



## City of Loveland

### City Manager's Weekly Report

March 10, 2023



The former Mobil Station in the Downtown District has been razed, clearing the way for upcoming traffic improvements

#### Administration

At the Chestnut Street Property, Buckeye Elm continued initial clearing and site preparation activities in furtherance of the remediation project. Innovative Environmental Technologies is also mobilizing and preparing to commence site preparation in anticipation of conducting the groundwater contamination remediation activities. Work will continue on this project throughout the spring.

Work continues at 106 West Loveland Avenue, with the remediation contractor conducting excavation and backfill activities for several of the orphan tanks left on the property. Work continues on sorting, pavement removal, excavation, and testing activities to determine the amount of remediation required once the site demolition and UST removal activities are completed. Once testing results are completed, Patriot Engineering will provide additional guidance regarding the final remediation work necessary to complete the project.

On Wednesday of this week, City Manager Kennedy and Assistant City Manager Wright met with Choice One Engineering to discuss the progress on the Loveland Madeira Road Corridor improvements envisioned in the 2022 Comprehensive Master Plan for the City, as well as other ongoing projects of interest presently under design. The City will continue refining the design and cost estimates for the Loveland Madeira Road Corridor with the goal of advancing the corridor improvements for consideration by OKI during the successive funding cycles, as to procure allocated transportation dollars to our region in furtherance of this important revitalization effort. Staff also attended the March Intermodal Coordinating Committee Meeting at OKI on Tuesday, and an associated workshop afterward to receive detailed information regarding the upcoming funding round for STBG, TA, and CMAQ funding opportunities.

#### Building and Zoning

This week in the Building and Zoning Department, a Temporary Certificate of Occupancy was issued for Quilter's Studio, and this long-running prominent project now nears completion. There are a few punch list items and some exterior finishes to complete before the project draws to a close. Also, this week, a Temporary Certificate of Occupancy was granted to the property located at 219 South Second Street, representing significant progress on this infill development project. In the coming weeks, the contractor will be making permanent repairs to Second Street before recommencing work on the completion of the remaining unit still under construction there.

Here is a summary of some additional highlights from the Department's activities throughout the past week:

- A Certificate of Occupancy was issued for a new single-family home on Robin Avenue.
- Plans are now under review for 2 retaining walls at St. Columban on Oakland Road (State Route 48).
- Plans were received to alter the existing cell tower at 250 East Kemper Road.
- Revisions came in for interior alteration work at Dunkin Donuts, along Loveland Madeira Road. The store will close temporarily to allow the work to be completed.
- Permitting plans were submitted for the new DVD Brew Facility located at 1555 Loveland Madeira Road, representing a significant milestone for this adaptive reuse project.

On Tuesday March 7, 2023, the Planning and Zoning Commission met to conduct a Site Plan Review for the DVD Brew Facility at 1555 Loveland Madeira Road, and approved the plans as submitted. In addition, the Commission conducted a public hearing for a Conditional Use at 199 Sentry Hill Drive, consisting of a project to construct a secondary single-family residence on the

property. The Commission approved this project unanimously as well. Finally, at the March 7, 2023, Meeting, the Commission held a public hearing to consider the formal zoning map and text amendment for the Oak Street SPD, voting unanimously to recommend adoption of the proposed zoning map and text amendment for the SPD to City Council. That recommendation will be forwarded to Council at the next meeting, along with a request to schedule the required public hearing. City Council will also hold a public hearing on March 14, 2023, at 7:00 PM to consider the proposed mobile food vendor text amendment that was recently forwarded to Council by the Planning and Zoning Commission and recommended for adoption.

Property Maintenance efforts continue to ramp up as spring quickly approaches. This week, the City sent an enforcement notice to the Indiana Ohio Railway regarding the proliferation of junk and debris along State Route 48 on property adjacent to the active rail line downtown. The City will continue to work with the Railroad to address this concern permanently. Elsewhere, the department continued discussions with a property owner along West Loveland Avenue where the structure was destroyed by fire. Enforcement efforts will continue until remediated. Elsewhere, the property maintenance inspector conducted follow up inspections on a property located along East Kemper Road, near the Loveland Madeira Road intersection to address repeated nuisance violations and the proliferation of junk and debris.

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## Public Works

The City's annual storm water report for our NPDES II permit was submitted this week to the OEPA (ahead of the April 1 deadline). Thanks to all the departments for their help to gather the reporting data needed.

Electrical work continued at the Nisbet Park Gazebo project. Once the electrical work is completed, the gazebo contractor will finish the installation to include the roof and cupola. On Friday of this week, Staff will meet with Finer Lawn and Landscaping to layout phase 2 of the project, which will include finished landscaping and additional sidewalks connecting the gazebo to the restroom and creating a linear trail to traverse the park grounds along the edge of the bike trail.

On Monday, Dave Kennedy, Scott Wisby, Cindy Klopfenstein, and SRO Vicky Johnson met with several key Saint Columban staff members, and representatives from Duke Energy and Duke's contractor to discuss the State Route 48 gas main project, which has fallen behind schedule. The purpose was to discuss traffic control and work hours in light of the gas main work approaching Saint Columban's property frontage while school is in session, Friday Fish Fries during Lent is upon us, and the community center addition project at their property is scheduled to begin shortly. In an effort to expedite the project, the daytime work hours were extended, with the exception that Duke's contractor must stop work on school days during school dismissal time.

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## Public Relations

Staff continues to field questions about the [Bike Trail Closure](#). Just north of Nisbet Park at the pedestrian bridge, the trail closed March 6 for approximately 10 days. It will reopen through May, and then ODNR will close the trail May-October. Marketing & Communications Coordinator Krista Rose has created a dedicated webpage for the trail closure: <https://lovelandoh.gov/493/Bike-Trail-Closure-ODNR>. As the city receives any news or updates from ODNR, it will be posted on this page (as well as to the city's social media, newsletters, etc.). Krista has also created a campaign to promote trail usage on the south side of the city and reinforce that our local small businesses remain open during the closure.

The city is unique as its boundaries fall in three counties: Clermont, Hamilton, and Warren. This can pose challenges for contacting our residents and is why, for instance, we operate our own dispatch center. On Tuesday, Jon Frye of LSFD, Tina Kerns of LPD, and Krista met with a representative from the Hamilton County Emergency Management Agency. The city has been added to software that sends local alerts to residents via landline phone, text message, and email. This could be utilized for severe weather, water advisories, major road closures, public safety emergencies, etc. Residents must opt into this service and can easily [sign up online through Smart 911](#). Currently, it is only available for Hamilton County residents. Clermont County is in the process of being added. We are looking into ways to eventually add Warren County. Thank you to LSFD for their coordination of this program.

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## Public Safety

To address continual reports of speeding along a portion of Wall Street, the city has purchased and installed permanent speed detectors at both the south and north end of the roadway. Given the residential nature of this area, and the entrance into Kiwanis Park, these detectors will hopefully deter the speeding and make for a safer neighborhood. Special thanks to Police Officer, Jacob Salamon and Assistant City Manager, Cory Wright in working to find the best location for the devices.



LPD moved one step closer to reaching full staffing. This week as it welcomes Ryan Wedmore in as the newest LPD Patrol Officer. Ryan comes to us from the Brown County Sheriff's Office where he began as a Correction Officer in 2010, advancing to Patrol

Deputy, Detective, Corporal, and promoted to Patrol Sergeant in 2019. Ryan will be officially introduced at the March 28 City Council meeting. Please help us welcome Ryan to Loveland.

Fire Chief, Otto Huber, LSFD Executive Officer, Bruce Hawk, Assistant City Manager, Cory Wright and I continue to meet with MSA Design as the new Fire Station 63 is beginning to take shape. This is an exciting process to be a part of. Developing a new building that will fit in with the surrounding properties, utilizes the feature of road access at both the front and rear of the property to reduce emergency vehicle's impact on traffic, while assuring it meets the needs of our first responders, is not something anyone takes lightly. As promised, once we are further along in the design process, a formal presentation will be made at a City Council meeting.

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## **Upcoming Meetings & Events**

Beautification Committee Meeting, Monday, March 13, 6:30 PM at City Hall

City Council Meeting, Tuesday, March 14, 7:00 PM at City Hall

Veterans Committee Meeting, Thursday, March 16, 6:30 PM at City Hall

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