget. This resolution also authorizes the City Manager to convert two surplus police vehicles and reassign them for other City use.

Please direct questions regarding this Resolution to the Police Chief.

9. Miscellaneous Business – Motion by Councilman Capell – Sister City Policy

Councilman Capell has submitted the attached motion for Council consideration and discussion during Miscellaneous Business.

September 10th, 2026

Motion: Sister City Policy

Blue Ash policy shall prohibit the City from subsidizing any Sister City trip, to include both our visits to a Sister City and their visits here. An exception is allowed that authorizes the City Manager to spend up to $500 on expenses for an event that is open to the public.

RESOLUTION NO. 2026-63

PROVIDING FOR AMENDMENTS WITHIN THE 2026 ANNUAL APPROPRIATION RESOLUTION NO. 2025-71

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

The 2026 Annual Appropriation Resolution No. 2025-71 is hereby amended to include the budget amendments itemized on the attachment hereto.

SECTION II.

The City Manager is hereby authorized to incur obligations against the budget amendments and to make and approve expenditures therefrom, in accordance with the Charter and legislation of the City of Blue Ash, Ohio.

SECTION III.

The Treasurer shall perform all duties required by the Charter and legislation of the City of Blue Ash, Ohio, relative to budget amendments on the attachment hereto.

SECTION IV.

The Treasurer is hereby authorized to request an Amended Certificate from the Hamilton County Budget Commission.

SECTION V.

This resolution shall be in full force and take effect immediately upon its adoption as provided in Section 9.05 of Article IX of the Charter of the City of Blue Ash, Ohio.

PASSED this 10th day of September, 2026.

_____
Jill Cole, Mayor

_____
Julie Kipper, Deputy Clerk of Council

APPROVED AS TO FORM:

_____
Bryan E. Pacheco, Solicitor

ATTACHMENT TO RESOLUTION 2026-63 **September 10, 2026**

2026 Budget Amendment

		REVENUE	EXPENDITURE APPROPRIATIONS			
		Changes	Personal Services	Operating	Capital	Other Financing Uses
111.790.531000	General Fund - Transfers Out					2,175,000.00
221.882.525300	Construction - Public Works				2,175,000.00	
221.000.421000	Public Works - Transfers In	2,175,000.00				
Additional budget for Summit West & East Parking, and Picnic Grove						

RESOLUTION NO. 2026-64

AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS FOR EMPLOYEE BENEFIT COVERAGES AND AUTHORIZING THE CITY MANAGER TO EXECUTE RELATED DOCUMENTATION AND CONTRACTS

WHEREAS, Section 9.12 of Article IX of the Charter of the City of Blue Ash, Ohio provides the method under which the City Manager shall make purchases and enter into contracts on behalf of said City; and

WHEREAS, the employee-staffed health insurance advisory committee and City Administration have determined a need to continue comprehensive group insurance coverage plans for its full-time employees; and

WHEREAS, it will be necessary for the City Manager to execute certain documents, agreements, and make payments of any fees, City contributions, and pre-tax deductions associated therewith.

Be it resolved by the Council of the City of Blue Ash,

SECTION I.

The City Manager is hereby authorized to continue with previous multi-year contracts and to enter into new contracts with the following comprehensive group insurance providers for the plan year of November 1, 2026 to October 31, 2027 and pay monthly premiums outlined in the attachment:

Jefferson Health Plan Consortium- UnitedHealthcare– Health Coverage

Delta Dental – Dental Coverage

Vision Service Plan – Vision Coverage

Standard Insurance Company– Life Insurance

SECTION II.

The City Manager is hereby authorized to enter into or renew agreements with insurance providers, Chard Snyder, HUB, Flexible Spending Accounts, Health Savings Accounts, banks or credit unions, or other related parties and any other documents necessary to administer the City's employee benefit plans.

SECTION III.

The Treasurer is hereby authorized to expend the necessary funds therefor, which funds are hereby appropriated.

SECTION VII.

This resolution shall be in full force and take effect immediately upon its adoption.

PASSED this 10th day of September, 2026.

Jill Cole, Mayor

Julie Kipper, Deputy Clerk of Council

APPROVED AS TO FORM:

Bryan E. Pacheco, Solicitor

Attachment to Resolution No. 2026-64 September 10, 2026

Employee Benefits for Plan Year November 1, 2026 to October 31, 2027

Jefferson Health Plan - UnitedHealthCare - Health Coverage
One year contract

Employee Only	$	751.00
Employee + Spouse	$	1,580.00
Employee + Children	$	1,429.00
Family	$	2,256.00

Delta Dental - Dental Coverage
One year contract

Employee Only	$	41.97
Family	$	117.06

Vision Service Plan - Vision Coverage
Year two of a two-year contract

Employee Only	$	17.78
Employee + Spouse	$	17.78
Employee + Children	$	17.78
Family	$	17.78

The Standard Insurance Company - Life and Accidential Death Insurance
Year one of a two-year contract

Life	$	0.150	per $1,000 of annual salary
AD&D	$	0.025	per $1,000 of annual salary

RESOLUTION NO. 2026-65

A RESOLUTION TO LEVY SPECIAL ASSESSMENTS ON REAL PROPERTY FOR THE COST OF ABATING PROPERTY STANDARDS VIOLATIONS AND MITIGATING NOXIOUS WEEDS AND HIGH GRASS PURSUANT TO CHAPTER 911 OF THE BLUE ASH CODE OF ORDINANCES AND O.R.C. 715.261

WHEREAS, various property owners within the City of Blue Ash maintain or permit noxious weeds and grass to grow in excess of eight inches on their land thereby constituting public nuisances; and

WHEREAS, after compliance with all procedural requirements, including notice, the City Manager as required by Chapter 911 of the Blue Ash Code of Ordinances caused the noxious weeds and high grasses to be cut, thereby abating public nuisances.

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

The amount set forth for the total cost cutting noxious weeds and grasses is levied and assessed on the respective real properties as described below:

ADDRESS	**PARCEL NUMBER** ***(Hamilton County Auditor's Office Records)***	**AMOUNT**
4560 Hunt Road	612-0050-0094	$ 425.00
9478 Longren Court	612-0080-0312	$ 425.00
5550 Florence Avenue	612-0190-0954	$ 462.50
4550 Leslie Avenue	612-0060-0101	$ 462.50
		$ 1775.00

SECTION II.

The assessment shall be certified to the Hamilton County Auditor by the Treasurer of the City of Blue Ash for collection as provided by law. The assessment is to be collected in one lump sum commencing as soon as legally possible.

SECTION III.

This resolution shall be in full force and take effect immediately upon its adoption.

PASSED this 10th day of September, 2026.

Jill Cole, Mayor

Julie Kipper, Deputy Clerk of Council

APPROVED AS TO FORM:

Bryan E. Pacheco, Solicitor

THIS IS A CERTIFIED TRUE AND CORRECT COPY:

Julie Kipper, Deputy Clerk of Council

RESOLUTION NO. 2026-66

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR THE ADMINISTRATION OF A S.B. 450 GRANT AWARD IN SUPPORT OF SUMMIT PARK IMPROVEMENTS

WHEREAS, the 136TH General Assembly awarded $350,000 to the City of Blue Ash via S.B. 450 appropriation item C725E2 for the costs associated with the Summit Park Improvement Project; and

WHEREAS, the General Assembly has identified the Parks and Recreation Improvement Fund as the fund from which these monies will be dispersed; and

WHEREAS, the Ohio Treasurer of State has or will issue capital facilities lease-appropriation bonds, a portion of which will be used by the Ohio Department of Natural Resources to provide the City's grant award; and

WHEREAS, it is necessary for the City Manager (or designee) to enter into a Capital Improvement Community Park, Recreation/Conservation Project Pass-Through Grant Agreement with the Ohio Department of Natural Resources in order to receive the grant.

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

The City Manager (or designee) is authorized to enter into a Capital Improvement Community Park, Recreation/Conservation Project Pass-Through Grant Agreement with the Ohio Department of Natural Resources in order to receive the grant award in support of the Summit Park Maintenance Building Project.

SECTION II.

The Treasurer is hereby authorized to accept the Ohio Department of Natural Resources grant monies on behalf of the City of Blue Ash, pursuant to the terms of Capital Improvement Community Park, Recreation/Conservation Project Pass-Through Grant Agreement.

SECTION III.

This resolution shall be in force and take effect immediately upon its adoption.

PASSED this 10th day of September, 2026.

_____
Jill Cole, Mayor

_____
Julie Kipper, Deputy Clerk of Council

APPROVED AS TO FORM:

_____
Bryan E. Pacheco, Solicitor

RESOLUTION NO. 2026 – 67

REMOVING SPECIAL ASSESSMENTS PREVIOUSLY LEVIED FOR CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF BLUE ASH, OHIO IN COOPERATION WITH THE SUBURBAN COMMUNITIES ENERGY SPECIAL IMPROVEMENT DISTRICT, INC.

WHEREAS, this City Council (the "Council") of the City of Blue Ash, Ohio (the "City") duly adopted Resolution No. 2021-37 on August 12, 2021 (the "Resolution of Necessity") and approved a *Petition for Special Assessments for Special Energy Improvement Projects under Ohio Revised Code Chapter 1710 and Plans for Public Improvements and Approving the Necessity of Acquiring, Constructing, and Improving Certain Public Improvements in the City of Blue Ash, Ohio in Cooperation with the Suburban Communities Energy Special Improvement District* (the "Petition") from Blue Ash Rehab Real Estate Investors, LLC, as successor-in-interest to Summit View Development, LLC (the "Owner"); and

WHEREAS, this Council passed Resolution No. 2021-39 on August 12, 2021 (the "Resolution Levying Assessments") and levied property assessed clean energy ("PACE") special assessments for the purpose of acquiring, constructing, and improving certain public improvements at certain real property owned by the Owner and located within the City in cooperation with the District as requested and described in the Petition (the "Special Assessments"); and

WHEREAS, Petros PACE Finance Titling Trust (the "Investor") provided financing (the "Project Advance") to the Owner under the Energy Project Cooperative Agreement dated as of August 27, 2021 (the "Energy Project Cooperative Agreement") between the Owner, the Investor, the District, and the City, for the purpose of paying and financing the costs of the special energy improvement projects described in the Petition; and

WHEREAS, as provided in the Energy Project Cooperative Agreement, the Owner has prepaid to the Investor all amounts outstanding with respect to the Project Advance (as defined pursuant to the Energy Project Cooperative Agreement), and the Owner and the Investor have notified the City that the remaining Special Assessments should be reduced to ($0.00).

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

Each capitalized term not otherwise defined in this Resolution or by reference to another document shall have the meaning assigned to it in the Energy Project Cooperative Agreement.

SECTION II.

Under the Energy Project Cooperative Agreement, the City agreed that in the event the Project Advance is prepaid, in whole or in part, it would, in cooperation with the Owner, and to the extent permitted by law, cause the aggregate lien of the Special Assessments to be no greater than the remaining principal of and interest, penalty, premium, and fees, if any, on the Project Advance through its final repayment.

The Investor has notified the City that all Special Assessments levied by the City and certified to the Clerk of Council to the County Auditor pursuant to Ohio Revised Code Section 727.33, are to be reduced by the amount of the aggregate Special Assessments prepaid. The remaining principal of, and interest, penalty, premium, and fees on the Project Advance will be

($0.00), and the amount of Special Assessments necessary to pay principal of and interest, penalty, premium and fees on the Project Advance will be ($0.00).

SECTION III.

The aggregate Special Assessments previously levied by this Council and certified by the Clerk of Council to the County Auditor, together with any penalties and interest on such amounts, are hereby reduced to ($0.00). The City Manager, Clerk of Council, the Finance Department, and the Economic Development Department, and any of their designees are hereby authorized to take any actions as may be necessary in order to cause the County Auditor to reduce the amount of the Special Assessments and any penalties and interest on them to ($0.00) and remove the Special Assessments and any penalties and interest on them from the property tax bill.

SECTION IV.

In compliance with Ohio Revised Code Section 319.61, the City Manager, and any of their designees are authorized and directed, individually or together, to deliver a certified copy of this Resolution to the County Auditor within twenty (20) days after its passage.

SECTION V.

This Council finds and determines that all actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Ohio Revised Code Section 121.22.

[Balance of Page Intentionally Left Blank]

Passed this 10th day of September, 2026.

_____
Jill Cole, Mayor

Attest:

_____
Julie Kipper, Deputy Clerk of Council

APPROVED AS TO FORM:

_____
Bryan E. Pacheco, Solicitor

CERTIFICATE

The undersigned, Clerk of Council of the City of Blue Ash, Ohio hereby certifies this to be a true and exact copy of Resolution No. 2026-67, adopted by the City Council of the City of Blue Ash on September 10, 2026.

_____

Julie Kipper, Deputy Clerk of Council

RECEIPT

Received this day a certified copy of the foregoing Resolution No. 2026-67 of the Council of the City of Blue Ash, Ohio, removing certain special assessments previously levied and certified for collection.

_____

Office of the County Auditor
County of Hamilton, Ohio

Dated: _____, 2026

RESOLUTION NO. 2026-68

AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT FOR THE RENTAL AND INSTALLATION OF A TEMPORARY ICE RINK AT SUMMIT PARK

WHEREAS, Section 9.12 of Article IX of the Charter of the City of Blue Ash, Ohio, provides the method under which the City Manager shall make certain purchases and enter into contracts on behalf of the City; and

WHEREAS, the need exists for the City to work diligently towards the realization of the goals of the Summit Park Master Plan which envision a seasonal Ice Rink feature; and

WHEREAS, the Parks and Recreation Team requests authority to enter into a one-year professional services contract with *Ice Rink Events* for the rental and installation of a temporary ice rink under the glass canopy at Summit Park for the season of 2026/27, for an amount not to exceed $155,500; and

Be it resolved by the Council of the city of Blue Ash, Ohio,

SECTION I.

The City Manager is hereby authorized to enter into a one-year professional services contract for the seasons of 2026/27 with *Ice Rink Events* for the rental and installation of a temporary ice rink under the glass canopy at Summit Park for an amount not to exceed $155,500 and any alternates and contingencies deemed necessary by the City Manager and Parks & Recreation Director within the scope of the project.

SECTION II.

The Treasurer is hereby authorized to expend the necessary funds therefor, which funds are hereby appropriated.

SECTION III.

This resolution shall be in full force and take effect immediately upon its adoption.

PASSED this 10thth day of September, 2026.

_____
Jill Cole, Mayor

_____
Julie Kipper, Deputy Clerk of Council

APPROVED AS TO FORM:

_____
Bryan E. Pacheco, Solicitor

RESOLUTION NO. 2026-69

APPROVING AN AMENDMENT FOR A NEW CONCEPT DEVELOPMENT PLAN FOR A RESIDENTIAL DEVELOPMENT AT 4255 PARKVIEW DRIVE

WHEREAS, Mathew Walker of WP Land has requested approval of an amendment to the Concept Development Plan that was approved by Ordinance No. 2026-48; and

WHEREAS, the subject property, 4255 Parkview Drive (Hamilton County Auditor's Parcel 612-0120-0373), is authorized under the current Concept Development Plan to have one three-story condominium building and 28 detached townhomes, but would be authorized under the new Concept Development Plan to have 54 attached townhomes; and

WHEREAS, the applicant has submitted plans consistent with the requirements of Chapter 1137 of the Blue Ash Zoning Code, which consists five pages of plans including layout, access, and landscape concepts prepared by the applicant and bearing the notation "Resolution No. 2026-69, September 10, 2026"; and

WHEREAS, the Planning Commission of the City of Blue Ash, as will be reflected in the minutes thereof dated September 3, 2026, has determined the proposed amendment to be substantial and, consequently, to constitute a new Concept Development Plan that shall be administratively reviewed for action by City Council; and

WHEREAS, the Planning Commission of the City of Blue Ash, has further voted to recommend approval of the new Concept Development Plan with the condition that it meet the approval of the Blue Ash Fire Marshal.

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

Applicant is hereby granted approval of the amendment as a new Concept Development Plan that includes 54 townhomes on approximately 3.9 acres at 4255 Parkview Drive (Hamilton County Auditor's Parcel 612-0120-0373) as described on five pages of plans including layout, access, and landscape concepts prepared by the applicant and bearing the notation "Resolution No. 2026-69, September 10, 2026", and subject to and specifically including all conditions, provisions, and restrictions as set forth in the application.

SECTION II

The permitted uses and other regulations for the Summit Park District shall continue to be applicable for this site in addition to the approved Planned Unit Development. Where those regulations might be in conflict with the Planned Unit Development, the regulations of the Planned Unit Development shall prevail.

SECTION III.

It is hereby determined that the proposed Concept Development Plan will not be detrimental to the public peace, health, safety or general welfare, and that it is in the best interest of the City of Blue Ash, Ohio.

SECTION IV.

This Resolution shall take effect and be in force from and after the earliest period provided by law.

PASSED this 10th day of September 2026.

_____
Jill Cole, Mayor

_____
Julie Kipper, Deputy Clerk of Council

APPROVED AS TO FORM:

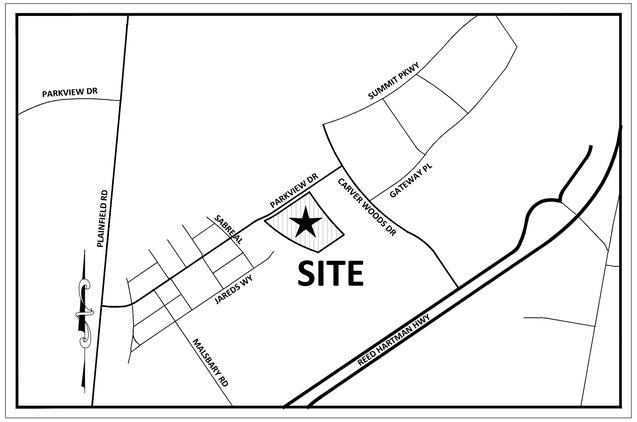
_____
Bryan E. Pacheco, Solicitor

Resolution No. 2026-69, September 10, 2026

ARABELLA
PHASE 3

SECTION 16, TOWNSHIP 4, ENTIRE RANGE 1,
SYMMES PURCHASE, CITY OF BLUE ASH,
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

CONCEPT PLAN



VICINITY MAP
NTS

OWNER / APPLICANT

SUMMIT VIEW DEVELOPMENT, LLC
301 WEST THIRD STREET, SUITE 800
CINCINNATI, OHIO 45202

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS
3 ZONING MAP
4 CONCEPT PLAN
5 LANDSCAPE PLAN



OVERALL PROJECT MAP
1"=50'

OHIO811.org Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

MSP DESIGN
McGill Smith Punshon
■ Architecture
■ Engineering
■ Landscape Architecture
■ Planning
■ Surveying
3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	AJD
Drawn By	NAK
DWG	25444034-CPT-00
X-Ref(s)	25444003-BAS-00

Issue/Revision	No.	Date

ⓒ Copyright 2026, McGILL SMITH PUNSHON, Inc.

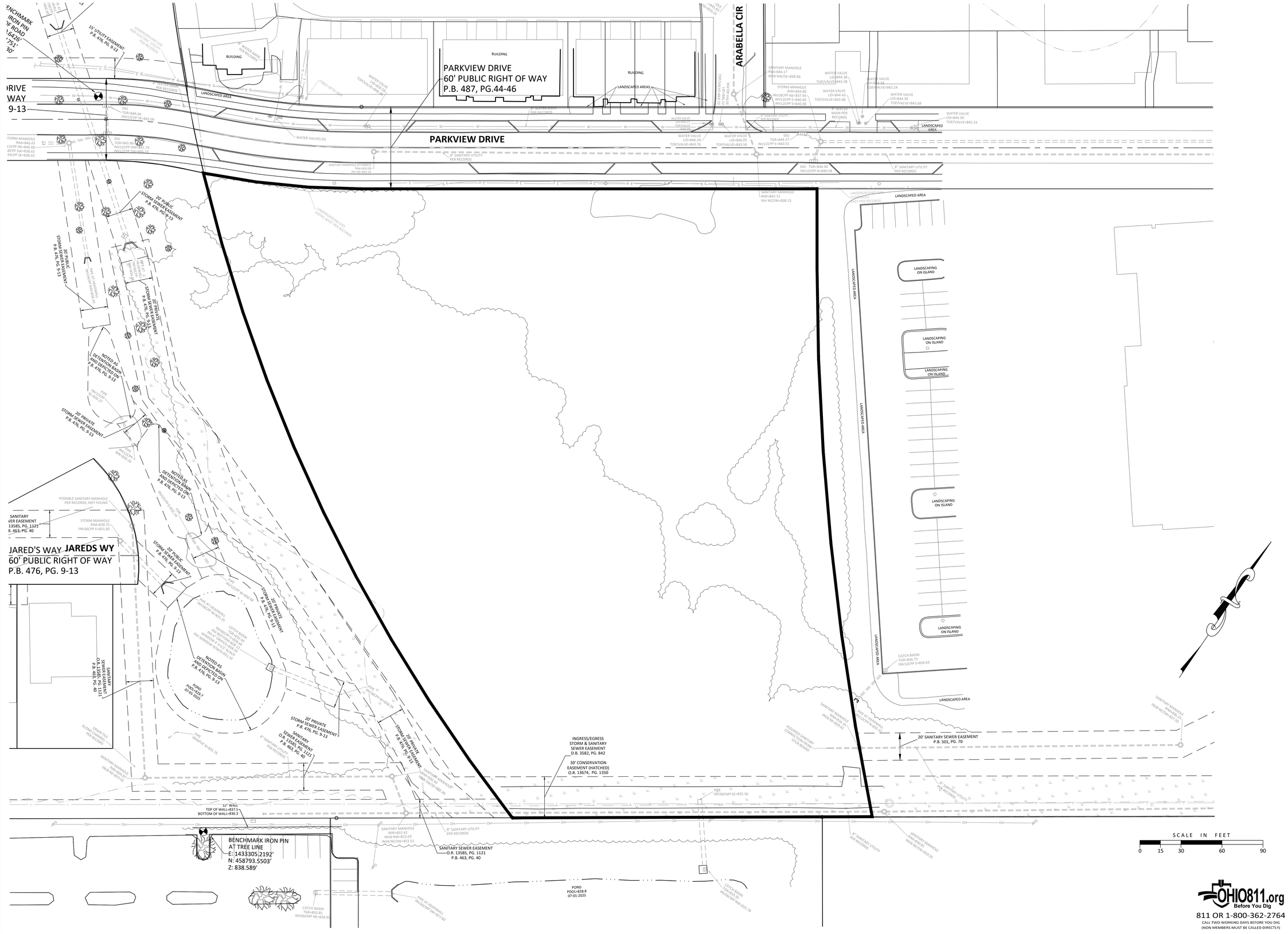
ARABELLA
PHASE 3
SECTION 16, TOWNSHIP 4, ENTIRE RANGE 1, SYMMES PURCHASE, CITY OF BLUE ASH, SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO

Sheet Title

COVER SHEET

Project Number	25444.00
Drawing Scale	N/A
Sheet Number	1/5
File Number	25444

N:\land projects\25000\25444\dwg\25444034-CPT-00.dwg, 01-COV, 8/12/2026 1:48:54 PM, nak.huon



MSP DESIGN
McGill Smith Punshon

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	AJD
Drawn By	NAK
DWG	25444034-CPT-00
X-Ref(s)	25444003-BAS-00

Issue/Revision	No.	Date

© Copyright 2026, McGILL SMITH PUNSHON, Inc.

ARABELLA
PHASE 3
SECTION 16, TOWNSHIP 4, ENTIRE RANGE 1, SYMMES PURCHASE, CITY OF BLUE ASH, SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO

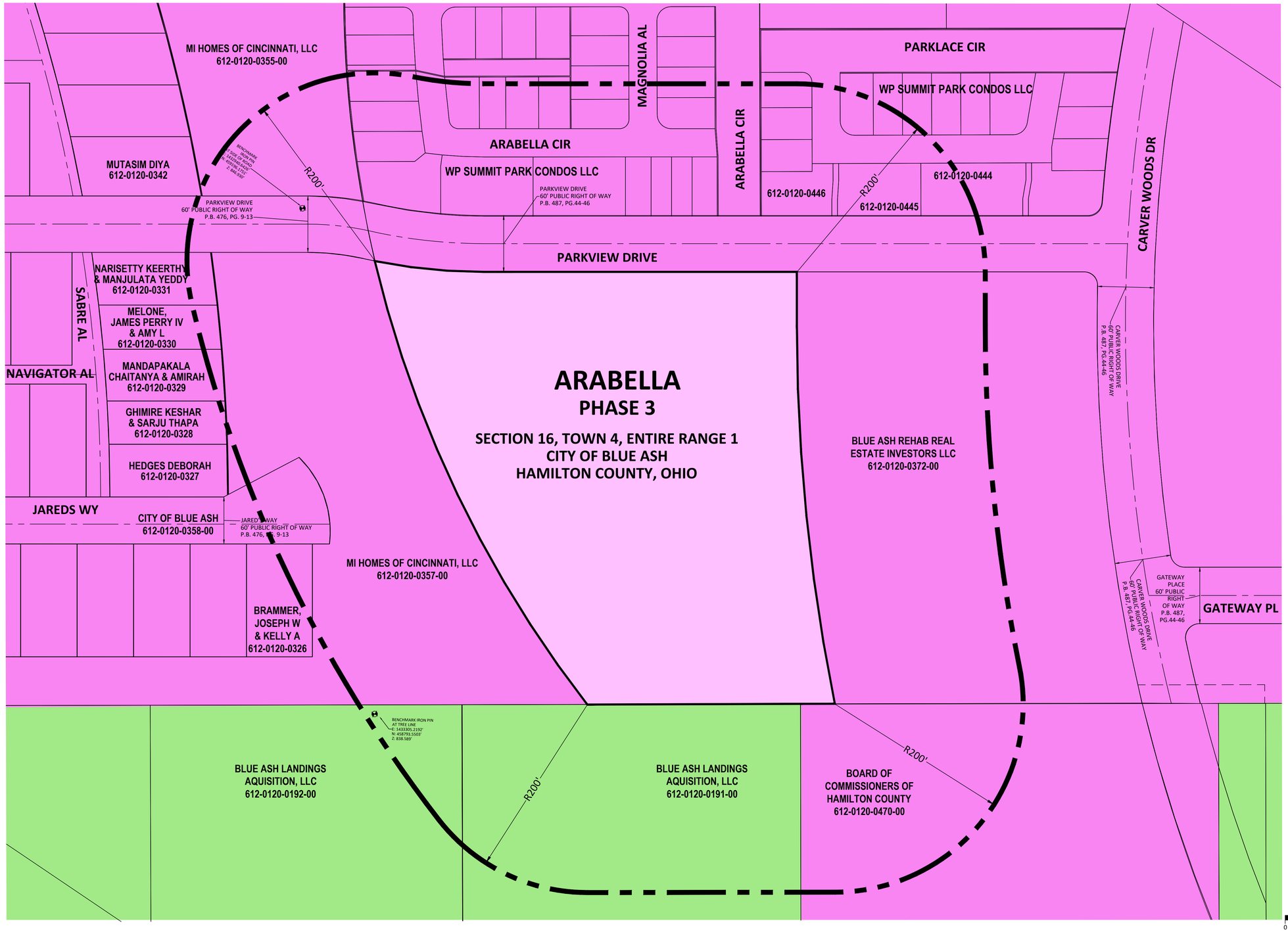
Sheet Title

EXISTING CONDITIONS

Project Number	25444.00
Drawing Scale	1" = 30'
Sheet Number	2/5
File Number	25444

OHIO811.org Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

N:\land projects\25000\25444\dwg\25444034-CPT-00.dwg, 02-EX, 8/12/2026 1:47:24 PM, nak huon



LEGEND

- PLANNED UNIT DEVELOPMENT (PUD)
- SUMMIT PARK DISTRICT (SPD)
- SUBJECT PARCEL (PUD)

OHIO811.org Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

MSP DESIGN
McGill Smith Punshon

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	AJD
Drawn By	NAK
DWG	25444034-CPT-00
X-Ref(s)	25444003-BAS-00

Issue/Revision	No.	Date

© Copyright 2026, McGILL SMITH PUNSHON, Inc.

ARABELLA
PHASE 3
SECTION 16, TOWNSHIP 4, ENTIRE RANGE 1,
SYMMES PURCHASE, CITY OF BLUE ASH,
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title

ZONE MAP

Project Number	25444.00
Drawing Scale	1" = 50'
Sheet Number	3/5
File Number	25444

N:\land projects\25000\25444\dwg\25444034-CPT-00.dwg, 03-2DN, 8/12/2026 3:59:33 PM, nak.huon

PARKVIEW DRIVE
60' PUBLIC RIGHT OF WAY
P.B. 487, PG.44-46

ARABELLA CIR

PARKVIEW DRIVE

JARED'S WAY **JAREDS WY**
60' PUBLIC RIGHT OF WAY
P.B. 476, PG. 9-13

Δ=11°25'30"
L=116.05'
R=582.00'
CHD=N61° 40' 06.43"E
115.86'

N55°57'21"E 333.12

S34°02'39"E 56.48

Δ=2°23'23"
L=476.78'
R=12,750.00'
CHD=N59° 37' 11.11"W
524.81'

Δ=11°25'30"
L=405.60'
R=2034.00'
CHD=S39° 45' 34.54"E
405.13'

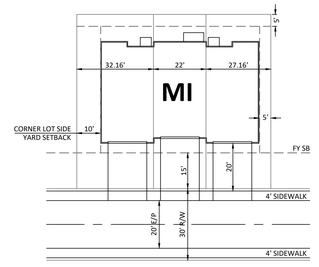
S55°51'44"W 262.99

REAR LOADED
1 2 3
4 5 6 7 8 9
10 11 12 13 14

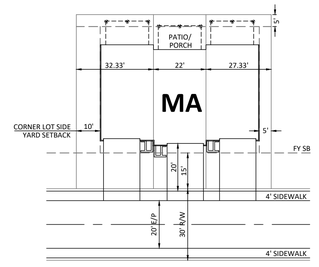
FRONT LOADED
15 16 17 18 19
20 21 22 23
24 25 26
27 28 29 30 31
32 33 34
35 36 37 38 39
40 41 42 43
44 45 46 47
48 49 50 51 52 53 54

4' INTEGRAL CURB & WALK
TYPE 6 CURB
20' E/P
30' R/W
40' R/W
4' SIDEWALK
LANDSCAPED AREA
LANDSCAPING ON ISLAND

20' PUBLIC STORM SEWER EASEMENT P.B. 476, PG. 9-13
20' PRIVATE STORM SEWER EASEMENT P.B. 476, PG. 9-13
NOTED AS DETENTION BASIN AND INGRESS/EGRESS P.B. 476, PG. 9-13
SANITARY SEWER EASEMENT O.R. 13585, PG. 1121 P.B. 463, PG. 40
SANITARY MANHOLE INV=RE=823.82
12" WALL TOP OF WALL=837.5 BOTTOM OF WALL=836.3
BENCHMARK IRON PIN AT TREE LINE E: 1433305.2192' N: 458793.5503' Z: 838.589'
POND POOL=828.8 07-01-2025
INGRESS/EGRESS STORM & SANITARY SEWER EASEMENT P.B. 3582, PG. 842
CONSERVATION EASEMENT (HABITAT) O.R. 13585, PG. 1121
20' SANITARY SEWER EASEMENT P.B. 501, PG. 70



REAR LOADED



FRONT LOADED

SITE SUMMARY:

TOTAL LAND AREA - GROSS	3.87 ACRES
OPEN SPACE	0.61 ACRES (15.7%)

LAND USE

RESIDENTIAL AREA

TOTAL AREA	3.87 ACRES
AREA IN R/W	0.93 ACRES
REAR LOADED HOMES	14 UNITS
FRONT LOADED HOMES	40 UNITS
TOTAL YIELD	54 UNITS
DENSITY	13.95 UNITS/ACRE

PARKING

GARAGE PARKING SPACES (2 PER UNIT)	108 SPACES
DRIVEWAY PARKING SPACES	108 SPACES
ON-STREET PARKING (PROPOSED)	14 SPACES
TOTAL PARKING SPACE	230 SPACES

SCALE IN FEET
0 15 30 60 90

OHIO811.org Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

MSP DESIGN
McGill Smith Punshon
■ Architecture ■ Engineering ■ Landscape Architecture ■ Planning ■ Surveying
3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	AJD
Drawn By	NAK
DWG	25444034-CPT-00
X-Ref(s)	25444003-BAS-00

Issue/Revision	No.	Date

© Copyright 2026, McGILL SMITH PUNSHON, Inc.

ARABELLA
PHASE 3
SECTION 16, TOWNSHIP 4, ENTIRE RANGE 1,
SYMMES PURCHASE, CITY OF BLUE ASH,
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title

CONCEPT PLAN

Project Number	25444.00
Drawing Scale	1" = 30'
Sheet Number	4/5
File Number	25444

N:\land projects\25000\25444\dwg\25444034-CPT-00.dwg, 04-CPT, 8/12/2026 1:45:27 PM, nak huon



PLANT SCHEDULE STREETSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN TREES				
NS	4	Picea abies	Norway Spruce	6`-7` B&B
SHADE TREES				
AGG	4	Ginkgo biloba `Autumn Gold` TM	Autumn Gold Maidenhair Tree	2 1/2" - 3" CAL. B&B
DR	2	Metasequoia glyptostroboides	Dawn Redwood	2 1/2" - 3" CAL. B&B
PO	2	Quercus palustris	Pin Oak	2 1/2" - 3" CAL. B&B
PERENNIALS				
SAJ	51	Sedum x `Angelina`	Angelina Sedum	#1 CONT.
EVERGREEN SHRUBS				
GOJ	32	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	#3 CONT.
ORNAMENTAL GRASSES				
HMG	34	Panicum virgatum `Heavy Metal`	Heavy Metal Switch Grass	#2 CONT.

PLANT SCHEDULE EAST BUFFER

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN TREES				
GGA	17	Thuja accidentalis `Green Giant`	Green Giant Arborvitae	6`-7` B&B
ORNAMENTAL TREES				
ER	3	Cercis canadensis	Eastern Redbud	2 1/2" - 3" CAL. B&B
PFD	3	Cornus florida rubra	Pink Flowering Dogwood	2 1/2" - 3" CAL. B&B
EVERGREEN SHRUBS				
SGJ	22	Juniperus chinensis `Sea Green`	Sea Green Juniper	#3 CONT.

DRAWING NOTES

1. LANDSCAPING PLANS FOR UNITS 1-14 SHALL BE CONSISTENT WITH THE OVERALL DEVELOPMENT AND SHALL BE IMPLEMENTED AS EACH UNIT IS CONSTRUCTED.

SCALE IN FEET
0 15 30 60 90

OHIO811.org Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

MSP DESIGN
McGill Smith Punshon
■ Architecture
■ Engineering
■ Landscape Architecture
■ Planning
■ Surveying
3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	AJD
Drawn By	LB
DWG	25444004-PLA
X-Ref(s)	---

Issue/Revision	No.	Date

© Copyright 2026, McGILL SMITH PUNSHON, Inc.

ARABELLA
PHASE 3
SECTION 16, TOWNSHIP 4, ENTIRE RANGE 1,
SYMMES PURCHASE, CITY OF BLUE ASH,
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title

LANDSCAPE PLAN

Project Number	25444.00
Drawing Scale	1" = 30'
Sheet Number	5/5
File Number	25444

N:\land projects\25000\25444\dwg\25444004-PLA.dwg, L1, 8/17/2026 11:27:53 AM, leslie bauman

RESOLUTION NO. 2026-70

AUTHORIZING THE PURCHASE OF TWO REPLACEMENT POLICE CRUISERS FOR THE POLICE DEPARTMENT UTILIZING THE STATE OF OHIO'S COOPERATIVE PURCHASING PROGRAM

WHEREAS, Section 9.12 of Article IX of the Charter of the City of Blue Ash, Ohio, provides the method under which the City Manager shall make purchases and enter into contracts on behalf of the City; and

WHEREAS, the City of Blue Ash has been participating in the State of Ohio's Cooperative Purchasing Program since the late 1980s, which is coordinated by the Ohio Department of Administrative Services, Office of State Purchasing, and represents the result of a formal bid process at the State level relating to the acquisition of certain supplies, vehicles, services, equipment and materials; and

WHEREAS, the need exists for the purchase of two replacement police cruisers, funding for which has been approved by City Council in the Final 2026 budget; and

WHEREAS, the Police Department requests authority to purchase one 2026 Chevy Silverado PPV Police vehicle and one 2026 Chevy Tahoe PPV from Tim Lally Chevrolet of Warrensville Heights, Ohio through the State of Ohio's Cooperative Purchasing Program (Contract # RSI025487) for a total amount not to exceed $104,765; and

WHEREAS, the Police Department plans to reassign two existing cruisers for other City use.

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

The City Manager is hereby authorized to purchase one 2026 Chevy Silverado PPV Police vehicle and one 2026 Chevy Tahoe PPV Police vehicle, from Tim Lally Chevrolet, Ohio through the State of Ohio's Cooperative Purchasing Program (Contract # RSI025487) for a total amount not to exceed $104,765.

SECTION II.

The City Manager is hereby authorized to reassign two existing police cruisers for other City use.

SECTION III.

The Treasurer is hereby authorized to expend the necessary funds therefore, which funds are hereby appropriated.

SECTION IV.

This resolution shall be in full force and take effect immediately upon its adoption.

PASSED this 10th day of September 2026.

Jill Cole, Mayor

Julie Kipper, Deputy Clerk of Council

APPROVED AS TO FORM:

Bryan E. Pacheco, Solicitor