



## City of Loveland

### City Manager's Weekly Report

December 2, 2022



Before and after view of the city's new public art project at W. Loveland Avenue and SR48.

#### Administration

At the former Mobil Station, located at 106 West Loveland Avenue, the city, along with its consultant Patriot Engineering, finalized the site geophysical survey as part of the State of Ohio Abandoned Gas Station Grant program approval process. The geophysical survey, asbestos report, site map, and asbestos inspection reports and findings are being forwarded to the Ohio Department of Development for final review. Once the grant application is approved, and funding is confirmed, work will commence to demolish the structure, remove the tanks, and remediate environmental conditions from known prior UST leakage on the site.

At 501 Loveland Madeira Road, the city took significant steps to schedule the closing on this key piece of property that will furnish direct access from Loveland Madeira Road to the Chestnut Street property. Work continues to button up the remaining components of the acquisition process, and the city expects to close on the property in the next couple of weeks. As part of the upcoming scope of work, the city will be securing professional oversight services to supervise the demolition activities on the site and to assure compliance with applicable funding streams and requirements.

At the Chestnut Street property, the city and Innovative Environmental Technologies Inc. continue work to finalize the groundwater contamination remediation project scope of work and contractual agreements. In addition, the City is working with Patriot Engineering, Meristem, and the U.S. Army Corps of Engineers (USACE) to finalize the 404 Permit documentation and approval process. Immediately after the 404 USACE permit is issued, the city will then take action to purchase the required wetland bank mitigation credits, secure corresponding approvals from the State of Ohio, and then authorize work to proceed to remove contamination on site.

The Law and Ordinance Committee met to hold preliminary discussions about a proposed Outdoor Lighting Ordinance for the City. The discussion was very productive, and future meetings will be scheduled in January of 2023 and beyond to conduct a deeper dive into the content of the proposed ordinance and the scope of the proposed regulations contained therein. The City would like to thank Mr. Bob Parks, Executive Director of the Smart Outdoor Lighting Association (SOLA), for his assistance and technical expertise that he provided to the City as part of the process of drafting the proposed outdoor lighting regulations. In addition, the City would like to thank Mrs. Cindy Kessler for being willing to make a presentation to the Law and Ordinance Committee at the next meeting about the benefits of developing smart and cohesive outdoor lighting district regulations. Assistant City Manager, Cory Wright worked very diligently to customize the legislation to the specifics needs of the city. Once the final regulations are completed and presented to city council, they will have a positive impact on the community in terms of controlling light pollution and increasing public safety.

The Historic Preservation and Planning Commission (HPPC) met to review proposed sign changes to Fleet Feet located at 127 West Loveland Avenue. The signage which was approved by the HPPC was a revised version of what was originally submitted by the applicant. With this, the HPPC has once again made a positive impact on the historic character and overall aesthetics of the city's downtown district.

News was released about [Holiday Light Recycling](#), [Nominations for Stan McCoy Sr. Volunteer Award](#), [Hiring Finance Clerk](#), [Water Main Replacement Fee](#), and [Christmas Tree Lighting Festival](#).

Planning continues for the 2023 Hearts Afire Weekend. Local businesses, if you would like to get involved by sponsoring an activity or purchasing an ice sculpture, [click here](#) for information. Thank you to Tano Bistro & Catering for committing to a sponsorship.

#### Building and Zoning

In the last two weeks in the Building and Zoning Department, Building and Zoning Staff met with the new property owners at 115 Railroad Avenue to discuss preliminary development plans, and to coordinate approval processes and applications pertaining to the proposed project. The new restaurant will be reviewed by the Historic Preservation and Planning Commission, and other agencies as part of the design and approval process. Elsewhere in the City, Building and Zoning Department Staff met with the developers on the Highland Avenue project to review site plans

and discuss the next steps in advancing the project to construction. At Blossom Hill, final inspections were completed at 110 and 112 Blossom View, and at 114 and 116 Blossom View, and certificates of occupancy were issued, clearing the way for new residents to move in. Also at Blossom Hill, footer inspections took place for 115-123 Blossom View, fire blocking and rough framing inspections were completed at 100 Blossom View, and an insulation inspection took place at 102 Blossom View.

Here is a summary of other activities of the Building and Zoning Department over the past two weeks:

- Premier Pain, 1301 Mattec Drive completed their above ceiling inspection.
- The interior gas service line inspections were completed at the new Public Works Building, located at 10980 Loveland Madeira Road.
- Fire alarm inspections were completed at Loveland Primary and Elementary School, located at 550 - 600 Loveland Madeira Road. The final inspection will take place when the school is on Christmas break.
- The final fire alarm inspection also took place for the modular unit at St. Columban School, located at 894 Oakland Road.
- Plan reviews continued for the proposed parking lot expansion at Oasis Turf and Tree, located along Loveland Madeira Road.
- Preliminary Plan review activities are now underway for the planned microbrewery located at 1555 Loveland Madeira Road. Initial plan review comments will be forwarded to the applicant to address prior to the application being forwarded to the Planning and Zoning Commission for Site Plan Review and Approval.

This week in property maintenance and zoning enforcement, several inspections were completed on both commercial and residential properties, to follow up on complaints about lighting installations that have created glare and other nuisance conditions. As a reminder, Section 1175.06 of the Planning and Zoning Code prohibits the installation of lighting that creates glare or contributes to the creation of a nuisance to adjoining properties. Also, inspections were completed to address dumpsters that were placed on properties without the required enclosures. All dumpsters and other service structures are required to maintain screening that meets the requirements of Section 1169.09 of the Planning and Zoning Code. Also this week, the property maintenance inspector followed up on several property maintenance complaints pertaining to junk, debris, uncut vegetation, and trash accumulation on properties throughout the city.

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## Finance

Director of Finance, Mark Medlar, Assistant Finance Director, Charles Bastin, Assistant City Manager, Cory Wright and I met with representatives from OpenGov to evaluate their budgeting software. OpenGov develops and customizes one of the premier budgeting software on the market today. City staff has been evaluating various budgeting software for the past few months and communicated the need for this type of technology to the finance commission throughout the recently completed budgeting process. In addition to making an extremely cumbersome budgeting process more streamlined, the software will be utilized year-round for reporting to the finance commission and city council. The software will also allow for increased financial transparency among our residents similar to how the state's Ohio Checkbook has transformed access to community financing throughout the state. Although the OpenGov software is costly, its benefits have made it staff's choice. We anticipate the purchase to be presented to city council for approval at an upcoming meeting.

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## Public Works

Assistant City Manager, Cory Wright and I met with two area residents at Kiwanis Park to review possible locations for the installation of pickleball courts. Pickleball continues to rise in popularity among our residents, and play within the city is on tennis courts at McCoy and Lever Parks which have been modified to accommodate play. Communities are beginning to see the value of pickleball only courts, and city staff is reviewing the feasibility of courts being added to Kiwanis Park.

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## Upcoming Meetings & Events

The city's community tree lighting takes place this Saturday, December 3, from 4-8 p.m. The tree lighting will take place at 7:00 p.m.

The Planning and Zoning Commission will meet on Tuesday, December 6, at 6:00 p.m. at City Hall.

Many holiday events are approaching. For an event listing, please visit <https://lovinlifeloveland.com/events/>.

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