



## City of Loveland

### City Manager's Weekly Report

March 17, 2023



#### LSFD presented Courage in the Line of Duty Awards

#### Administration

As of Monday of this week, Buckeye Elm has completed debris pile clean-up and stockpiled the material on-site, which is now covered with plastic. Buckeye Elm has also completed the excavation of the lead impacted soil areas. Patriot Engineering also collected confirmation samples from the areas of excavation, as well as the debris pile locations. In addition, Patriot Engineering has also collected samples from the stockpiled materials for waste characterization purposes. Buckeye Elm has suspended their work as of Tuesday of this week pending receipt of the waste characterization sample results. Groundwater injections to remediate contamination identified on the site have now commenced, with Innovative Environmental Technologies (IET) wrapping up their first ten (10) day injection event as of Wednesday of this week. IET resume activities on Monday of next week. Between the two rigs that IET has deployed to the site, the contractor has been able to complete six (6) to eight (8) injection points per day.

Work continues at 106 West Loveland Avenue former gas station site. As of Thursday of this week, all underground storage tanks have been removed, along with retaining walls, existing pavement, and other ancillary improvements on the site. Once the remaining debris piles are removed, the contractor will finish grade and apply seed and straw to the site, thereby allowing the placement of the monitoring wells required to assess the site during the post-closure period and as required by regulatory agencies having jurisdiction in the matter. In the coming weeks, Patriot Engineering will install monitoring wells as part of the Abandoned Gas Station Grant program.

Electrical work continued at the Nisbet Park Gazebo project, and the gazebo contractor continued installation of the metal roof on the structure. As the project nears completion, final inspections will occur, and the structure will be commissioned for regular use. Speaking of the Gazebo Project, Finer Lawn and Landscaping accomplished the concrete pour for the Phase 2 Connectivity Project, connecting the gazebo to the restrooms at Nisbet, and framing in future seating areas, which can be completed on an incremental basis as funding allows. Once the concrete cures, the contractor will commence with landscaping activities to complete this important phase of the project.

Waterproofing activities commenced at City Hall this week. The contractor now has the bulk of the trenching work completed, and waterproofing materials will be applied next after the footer and foundation drains are installed. Once this important subterranean work is completed, restoration activities can commence.

City Engineer Klopfenstein and Assistant City Manager Wright attended a virtual meeting on Thursday of this week hosted by the Federal Highway Administration to review examples of “mini-roundabouts” that have been deployed to address significant traffic and safety concerns in area-constrained areas throughout the country. The presentation was very informative and provided several examples where these traffic control devices have enhanced intersection capacity, speed, geometry, and safety concerns in various urban, suburban, and rural contexts and existing roadway configurations.

The city's March e-newsletter was sent to subscribers this week. [Read here](#). [Subscribe here](#) if you would like future news sent to your inbox.

The Tree & Environment Committee is planning an Arbor Day Tree Scavenger Hunt on April 29. Read more [here](#) about the event. News was also released about [New Public Works Employee](#) and [LSFD Awards](#).

Marketing & Communications Coordinator Krista Rose has been working with Facebook and Instagram for several weeks to verify the city's pages. She is happy to report the pages are officially verified and have a blue checkmark. You have likely seen this blue checkmark on other government or public agency pages. This is an important step that represents Loveland's pages can be looked to as an official news source for residents, and it also allows our pages to access different features, such as local alerts, in case of a public emergency. If you have not “followed” or “liked” the city's Facebook page, we invite you to do so by [clicking here](#). Or [click here](#) to follow the city on Instagram.

Letters were mailed to the property owners of the 9th and final phase of the Loveland Heights Housing Rehabilitation Grant Program. The program has been very successful, issuing \$37,775 in grants. With property owner contributions totaling \$89,198, the program is responsible for \$126,973 of exterior home improvements to owner occupied homes in the Heights.

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## Building and Zoning

This week in the Building and Zoning Department, work continued to progress at the Blossom Hill Development. The main structures of the most recently permitting buildings are now out of the ground and the siding and exterior cladding materials will commence soon. In addition, the City completed final inspections for the on-going renovation at the Dunkin Donuts property located along Loveland Madeira Road. The Department issued a Temporary Certificate of Occupancy, authoring the facility to open just in time for the weekend. Final work will proceed in the interim before the issuance of a Final Certificate of Occupancy. At St. Columban, the Department issued the permit required to construct two (2) segmental retaining walls.

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

- Final roofing inspections occurred for all buildings at Carrington Crossing Condos.
- Narrow Path Brewing received a temporary tent permit. The tent went up Thursday, passed inspection and is ready for the St. Patrick's Day crowds.
- Plans were received for the wall sign for AutoZone. The plans are now in review.
- Sign plans were received for Premier Surgical Institute. The plans have been approved and the permit is ready to issue.
- Children's Meeting House is in process of getting a permit to renovate their lobby and administrative office area. The plans examiner requested some additional information to continue the review.
- Staff met with the City Engineer and representatives for MacArthur Park Apartments. The ownership there is now in the initial stages of planning but will be making some improvements to the site as well as the buildings.
- Plan reviews continued regarding the planned DVD Brew Facility at 1555 Loveland Madeira Road. The plans examiner requested some additional information, which the applicant will need to provide to continue the review and permitting process.

Staff continues to work with the developer of the Highland Avenue Condominium project to advance the plan to the Planning and Zoning Commission for Site Plan Review in the coming months. City Council will hold a Public Hearing on April 11, 2023, to consider the proposed zoning map and text amendment for Special Planning District #19 (Oak Street Development) which was recommended for adoption by the Planning and Zoning Commission on March 7, 2023. On Tuesday, March 21, 2023, the Historic Preservation and Planning Commission will meet to conduct an initial review of the Oak Street Development as well, running this approval process concurrent with the zoning map and text amendment process. In addition, Council held the required public hearing for the proposed mobile food vendor text amendment and conducted a first reading of the ordinance required to implement the text change to the Planning and Zoning Code. A second reading will occur on March 28, 2023.

Property Maintenance efforts continue to ramp up as spring quickly approaches. As weather continues to improve and warmer temperatures become commonplace, we are seeing an increase in property maintenance issues. All reported issues are being inspected to determine applicable code violations and letters of violations are issued once the inspection and review process is concluded. The Property Maintenance Inspector has issued final orders to remediate issues noted for properties located on Center Street, Paxton Avenue, and East Kemper Road. Also, the Department issued orders for complete demolition and removal of the blighted structure located along West Loveland Avenue, east of the Pintail Drive / West Loveland Avenue intersection. The Property Maintenance Inspector is also working with the Ohio Environmental Protection Agency (Ohio EPA) to address long-standing violations and to remediate issues noted during an inspection of the State Route 48 railroad equipment and storage yard located just to the north of Downtown.

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## Public Works

Our new Public Works Employee Ryan Singleton, was sworn into office at Tuesdays council meeting by Mayor Bailey. Ryan is a city resident and excited to get the opportunity to serve his community.



Public Works Director, Scott Wisby and City Engineer, Cindy Klopfenstein continued to work on evaluating various roads to be included in the 2023 annual road program.

Brush pick-up starts on Monday, March 20. Public Works wants to remind the public that all items should be at the curb by Sunday night.

## Public Safety

The Loveland-Symmes Fire Department's [Northeast Communications Center](#) (NECC) has become a member in the Missing Kids Readiness Program. This makes NECC the 8<sup>th</sup> emergency communications center in the State of Ohio and the 2<sup>nd</sup> in the Greater Cincinnati region to become a program member.

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## Upcoming Meetings & Events

The Amazing Charity Race is hosting "The Leprechaun Chase" on Saturday, March 18, starting at 8:30 a.m. The event will take place around Downtown Loveland.

Spring brush collection is scheduled to begin Monday, March 20, for more information [click here](#).

The Historic Preservation and Planning Commission will meet on Tuesday, March 21, at 6:00 p.m.

The Law and Ordinance Committee will meet on Wednesday, March 22, at 7:00 p.m.

I will be out of the office on Friday March 24. I will be returning on Monday March 27. In my absence, Cory Wright will be Acting-City Manager

For information about upcoming community events, visit [LovinLifeLoveland](#).

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