

July 11, 2025

TO: Mayor and City Council Members

FROM: Brian K. Riblet, City Manager *BKR*

SUBJECT: City Council Work Session of Wednesday, July 16, 2025

As a reminder, City Council is scheduled to meet in Work Session on Wednesday, July 16, 2025 at 6:00 p.m.

Work Session

1. Call to Order
2. Roll Call
3. Special Presentation
 - a. Todd and Colleen Valli will be presented with a Certificate of Appreciation as the 2025 Spring Season of Beauty Winners
4. Guest and Residents
5. Legislation for Consideration this Evening
6. Establishing an Agenda for August 6, 2025 Business Session

Pending Legislation

- a. An Ordinance Adopting The Montgomery's Moment : 2025 Comprehensive Plan—(Mr. Dobrozsi-3rd Reading) Information has been previously supplied on this Ordinance that, if approved, will adopt the Montgomery's Moment 2025 Comprehensive Plan. The Comprehensive Plan update process began in May 2023 and involved extensive community engagement through surveys, focus groups, public events, and meetings with various stakeholders.

Add this Ordinance to the August 6, 2025 Business Session with adoption of the Ordinance requested at that meeting.

New Legislation

- a. A Resolution Accepting A Bid And Authorizing The City Manager To Enter Into A Contract With Barrett Paving Materials, Inc. To Construct The Ham-Us22-15.22, ODOT Pid # 115757, Montgomery Road Resurfacing Project—Please find attached correspondence from Gary Heitkamp, Public Works Director, requesting that City Council authorize the City Manager to enter into a contract with Barrett Paving Materials, Inc. to construct the Montgomery Road Resurfacing Project. This project would include resurfacing Montgomery Road from Pfeiffer Road to Weller Road. The contract amount would be \$935,985.00. The amount of the recommendation includes \$35,999.00 in project contingency funding, which is an amount equal to 4.0% of the Base Bid amount. As a reminder, this project is an LPA Federal Local-Let Project with the Ohio Department of Transportation. ODOT will fund 80% of construction costs for items that are ODOT eligible.

Add this Resolution to the August 6, 2025 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.

- b. A Resolution authorizing the City Manager to enter into Contract with Compass Minerals America, Inc pursuant to a joint purchasing bid with Hamilton County for 2025 - 2026 Deicing Rock Salt — Please find attached correspondence from Gary Heitkamp, Public Works Director, requesting that City Council authorize the City Manager to enter into a contract with Compass Minerals America, Inc. pursuant to a joint purchasing bid with Hamilton County for 2025-2026 de-icing rock salt. The purchase of deicing rock salt for the 2025-2026 winter season is included in the City budget in the 261.000.5380 Street Maintenance, 265.000.5380 State Highway Fund, and 266.000.5380 Permissive MVL Fund. If approved, the request would authorize a maximum purchase of 1100 tons of deicing rock salt in the amount of \$93,467.00 (\$84.97 per ton).

Add this Resolution to the August 6, 2025 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.

- c. A Resolution Approving A Contract With Sycamore Township, Ohio To Designate The Sycamore Township-City Of Montgomery Joint Economic Development District Upon Property Located Within Sycamore Township Abutting Grooms Road And I-275 —Please see attached correspondence from Terry Donnellon, Law Director, requesting that City Council consider approving this Resolution that, if approved, will create a Joint Economic Development District with Sycamore Township. The District itself is located at the Paragon Ranch development on Grooms Road abutting I-275. The JEDD is permitted by statute and will allow Sycamore through the Board to implement an income tax and to support economic development in the communities.

Add this Resolution to the August 6, 2025 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.

- d. A Resolution Authorizing The City Manager To Enter Into A Contract With App Architecture for the Architectural And Interior Design Services Associated With The Montgomery Safety Center Addition/Renovation Project—Please see attached correspondence from Brian Riblet, City Manager, requesting that City Council consider approving this Resolution that, if passed, will approve a contract with App Architecture for Design Services for the Montgomery Safety Center Renovation/Addition Project in an amount not to exceed \$875,000.00

Add this Resolution to the August 6, 2025 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.

- e. An Ordinance To Amend Appropriations For Current Expenses And Other Expenditures Of The City Of Montgomery, State Of Ohio, During The Fiscal Year Ending December 31, 2025— Please find attached correspondence from Maura Gray, Finance Director, requesting that City Council consider approving this Ordinance that, if passed, will amend the current year budget to increase the appropriation of the Fire Levy Fund \$875,000.00. This change is due to the necessary design services for the renovation of the Safety Center to be completed by APP Architecture.

Add this Ordinance to the August 6, 2025 Business Session agenda and assign it to a City Council member for first reading. It is requested that the second and third readings be suspended with passage of the Ordinance requested that evening.

7. Administration Report

8. Law Director Report

9. City Council Member Reports

- a. Mrs. Bissmeyer
- b. Mrs. Mills-Reynolds
- c. Mr. Dobrozsi
- d. Mrs. Naiman
- e. Mr. Suer
- f. Mr. Margolis
- g. Mayor Messer

10. Approval of Minutes: July 2, 2025 Public Hearing and Business Session

11. Mayors Court Report

12. Other Business

- a. Liquor License Request—Please see the attached correspondence from Police Chief John Crowell regarding a notice received from the Ohio Division of Liquor Control for a transfer of an existing liquor permit from Mehul Enterprises LLC to Best Indian LLC dba Tandoor India Restaurant, 8702 Market Place Lane.

Make a Motion to have or not have a hearing regarding this request

Voice Vote

13. Executive Session

14. Adjournment

Should you have any questions or concerns regarding this information, please do not hesitate to contact me.

C: Connie Gaylor, Executive Asst./Clerk of Council
Department Heads
Terry Donnellon, Law Director

July 16, 2025
City Hall
at 6:00 p.m.

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2. Roll Call
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Add this Resolution to the August 6, 2025 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.

- b. A Resolution authorizing the City Manager to enter into Contract with Compass Minerals America, Inc pursuant to a joint purchasing bid with Hamilton County for 2025 - 2026 Deicing Rock Salt

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C: Connie Gaylor, Executive Asst./Clerk of Council
Department Heads
Terry Donnellon, Law Director



CITY OF

MONTGOMERY

Certificate of Appreciation

to

Todd and Colleen Valli

10618 Convo Court

WHEREAS, the Montgomery Beautification and Tree Commission selected the home of **Todd and Colleen Valli**, as the Spring 2025 Seasons of Beauty Award Winners as their home was a definite spring beauty this past April and May; and,

WHEREAS, the **Valli** residence was a standout beauty this season, even with the many rains of the spring. The home was eye-catching and aglow with a brilliant display of numerous blooming trees and flowers as well as budding shrubbery. Acting as complimentary bookends to the home were a large pink crabapple tree on the left and a white viburnum on the right. Touches of yellow and white could also be found throughout the upper and lower landscapes from the blooming daffodils in several varieties; and,

WHEREAS, a grand pin oak anchored the front yard and was just beginning to bud. A fresh cut of the yard for the spring highlighted the magnificent hillside of the home while the dark red barberry surrounding the mailbox was a perfect complement to the maroon shutters of the white brick facade; and,

WHEREAS, the Seasons of Beauty award recognizes homes and businesses in Montgomery with special front yards, window boxes, and planters that peak during certain seasons as well as those homes and businesses with decorative features that celebrate the "season" or holiday; and,

WHEREAS, **Todd and Colleen Valli** have contributed to the beautification of Montgomery through the landscaping of their property, thereby visually enhancing the City for all its citizens.

NOW THEREFORE, BE IT CERTIFIED by the Council of the City of Montgomery, Ohio:

SECTION 1. The Council of the City of Montgomery, Ohio recognizes this extraordinary effort and contribution to our City and calls upon all residents and officials of this community to honor **Todd and Colleen Valli** for their efforts.

LA Bissmeyer

Lee Ann Bissmeyer, Councilmember

Craig Margolis

Craig Margolis, Councilmember

Catherine Mills-Reynolds

Catherine Mills-Reynolds, Councilmember

CHRIS DOBROZSI

Chris Dobrozsi, Councilmember

Ron Messer

Ron Messer, Councilmember

Sasha Naiman

Sasha Naiman, Councilmember

Ken Suer

Ken Suer, Councilmember

ORDINANCE NO. _____, 2025

**AN ORDINANCE ADOPTING THE *MONTGOMERY'S MOMENT: 2025
COMPREHENSIVE PLAN***

WHEREAS, the Council of the City of Montgomery, Ohio is committed to planning and development which promote and protect public health and safety, and maintain and enhance a high-quality residential community supported by successful commercial enterprises; and

WHEREAS, the City Council also desires to establish standards for maintaining a strong infrastructure and public services that will support such planning objectives and which will enhance the quality of life for the people of the Montgomery community; and

WHEREAS, after extensive study and citizen input, the Planning Commission has recommended the *Montgomery's Moment: 2025 Comprehensive Plan* which meets these purposes, and Council deems that the same should be adopted to establish the foundation for reviewing and revising the Land Usage Code and related Ordinances within the City.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Montgomery, Hamilton County, Ohio, that:

SECTION 1. City Council hereby adopts the *Montgomery's Moment: 2025 Comprehensive Plan* ("Plan") recommended by the Planning Commission May 5, 2025, a copy of which is attached hereto and incorporated herein by reference.

SECTION 2. This Plan shall form the basis for a continuing examination of the means of achieving the realization of the goals, policies, and the development

strategies recommended by this extensive analysis of our community. The Administration and the Planning Commission are hereby tasked with the responsibility to review and recommend to Council reaffirmation or modification to the Land Usage Code and other Ordinances as necessary to achieve these goals and objectives adopted in the Plan.

SECTION 3. This Ordinance shall take effect the earliest opportunity as allowable by law.

PASSED: _____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

Ronald G. Messer, Mayor


APPROVED AS TO FORM:



Terrence M. Donnellon, Law Director

July 8, 2025

TO: Brian Riblet, City Manager

FROM: Gary Heitkamp, Public Works Director 

SUBJECT: Legislation Request to enter into agreement with Barrett Paving Materials, Inc. to construct the HAM-US22-15.22 Montgomery Road Resurfacing Project, ODOT PID #115757

Request

It is necessary for City Council to adopt a Resolution authorizing the City Manager to enter into a Contract with Barrett Paving Materials, Inc. to construct the HAM-US22-15.22 Montgomery Road Resurfacing Project, ODOT PID #115757.

Financial Impact

If approved, the Resolution would authorize the City Manager to enter into a Contract with Barrett Paving Materials, Inc. to construct the HAM-US22-15.22 Montgomery Road Resurfacing Project, ODOT PID #115757 in the amount of \$935,985.00, which is the total of the Base Bid plus a 4.0% Contingency.

In 2024, the City of Montgomery entered into an LPA Federal Local-Let Project Agreement with the Ohio Department of Transportation (ODOT) to resurface US 22 (Montgomery Road) from Pfeiffer Road to Weller Road, a distance of 0.69 miles. Per the agreement, ODOT will fund 80% of construction costs for items that are ODOT eligible. The City will be responsible for the remaining 20% of the cost of these items, and will be 100% responsible for construction costs associated with items that are not ODOT eligible. The City's share of the construction cost will be funded through the 410.261.5470 account.

Background

Based upon its condition, the asphalt pavement wearing course of US 22 (Montgomery Road) from Pfeiffer Road to Weller Road needs to be removed and replaced. This construction contract will include milling the pavement a depth of 3-inches, performing necessary full-depth pavement repairs, manhole adjustments, installation

of intermediate and surface course of asphalt, pavement markings, and replacement of raised pavement markers.

Since the project is being administered Local-Let, the City of Montgomery publicly advertised for bids and subsequently held a bid opening for the project at 10:00 AM on July 2, 2025. A total of two (2) bids were received, with the lowest and best bid being provided by Barrett Paving Materials, Inc., summarized as follows:

<u>CONTRACTOR</u>	<u>BASE BID</u>
Barrett Paving Materials, Inc.	\$899,986.00
John R. Jurgensen Company	\$1,080,382.10
<i>Engineer's Opinion of Construction Cost</i>	<i>\$866,542.31</i>

Recommendation

Staff reviewed the two bids received and determined that the bid received from Barrett Paving Materials, Inc. is the lowest and best bid for the HAM-US22-15.22 Montgomery Road Resurfacing Project, ODOT PID #115757.

Staff recommends City Council adopt a Resolution authorizing the City Manager to enter into a Contract with Barrett Paving Materials, Inc. to construct the HAM-US22-15.22 Montgomery Road Resurfacing Project, PID #115757 in the amount of \$935,985.00. The amount of the recommendation includes \$35,999.00 in project contingency funding, which is an amount equal to 4.0% of the Base Bid amount.

If there are any questions or concerns, please do not hesitate to contact me.

RESOLUTION NO. , 2025

**A RESOLUTION ACCEPTING A BID AND AUTHORIZING THE CITY MANAGER TO
ENTER INTO A CONTRACT WITH BARRETT PAVING MATERIALS, INC.
TO CONSTRUCT THE HAM-US22-15.22, ODOT PID # 115757,
MONTGOMERY ROAD RESURFACING PROJECT**

WHEREAS, by Resolution No. 22, 2024, Council authorized the City Manager to enter into a Federal Local LET Project Agreement with the Ohio Department of Transportation for the project known as the Montgomery Road Resurfacing Project ("Project"), HAM - US22 - 15.22, ODOT PID # 115757, and the City Manager has entered into such Contract; and

WHEREAS, the City did advertise for bids for the construction of the Project and has received a bid from Barrett Paving Materials, Inc., which after review with the City's Engineer has been determined to be the lowest and best bid in response to the advertisement and bid specifications; and

WHEREAS, the Administration is now recommending that consistent with the Local LET Project Agreement, the City should enter into a contract with Barrett Paving Materials, Inc.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Montgomery, Hamilton County, Ohio, that:

SECTION 1. The City Manager is authorized to enter into an Agreement with Barrett Paving Materials, Inc. in the amount of \$935,985.00, which includes appropriate contingency funds, to construct the Montgomery Road Resurfacing Project, HAM – US22 – 15.22, ODOT PID # 115757.

SECTION 2. The City Manager is authorized to execute any and all additional documentation as a necessary component of the Project to meet the terms and conditions of the Local LET Project Agreement.

SECTION 3. It is found and determined that all formal actions of the City Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of the City Council, and that any and all deliberations of the City Council and any and all of its Committees that resulted in such formal action, were in meetings open to the public in compliance with Ohio law.

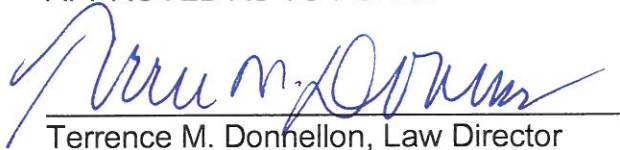
SECTION 4. This Resolution shall be in full force and effect from and after its passage.

PASSED: _____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

Ronald G. Messer, Mayor


APPROVED AS TO FORM:



Terrence M. Donnellon, Law Director

June 25, 2025

TO: Brian Riblet, City Manager

FROM: Gary Heitkamp, Public Works Director 

SUBJECT: Legislation request for authorization to enter into contract with
Compass Minerals America, Inc. for the purchase of deicing rock salt

Request

It is necessary for City Council to adopt a resolution authorizing the City Manager to enter into a contract with Compass Minerals America, Inc. pursuant to a joint purchasing bid with Hamilton County for deicing rock salt for the 2025 - 2026 winter season.

Financial Impact

The purchase of deicing rock salt for the 2025-2026 winter season is included in the City budget in the 261.000.5380 Street Maintenance, 265.000.5380 State Highway Fund, and 266.000.5380 Permissive MVL Fund. If approved, the request would authorize a minimum purchase of 1000 tons of deicing rock salt in the amount of \$84,970.00 (\$84.97 per ton), with the option of purchasing an additional 100 tons (10% more) if the need arises, which would bring the total cost to \$93,467.00. In previous years, the cost of deicing rock salt per ton was \$78.22, \$82.10, and \$80.27 in 2024, 2023, and 2022, respectively.

Background

Each year the City enters into a contract for the purchase of deicing rock salt for the winter season. For the past number of winter seasons (except for 2024 when Hamilton County did not purchase rock salt) the City of Montgomery has entered into a joint purchasing bid with Hamilton County. This year, staff was able to secure a commitment through the Hamilton County Engineer's Office to enter into a joint purchasing bid for the purchase of deicing rock salt for the upcoming 2025/2026 winter season.

Recommendation

It is recommended that City Council adopt legislation to authorize the City Manager to enter into a contract with Compass Minerals America, Inc. pursuant to a joint purchasing bid for the 2025/2026 winter season for a minimum purchase of 1000 tons of deicing rock salt in the amount of \$84,970.00 (\$84.97 per ton), with the option of purchasing an additional 100 tons (10% more) if the need arises, which would bring the total cost to \$93,467.00

If there are any questions or additional information is required, please do not hesitate to contact me.

Attachment – Hamilton County Road Salt Bid Results

PRELIMINARY BID TABULATION FORM

ITB# 036-25- Road Salt

Agent - JW

Date: May 20, 2025

Description	Vendor #1	Vendor #2	Award
Vendor	Compass Minerals America, Inc. 9900 W 109 th Street Overland Park, KS 66210	Morton Salt, Inc. 444 West Lake St. Suite 2900 Chicago, IL 60606	
Vendor Contact	highwaygroup@compassminerals.com	bids@mortonsalt.com	
Hamilton County Engineer- 6,000 tons	\$84.97 per ton	\$88.57 per ton	
Village of Greenhills- 250 tons	\$84.97 per ton	\$88.57 per ton	
Harrison Township- 200 tons	\$84.97 per ton	\$88.57 per ton	
City of Harrison- 700 tons	\$84.97 per ton	\$88.57 per ton	
Village of Lockland- 300 tons	\$84.97 per ton	\$88.57 per ton	
Village of Newtown- 160 tons	\$84.97 per ton	\$88.57 per ton	
Village of Golf Manor- 200 tons	\$84.97 per ton	\$88.57 per ton	
Deer Park- 100 tons	\$84.97 per ton	\$88.57 per ton	
Village of Woodlawn- 600 tons	\$84.97 per ton	\$88.57 per ton	
Village of Evendale- 300 tons	\$84.97 per ton	\$88.57 per ton	
City of Montgomery- 1,000 tons	\$84.97 per ton	\$88.57 per ton	
Amberley Village- 250 tons	\$84.97 per ton	\$88.57 per ton	
City of Norwood- 1,000 tons	\$84.97 per ton	\$88.57 per ton	
Great Parks of Hamilton County- 225 tons	\$84.97 per ton	\$88.57 per ton	

This bid tabulation is a preliminary summary of the bids as they were opened and announced at the bid opening. Neither bid prices nor bid documentation submitted by the Bidders have been reviewed and verified. All information contained herein is subject to change. A Final Bid Tabulation Form will be issued after all bids are properly reviewed and evaluated in accordance with the Project Manual and the requirements set forth in the Ohio Revised Code.

Vendor Selection:

Your reasons for selecting your vendor (s) for this bid: (Check all that apply)

☒ Lowest Price

☐ Best Product

☒ Suits Our Specific Need

☐ Other (Please Specify) _____

Bid Bond:

Please return bid bond checks? ☐ Yes ☐ No

Performance bond required in amount of: _____

Authorization:

Signature: _____

Date Signed: 5/21/25

PLEASE RETURN THIS FORM TO THE HAMILTON COUNTY PURCHASING DEPARTMENT ALONG WITH ANY SUPPORTING DOCUMENTATION FOR YOUR DECISION.

The Hamilton County Engineer's office recommends ITB #036-25 Road Salt be awarded to Compass Minerals. They are low bidder and meet all our specific needs.

RESOLUTION NO. , 2025

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A
CONTRACT WITH COMPASS MINERALS AMERICA, INC. FOR THE
PURCHASE OF DE-ICING ROCK SALT FOR THE 2025-2026 SEASON**

WHEREAS, R.C. § 9.48 authorizes counties, townships and municipal corporations to participate in joint purchasing programs with other municipal corporations for the purchase of machinery, materials and supplies without advertisement and without bids; and

WHEREAS, for the winter season 2025-26, the Hamilton County Engineer's Office has competitively bid for the bulk purchase of de-icing rock salt consistent with the rules, regulations and laws of Hamilton County, Ohio, and which competitive bid did authorize Hamilton County to extend its terms for purchase to other communities in and around Hamilton County, Ohio; and

WHEREAS, the Montgomery City Administration believes that participating in the joint program and bid through Hamilton County, Ohio is more economically efficient and provides a better benefit to Montgomery than separately bidding such purchase.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Montgomery, Hamilton County, Ohio, that:

SECTION 1. The City Manager is hereby authorized to enter into a contract with Compass Minerals America, Inc. for the purchase of de-icing rock salt for the 2025-26 winter season through the contract bid granted by Hamilton County to Compass Minerals America, Inc. at the cost of \$84.97 per ton for the purchase of 1100 tons. The total cost for this contract shall not exceed \$93,467.00.

SECTION 2. Council hereby finds that purchasing through the contract with Hamilton County is in the best interest of the City of Montgomery and is consistent with the terms and conditions of R.C. § 9.48.

SECTION 3. This Resolution shall be in full force and effect from and after its passage.

PASSED: _____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

Ronald G. Messer, Mayor

APPROVED AS TO FORM:



Terrence M. Donnellon, Law Director

TO: Mayor Ronald G. Messer
Members of City Council

FROM: Terrence M. Donnellon

RE: A Resolution Approving a Contract with Sycamore
Township, Ohio to Designate the Sycamore Township-
City of Montgomery Joint Economic Development District
Upon Property Located Within Sycamore Township
Abutting Grooms Road and I-275


DATE: July 8, 2025

This legislation was recommended by Council as a result of the Public Hearing July 2, 2025 to advance the creation of a Joint Economic Development District with Sycamore Township. This legislation is the next step in the process for Council to approve the creation of the District and the adoption of the Contract. The Contract will be signed by Brian K. Riblet as City Manager, and our legislation also authorizes him to execute such additional documentation as may be necessary to implement the District.

The newer statutory version requires one of the two parties to the Contract to provide Notice to the appropriate legal authorities that the Township and the City have adopted a JEDD, and our legislation authorizes our Clerk of Council is to work in conjunction with Sycamore Township to certify the appropriate approvals.

The JEDD itself will take effect 31 days after Notice is provided to the legal authorities, and as our Resolution will take effect immediately, the JEDD itself will be in effect sometime in September. We will work with Sycamore Township and RITA to implement the tax structure for the District. Council may be asked to appoint a Board Member once the District has been approved by the County and/or the state. The Contract allows us to appoint one Board Member to the District.

Respectfully submitted,



Terrence M. Donnellon,
Law Director

TMD/lld

Enclosures

cc: Brian Riblet, City Manager
Connie Gaylor, Executive Assistant
Department Heads
File

RESOLUTION NO. , 2025

**A RESOLUTION APPROVING A CONTRACT WITH SYCAMORE TOWNSHIP, OHIO
TO DESIGNATE THE SYCAMORE TOWNSHIP-CITY OF MONTGOMERY JOINT
ECONOMIC DEVELOPMENT DISTRICT UPON PROPERTY LOCATED WITHIN
SYCAMORE TOWNSHIP ABUTTING GROOMS ROAD AND I-275**

WHEREAS, on July 2, 2025, the Council of the City of Montgomery, Ohio held a Public Hearing as required by R.C. § 715.72(I) concerning a Contract with Sycamore Township, Ohio to create the Sycamore Township-City of Montgomery Joint Economic Development District; and

WHEREAS, more than Thirty (30) days prior to the Public Hearing, the Clerk of Council of the City of Montgomery published Notice of the Public Hearing in the *Cincinnati Enquirer*, a newspaper of general circulation in the City of Montgomery, Ohio, providing Notice of the time and place of the Public Hearing; and

WHEREAS, during the Thirty (30) day period prior to the Public Hearing, all of the following documents were available for public inspection in the office of the Clerk of Council:

1. A copy of the Contract creating the District, including the Economic Development Plan for the District.
2. A description of the area to be included in the District, including a map and sufficient detail to note the specific boundaries of the area and indicating any zoning restrictions applicable to the area.
3. A schedule of collections for the income tax within the District as may be authorized by the Board of Directors of the District; and

WHEREAS, the Public Hearing allowed for public comment and recommendations on the Contract and the District; and

WHEREAS, Council recommended that legislation be advanced to approve the Contract and to establish the District; and

WHEREAS, Council of the City of Montgomery, Ohio desires to adopt this Resolution approving the Contract to create the Sycamore Township-City of Montgomery Joint Economic Development District.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Montgomery, Hamilton County, Ohio, that:

SECTION 1. The City Council hereby approves a Contract with Sycamore Township, Ohio, in substantially the same form as that attached hereto as Exhibit 1, creating the Sycamore Township-City of Montgomery Joint Economic Development District.

SECTION 2. The Clerk of Council is directed to present a copy of this legislation and the approved Contract to the Township Administrator of Sycamore Township, and work with the Sycamore Township Administrator to file with the Hamilton County Director of Development Services and, as necessary, any state agency the following documents:

1. A copy of the Contract creating the District, including the Economic Development Plan for the District and a schedule for the provision of any new, expanded or additional services, facilities or improvements.

2. A description of the area to be included in the District, including a map in sufficient detail to note the specific boundaries of the area and indicating any zoning

restrictions applicable to the area.

3. A schedule for the collection of taxes.

4. A certified copy of this Resolution relating to the Contract and the District.

5. Evidence of Notice that the hearing as required by R.C. § 715.72 was published as required by Ohio law.

SECTION 3. The City Manager is authorized to finalize the Contract and to execute the final Contract on behalf of the City. The City Manager is further authorized to execute any additional documents as may be necessary to implement this legislation.

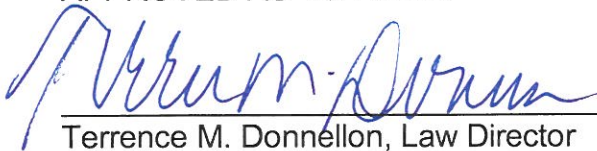
SECTION 4. This Resolution shall be in full force and effect from and after its passage, and as noted in the Contract, the District shall be established Thirty-one (31) days after approval and acceptance as provided in R.C. § 715.72(O).

PASSED: _____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

Ronald G. Messer, Mayor

APPROVED AS TO FORM:



Terrence M. Donnellon, Law Director

**SYCAMORE TOWNSHIP-CITY OF MONTGOMERY
JOINT ECONOMIC DEVELOPMENT DISTRICT
CONTRACT**

The contracting parties hereby enter into this Contract to create the SYCAMORE TOWNSHIP - CITY OF MONTGOMERY Joint Economic Development District pursuant to lawful authority and for good and valuable consideration as more fully set forth:

1. **Parties** - The contracting parties are:

A. Sycamore Township Trustees [hereinafter sometimes referred to as "Township"] and

B. City of Montgomery [hereinafter sometimes referred to as "MONTGOMERY"]

2. **Recitals** - The contracting parties are creating the SYCAMORE TOWNSHIP - CITY OF MONTGOMERY JEDD for the purpose of facilitating economic development, to create and preserve jobs and employment opportunities, and to improve the economic welfare of the people in SYCAMORE TOWNSHIP, the City of Montgomery, Hamilton County, the State of Ohio and in the area of the contracting parties.

The contracting parties share a common interest in facilitating economic development in the area which will bring economic development, jobs and revenue to the contracting parties and to the County and State. The parties acknowledge the economic potential of development to occur within the proposed Sycamore Township - City of Montgomery JEDD territory. Furthermore, the parties acknowledge the benefits associated with regional cooperation and planning beyond the geographic boundaries of the contracting parties.

3. **Authority** - This Contract is entered into pursuant to the authority of R.C. 715.72 through 715.81 and other applicable sections of the Ohio Revised Code.

4. **Location** - The SYCAMORE TOWNSHIP – City of Montgomery JEDD is located entirely within SYCAMORE TOWNSHIP, Hamilton County, Ohio. The City of Montgomery JEDD is located at 11682 Grooms Road, Cincinnati, Ohio 45242, and is further described by parcel numbers 060001400459, 06000140045 and 060001400457.

5. **Nexus** - SYCAMORE TOWNSHIP is contiguous to the territory of a township, municipal corporation, or county that is contiguous to the City of Montgomery. The Sycamore Township - City of Montgomery JEDD is located entirely within SYCAMORE TOWNSHIP. MONTGOMERY and SYCAMORE TOWNSHIP are both located within Hamilton County, Ohio. Hence the geographic eligibility requirements regarding the contracting parties set forth in R.C. 715.72(C)(1) are satisfied.

6. **Sycamore Township - City of Montgomery JEDD Criteria** - The areas to be included in the Sycamore Township - City of Montgomery JEDD meet all of the following criteria:

- A. The areas are located entirely within SYCAMORE TOWNSHIP;
- B. No electors reside within the area on the effective date of this Contract and the area is zoned in a manner appropriate to the function of the district; and
- C. The areas do not include any parcel of land owned in fee by or leased to a non-participating municipal corporation or township. Hence the criteria for inclusion of areas set forth in R.C. 715.72(E) are satisfied.

7. **Territory** - The areas to be included within the SYCAMORE TOWNSHIP - City of Montgomery JEDD consist of 3 parcels and are referred to as the Sycamore Township - City of Montgomery JEDD territory. The following area is to be included in the SYCAMORE TOWNSHIP - City of Montgomery JEDD:

LEGAL DESCRIPTIONS - See **Exhibit A** attached.

MAP OF TERRITORY - See Exhibit B.

Prior to adoption, the contracting parties may consent to deletion of any portion of the territory to assure compliance with the majority petition requirements applicable to owners of property and owners of businesses to be located in the SYCAMORE TOWNSHIP - City of Montgomery JEDD territory.

8. **Zoning** - The Sycamore Township - City of Montgomery JEDD territory is zoned PDR use pursuant to the SYCAMORE TOWNSHIP Zoning Resolution.

TERRITORY ZONING MAP OF ALL AREAS - See Exhibit A attached.

The parties acknowledge that the above land use and zoning classifications are the best and proper available use to encourage economic development. The area is currently developing consistent with prescribed zoning classifications. This Contract shall not operate as a limitation upon Township's [i.e., Board of Trustees, Zoning Commission or Board of Zoning Appeals] authority to change zoning district classification of the Sycamore Township - City of Montgomery JEDD territory (or any parcels contained herein), or to amend the SYCAMORE TOWNSHIP Zoning Resolution, or to grant conditional use, variance, specially permitted use, or other change pursuant to the SYCAMORE TOWNSHIP Zoning Resolution as currently in effect or as amended from time to time.

9. **Economic Development Plan** - The contracting parties approve and ratify SYCAMORE TOWNSHIP'S Economic Development Plan for the Sycamore Township - City of Montgomery JEDD territory. See **Exhibit C**, Economic Development Plan Sycamore Township - City of Montgomery JEDD attached.

10. **Acknowledgment** - Each contracting party acknowledges entering into this Contract freely and without duress or coercion for the stated public purpose of promoting

economic development, creating and preserving jobs and employment opportunities, and to improve the economic welfare of the people of Sycamore Township, the City of Montgomery, Hamilton County, and the State of Ohio.

11. **Public Hearing/Approval** - Before any of the contracting parties approved this Contract, the contracting parties delivered a copy of the proposed contract to the Board of County Commissioners of each county in which a contracting party is located.

The SYCAMORE TOWNSHIP Trustees and the Council for MONTGOMERY have each conducted public hearings after required notice and have approved their Resolution and respective Ordinances authorizing this Contract.

12. **Adoption** - For adoption to occur, a majority of the owners of property (land) located in the Sycamore Township - City of Montgomery JEDD territory and a majority of the owners of businesses located in the Sycamore Township - City of Montgomery JEDD territory shall submit their petitions supporting creation of the SYCAMORE TOWNSHIP - City of Montgomery JEDD.

After adoption of the Resolution and Ordinances approving this Contract to create the SYCAMORE TOWNSHIP - City of Montgomery JEDD, the contracting parties shall jointly file with the Director of Development for Hamilton County and/or the State of Ohio all of the following documents:

- A. A signed copy of the Contract;
- B. A description of the areas to be included in the Sycamore Township - City of Montgomery JEDD, including a map in sufficient detail to denote the specific boundaries of the areas and to indicate any zoning restrictions applicable to the areas;
- C. The Economic Development Plan attached hereto as **Exhibit C**;

D. Certified copies of the Ordinances and Resolutions of the contracting parties relating to the Contract and Sycamore Township - City of Montgomery JEDD;

E. A certificate of each contracting party that the public hearings required by R.C. 715.72 were held, the date of the hearings, and evidence of publication of the notice of the hearings;

F. A petition signed by a majority of the owners of property (land) located within the areas to be included in the Sycamore Township - City of Montgomery JEDD; and

G. A petition signed by a majority of the owners of businesses located in the areas to be included in the Sycamore Township - City of Montgomery JEDD.

SYCAMORE TOWNSHIP shall give timely notice (not later than ten (10) days after filing) by certified mail to:

A. Those owners of property (land) located in the areas comprising the Sycamore Township - City of Montgomery JEDD territory who did not sign the petition; and

B. Those owners of businesses located in the areas comprising the Sycamore Township - City of Montgomery JEDD territory who did not sign the petition.

SYCAMORE TOWNSHIP Resolution No. 2025-053 approving the creation of the Sycamore Township - City of Montgomery JEDD and authorizing the proposed Contract is not required to be submitted to the electors of the township for approval pursuant to R.C. 715.72(M)(1) because:

A. The Resolution was approved by a unanimous vote of the members of the Board of Township Trustees;

B. The creation of the Sycamore Township - City of Montgomery JEDD is proposed at the request of a majority of owners of land included within the proposed district; and

C. The territory to be included in the proposed Sycamore Township - City of Montgomery JEDD is zoned in a manner appropriate to the function of the proposed district.

13. **Effective Date** - The creation of the SYCAMORE TOWNSHIP - City of Montgomery JEDD, per approval or deemed approval by the Director of Development, shall become effective that date which is not earlier than the thirty-first (31st) day after contract approval pursuant to R.C. 715.72(O).

14. **Term** - The initial term of this Contract shall commence upon the effective date and shall terminate on December 31, 2054. The contracting parties may by mutual consent extend this Contract for two (2) terms of ten (10) years each.

The parties acknowledge that the development opportunities to be derived from the Contract are projected to occur well into the future. Road improvements and other infrastructure expansion, long range planning, expanded service, and other catalysts for economic development associated with the Sycamore Township - City of Montgomery JEDD may require many years for implementation and completion. In consequence, resulting economic development may not be realized until decades after the originating improvements. The initial term and additional terms provided for herein are a function of the long range nature of the intended economic development.

15. **Board of Directors** - Businesses will be located and persons will be working within the Sycamore Township - City of Montgomery JEDD territory. Therefore according to R.C. 715.72(P) the City of Montgomery JEDD Board of Directors shall be composed of the following members:

	<u>Representation</u>	<u>Member</u>	<u>Initial Term</u>
A.	One member representing Montgomery	[Municipal Member]	1 Year
B.	One member representing Sycamore Township.	[Township Member]	2 Years

- | | | | |
|----|---|-------------------|---------|
| C. | One member representing the owners of businesses located in the City of Montgomery JEDD. | [Business Member] | 3 Years |
| D. | One member representing persons working within the Sycamore Township – City of Montgomery JEDD. | [Worker Member] | 4 Years |
| E. | One member selected by the members designated in subparagraphs (A) through (D) above. This member shall serve as Chairperson. | [Chairperson] | 4 Years |

Initial terms as prescribed by R.C. 715.72(P) are indicated. Thereafter, terms for each member shall be four (4) years, each term ending on the same day of the same month of the year as the term it succeeds. A member may be reappointed, but no member shall serve more than two (2) consecutive terms on the board.

The Municipal Member may be a municipal elected official or employee; excepting however any one serving in Montgomery's Finance Department or supervised by or reporting to the Finance Director. The City Council shall select the municipal member.

The Township Member may be a Township elected official or employee; excepting however the Township Administrator. The SYCAMORE TOWNSHIP Trustees shall select the Township Member.

The Business Member, Worker Member, and Chairperson may be a resident of any of the contracting parties. The SYCAMORE TOWNSHIP Trustees shall select the Business Member and the Worker Member whom shall be a business owner with a business located in the City of Montgomery JEDD and whom shall be a person working within the Sycamore Township - City of Montgomery JEDD respectively.

The contracting parties may by consent adopt rules pertaining to Board Member

service, removal for cause, and vacancy.

The authority of the Board of Directors is limited according to statutory authority of R.C. 715.72 to 715.81 and the powers conferred by this Contract applicable to the Sycamore Township - City of Montgomery JEDD territory. According to R.C. 715.72(P) the Board of Directors is a public body for the purposes of R.C. 121.22 [Sunshine Law] and furthermore is subject to R.C. Chapter 2744 [Political Subdivision Tort Liability and Immunity].

The members of the Board of Directors shall serve without compensation. Necessary and authorized expenses incurred in relation to Board service shall be reimbursed from the Sycamore Township - City of Montgomery JEDD funds allocated to the Board according to procedures established by the contracting parties and the Board. Only actual documented costs are eligible for reimbursement.

Three Members of the Board shall constitute a quorum and any action of the Board requires concurrence of a majority in attendance. The Board shall act through the passage of Resolutions. A Resolution of the Board shall be effective immediately unless otherwise provided by the Resolution or as required by law.

The Chairperson shall preside over meetings of the Board. Either the Chairperson or a majority of the Board may call special meetings upon at least twenty-four (24) hours advanced notice to all Members.

The Board of Directors may adopt (a) policies, (b) procedures, and (c) advance directives which may be administered by the Chairperson acting in conjunction with the Secretary.

16. **Board Activities** - The Board shall meet at least annually to review activities affecting the Sycamore Township - City of Montgomery JEDD including but not limited to progress on intended improvements, development activities, services to the Sycamore Township -

City of Montgomery JEDD, and reports pertaining to the Sycamore Township - City of Montgomery JEDD, planning affecting the Sycamore Township - City of Montgomery JEDD, adequacy of services to the Sycamore Township - City of Montgomery JEDD, public relations, and so forth. The Board shall serve as a liaison with the private sector for the purpose of facilitating economic development within the Sycamore Township - City of Montgomery JEDD. The Board shall serve in an advisory capacity to the contracting parties, and may make recommendations upon request of the contracting parties in furtherance of economic development within the Sycamore Township - City of Montgomery JEDD territory. The Board shall perform such other duties as may be directed by consent of the contracting parties from time to time.

The Township's Administrator shall serve as Secretary to the Board of Directors. The Administrator shall not serve as a Member and shall not have voting privileges. In the absence of a Township Administrator, the Township may appoint a Secretary. The Secretary shall keep minutes of Board meetings and resolution meetings, and shall keep records of all Board activities, functions, and operations which shall be available for public inspection during routine Township business hours.

The Secretary upon affirmative resolution of the Board or the fiscal officer of a contracting party may review MONTGOMERY's records relating to taxation from the Sycamore Township - City of Montgomery JEDD territory; provided however, the record recipient is subject to and shall strictly comply with confidentiality provisions of R.C. 718.13 and the MONTGOMERY Income Tax Codified Ordinance Section 44.1.14. The Secretary upon affirmative resolution of the Board may request an independent review or audit of MONTGOMERY's tax collection services, and collection procedures relating to taxation from the Sycamore Township - City of Montgomery JEDD territory. The cost of the independent review or

audit shall be treated as a collection related expense payable from JEDD gross income revenues.

The Secretary is authorized to issue and receive correspondence pertaining to Board activities and shall assist the Board with scheduling of meetings, organization of information, document preparation, and such other activities that pertain to Board functions and operations. The Secretary may utilize Township facilities and Township staff in furtherance of Board activities.

The Board may enter into agreements and may establish funds and accounts in furtherance of Board activities. The Board shall establish an appropriations procedure to provide for the payment of operating expenses associated with Board activities and operation of the Sycamore Township - City of Montgomery JEDD. The Board shall designate those members who may execute documents on behalf of the Board in furtherance of a resolution; provided however, any agreements with third parties shall require the signature of at least two (2) Board Members; or in the alternative, a Board Member and the Secretary.

The Board may apply for and receive and accept grants from governmental units or the private sector for the Sycamore Township - City of Montgomery JEDD related activities such as construction, maintenance, operation of any facility, research, and development for the Sycamore Township - City of Montgomery JEDD programs. The Board may also accept contributions in money or in kind for Sycamore Township - City of Montgomery JEDD related activities.

The Board may purchase insurance for property, casualty loss, or liability, and may participate in risk management pools or defense organizations regarding Sycamore Township - City of Montgomery JEDD activities.

The Board does not have authority to borrow money or to issue notes or bonds, or to assign, pledge, hypothecate, or encumber tax revenue without consent of the contracting parties.

The Board is authorized to do all acts and things necessary or convenient to carry out the powers granted in the Contract including, but not limited to, granting tax credits pursuant to ORC §718.51, §718.151, and other pertinent sections of the Ohio Revised Code. If the Board's authority is unclear or if the Board desires expanded authority, the Board may request clarification of authority or additional authority from the contracting parties by consent.

17. **Income Tax** - This Contract grants the Sycamore Township - City of Montgomery JEDD Board of Directors power to adopt a Resolution to levy an income tax within the entirety of the Sycamore Township - City of Montgomery JEDD territory at a maximum rate of (.75%) percent based on:

A. Income earned by persons working or residing within the Sycamore Township - City of Montgomery JEDD (the "Earnings Tax Portion");

B. Net profits of businesses located within the Sycamore Township -City of Montgomery JEDD (the Net Profits portion). The income tax of the district shall follow the provisions of Chapter 718 of the Revised Code, except that no vote shall be required.

The Resolution levying an income tax shall require the contracting parties to annually set aside a percentage of the amount of the income tax collected for the long-term maintenance of the Sycamore Township - City of Montgomery JEDD; provided, however, the amount set aside shall not exceed \$1,000.00 annually without consent of the contracting parties. Not earlier than one (1) year after the effective date of the Sycamore Township - City of Montgomery JEDD, the Board of Directors, with written consent of the contracting parties, may increase or decrease the rate of taxation on a prospective basis in an amount as the contracting parties agree to in writing; provided, however, that the applicable rate of taxation shall not exceed the lesser of the rate of the municipal income tax then levied by MONTGOMERY or (.75%)

percent. The Resolution levying the income tax shall be consistent with the provisions of the City of Montgomery Income Tax Code Chapter 44.1, as it may be amended from time to time; subject however to exceptions, limitations, or other provisions in this Contract or according to law. The Board may designate those provisions of the MONTGOMERY Income Tax Ordinance, as it may be amended from time to time, which are not applicable to taxation within the Sycamore Township - City of Montgomery JEDD; provided, however, that the Board may not exceed the taxing authority permitted by the MONTGOMERY Income Tax Ordinance without consent of the contracting parties.

The income tax is effective and collection shall commence on the first day of the month following the Board's adopting Resolution, unless extended by action of the JEDD not to exceed ninety (90) days after said Resolution.

Any contracting party may request an independent audit of any aspect of revenue collection and distribution; provided, however, that the party requesting the audit shall bear the expense of audit, if applicable.

MONTGOMERY shall administer, collect, and enforce the income tax on behalf of the Sycamore Township - City of Montgomery JEDD. MONTGOMERY's Director of Finance or his designee shall serve as the Tax Administrator of the income tax derived from the Sycamore Township - City of Montgomery JEDD and shall be responsible for the receipt, safekeeping, accounting, and investment of income tax revenues pending disbursement. All receipts shall be deposited to a separate Sycamore Township - City of Montgomery JEDD account that shall not be co-mingled with revenue from other sources. Earnings on the Sycamore Township - City of Montgomery JEDD account and investments related thereto shall be added to the account. The Tax Administrator has authority to grant refunds and to compromise claims for tax, penalties, and

interest. The Tax Administrator has authority to commence legal proceedings pertaining to delinquent tax collection and enforcement, and declaratory judgment regarding disputed interpretation and applicability of the MONTGOMERY Income Tax Ordinance within the Sycamore Township - City of Montgomery JEDD. The Tax Administrator is authorized to investigate and audit taxpayer returns and to issue subpoenas in furtherance of duties. The Tax Administrator is designated to be an interested party and is authorized to commence and defend legal proceedings in the name of the Sycamore Township - City of Montgomery JEDD in any way pertaining to the income taxation within the Sycamore Township - City of Montgomery JEDD.

The Tax Administrator shall report quarterly to the Board and contracting parties regarding receipt and distribution of income tax revenue including amounts retained in escrow. The Tax Administrator shall furthermore report quarterly regarding Sycamore Township - City of Montgomery JEDD operating income and expenses for the preceding quarter and shall provide short term and long range projections concerning anticipated income and expenses associated with Sycamore Township - City of Montgomery JEDD operations. The Tax Administrator shall provide monthly reports to the Secretary regarding all revenue with taxpayer sources. Such monthly reports shall be subject to confidentiality covenants as more fully set forth.

The Tax Administrator shall pay one percent (1%) of the gross income tax revenue into escrow. Escrow proceeds may be utilized to pay refunds, and in general to balance accounts. In the event of an escrow deficiency, the Tax Administrator may invoice the contracting parties according to their pro rata distribution to satisfy the deficiency. Invoices for deficiency are due and payable within thirty (30) days from notice. At the end of each calendar year any escrow surplus shall be distributed as part of the net income tax revenue.

The levy of the income tax is necessary to effectuate the purpose of this Contract and after once levied any disruption of the distribution of the tax would prevent the parties from fulfilling their obligations under this Contract and may cause financial hardship. Therefore, once the income tax is levied, the Board of Directors is not authorized to cease the levy of the income tax unless authorized by amendment of this Contract.

For purposes of this Contract, "Net Revenues" means the gross proceeds of the collection of the net profit portion of the Sycamore Township - City of Montgomery JEDD income tax and earnings tax portion of the Sycamore Township - City of Montgomery JEDD less (i) the amount allocated for the long-term maintenance of the Sycamore Township - City of Montgomery JEDD as provided in the second paragraph of this Section 17, (ii) the amount placed in escrow as provided in the eighth paragraph of this Section 17, and (iii) the amount necessary to pay the costs of administering, collecting and enforcing the income tax whether incurred by the City or by a municipal income tax collection and administration agency in accordance herewith and with the tax administration agreement between the City and the Sycamore Township - City of Montgomery JEDD. This definition is applicable to the total income tax.

The Tax Administrator is authorized and may contract on behalf of the Sycamore Township - City of Montgomery JEDD with a municipal income tax collection and administration agency (such as the Regional Income Tax Agency, "RITA") to perform the administration, collection and enforcement duties relating to the Sycamore Township - City of Montgomery JEDD income tax as set forth in this Contract. The fees and expenses of such an agency shall be deducted from the Sycamore Township - City of Montgomery JEDD income tax revenues and paid to such agency prior to distribution of those revenues as set forth in this Contract.

18. **Residency Status** - While adopting the Montgomery Income Tax Code, Chapter 44.1, as it may be amended from time to time as the Tax Code for the District, recognizing that no portion of the District is sited within the City of Montgomery, Ohio, the parties hereby specifically exclude from the applicable tax legislation Code § 44.1.081 which allows a credit to be claimed by Montgomery residents for those portion of their salaries, wages, commissions or other compensation or net profits for work done or services performed or rendered outside of the City of Montgomery. No credit shall be allowed for residents of the District for monies paid to another jurisdiction for salaries, wages, commissions or other compensation.

19. **Revenue Distribution** - Net tax revenue from the SYCAMORE TOWNSHIP City of Montgomery JEDD shall be paid at least monthly to SYCAMORE TOWNSHIP and the City of Montgomery, according to the following formula:

CITY OF MONTGOMERY: 10% of Net Revenues

SYCAMORE TOWNSHIP: 90% of Net Revenues

20. **Allocation** - The contracting parties shall allocate a prorated portion of net income tax revenue to the Board of Directors adequate to meet operating expenses; provided, however, that the amount allocated shall not exceed \$1,000.00 annually without consent of the contracting parties.

21. **Contributions**

A. In furtherance of the economic development of the Sycamore Township - City of Montgomery JEDD, the contracting parties shall undertake with diligence the following improvements and services. The contracting parties acknowledge that priorities may shift according to actual experience. The contracting parties shall cooperate with the common objective of facilitating economic development and serving public needs. The allocation of responsibilities

is intended to be fair and equitable in relation to net tax revenue distribution:

The Township shall provide expanded public services to the Sycamore Township - City of Montgomery JEDD, for example, police protection, fire protection, civil defense, local government, administration, and so forth commensurate with economic growth. The Township expects to provide superior level of services in order to attract development and to support commerce once it is established. Participating in Sycamore Township - City of Montgomery JEDD revenues may enable Township expenditures in furtherance of improvements which are already planned.

Intended contributions assume adequacy of net tax revenues, anticipated revenues, funding from other sources, and availability of financing upon acceptable terms in order to provide necessary funding for projects and services. As of the date of commencement of the Contract, the contracting parties do not have specific revenue projections and final construction estimates to enable defined improvements and improvement schedules. Nevertheless, the contracting parties shall exercise due diligence in planning for improvements and undertaking construction in furtherance of economic development to benefit the Sycamore Township - City of Montgomery JEDD, the contracting parties, Hamilton County, and the State of Ohio.

B. **MONTGOMERY** - MONTGOMERY shall upon request of the City of Montgomery JEDD Board provide financial services to the Secretary for analysis of economic activity affecting the Sycamore Township - City of Montgomery JEDD.

The scope of services is limited to utilization of MONTGOMERY's available personnel. The services contemplated by this section are limited to collections, distribution and a review and analysis of economic activity pertaining to the Sycamore Township

- City of Montgomery JEDD. MONTGOMERY has established departments with capable personnel and is able to provide these limited services in furtherance of its participation.

C. If the income tax levied by the Sycamore Township - City of Montgomery JEDD Board pursuant to this Contract is determined to be invalid or unenforceable pursuant to a final, non-appealable judgment of a court of competent jurisdiction or by act of law, the contracting parties have no further duty to make aforesaid contributions under this Contract.

22. **Financing** - This Agreement shall not be construed as a limitation upon the contracting parties to use tax increment financing, improvement districts, special assessments, or other public financing mechanisms which are available, or which may become available, to fund capital improvements, maintenance, or other costs associated with contributions (e.g., road projects). Furthermore, this Contract shall not be construed to restrict any of the contracting parties from requiring any property owner, operator, or developer (as the case may be) to construct internal improvements such as roads, utilities, or surface water detention, or to participate in the cost in whole or in part of public improvements necessitated by development activity or expanded usage as a condition of approving the proposed activity. In furtherance of the economic development plan, the contracting parties may exercise lawful authority for public acquisition when necessary or appropriate to carry out projects and improvements inside and outside of the Sycamore Township - City of Montgomery JEDD territory.

23. **Facility Ownership** - Public facilities including interests in real property which are acquired, developed, or constructed by a contracting party in furtherance of this Contract shall be owned, operated, and maintained by that contracting party, unless otherwise agreed. Termination or expiration of the Contract shall not affect ownership of public facilities including interests in real property located within the Sycamore Township - City of Montgomery JEDD territory

regardless of method of acquisition or contract purpose pertaining thereto.

24. **Third Party Service Providers**

A. **Water** - The City of Cincinnati supplies public fresh water distribution to the Sycamore Township - City of Montgomery JEDD territory. To the extent authorized by law, the Township may establish special assessment procedures for the levy and collection of assessments to recover the costs associated with capital improvements to the water distribution system which may become necessary to support development. In addition, the Township may enter into inter-governmental agreements and third party developer compensation agreements in furtherance of extending adequate supply of water to the Sycamore Township - City of Montgomery JEDD.

B. **Sanitary Sewer** - The Metropolitan Sewer District supplies sanitary sewer service to the Sycamore Township - City of Montgomery JEDD territory. To the extent authorized by law, the Township may establish special assessments procedures for the levy and collection of special assessments to recover the cost of capital improvements to the sanitary sewer system which may become necessary to support development. In addition, the Township may enter into inter-governmental agreements and third party developer compensation agreements in furtherance of providing adequate, sanitary sewer service to the Sycamore Township - City of Montgomery JEDD.

C. **Electric and Gas Service** - Duke Energy (fka Cincinnati Gas & Electric) is the utility supplier of electric and natural gas to the Sycamore Township - City of Montgomery JEDD territory. To the extent permitted by law, the contracting parties may enter into reimbursement agreements associated with relocating utility distribution lines or other fixtures for road improvements or other public improvements. Deregulation of utilities may enable new

opportunities associated with purchase and supply of energy (i.e., electric and natural gas). The contracting parties shall cooperate with one another in undertaking new ventures, investigating new technologies, conservation programs, and financial programs in furtherance of extending adequate energy at competitive rates to the Sycamore Township - City of Montgomery JEDD territory.

25. **Annexation** - MONTGOMERY shall not annex any property located in SYCAMORE TOWNSHIP so long as this Contract is in effect. The contracting parties shall cooperate in resisting any annexation, merger, or consolidation process involving SYCAMORE TOWNSHIP - City of Montgomery JEDD territory to any third party governmental unit or political subdivision (i.e., other township or municipality); provided however, SYCAMORE is not required to be a party to litigation or to participate in litigation expense with regard to any annexation, merger, or consolidation process involving SYCAMORE TOWNSHIP - City of Montgomery JEDD territory.

26. **Real Property Taxation** - The creation of the Sycamore Township - City of Montgomery JEDD shall not be construed to affect real property taxation within the Sycamore Township - City of Montgomery JEDD territory and shall not affect the Township's distributive share of real property tax revenue.

27. **Filing** - The SYCAMORE TOWNSHIP Administrator shall file this Contract with the Director of Development after it becomes effective.

28. **Recording** - The SYCAMORE TOWNSHIP Administrator shall record this Contract, together with certified copies of the resolution and ordinances of the contracting parties approving the contract, with the Hamilton County Recorder after it becomes effective.

29. **Integration** - The Contract (upon final approval as revised) with attached Exhibits and materials incorporated by express reference represents the entire agreement of the parties and supersedes prior drafts and negotiations. The parties and their respective successors, assigns and transferees, agree to execute any further contracts, agreements, documents or instruments as may be reasonably necessary to effectuate the purpose and intent of this Contract. To the extent permitted by this Contract, and in compliance with all laws and resolutions and ordinances controlling this Contract, the parties and their respective successors, assigns and transferees, specify that any amendment must be in writing and signed by the applicable parties.

30. **Amendment** - The contracting parties may amend the Contract to add areas to the SYCAMORE TOWNSHIP - City of Montgomery JEDD in compliance with R.C. 715.72, or as said section may be amended from time to time. Amendment to add areas requires unanimous consent of the contracting parties.

The contracting parties reserve the right to amend any provision of the Contract from time to time and to provide Board directives upon approval of all contracting parties. In no event will any amendment increase the rate of taxation above (.75%) percent. Furthermore, one or more of the contracting parties may enter into independent inter-governmental agreements with one or more contracting parties or non-contracting parties which may be consistent with and in furtherance of the economic development plan and the public purpose stated in this Contract.

31. **Consent** - Any consent of the contracting parties pursuant to this Contract or in furtherance of performance thereof shall be in writing with the concurrence of all contracting parties.

32. **Default** - Non-performance of a contractual duty, unless excused by consent or by operation of law shall constitute a default. A contracting party who questions another party's ability

to perform may request adequate assurances in lieu of declaring a default. Any party who contends the existence of a default shall provide notice declaring default to the other contracting parties. A defaulting party shall have sixty (60) days in which to cure the default or to indicate action intended to cure the default by substantial performance as soon as practicable.

In the event that a default is not cured, the party who contends the existence of a default may initiate legal proceedings. In the alternative to judicial legal proceedings, the contracting parties may consent to alternative dispute resolution. The parties acknowledge that specific performance and other equitable remedies may be appropriate to assure Contract performance due to the potential for irreparable harm upon a default.

33. **Force Majeure** - Performance of contractual duty is excused to the extent that an event or occurrence beyond the control of a contracting party (e.g., act of God, intervening action of independent governmental authority, act of war, riot, labor stoppage or strike, national or regional tragedy, and so forth) makes performance impossible or impracticable so long as the affected contracting party did not control the circumstance, or anticipate and accept the risk.

34. **Venue** - The contracting parties stipulate that Hamilton County Court of Common Pleas shall have exclusive venue over legal proceedings between the contracting parties.

35. **Termination**

A. This Contract may be terminated by consent of the contracting parties; provided however the following conditions precedent are applicable before termination is effective:

1. The legislative actions of the contracting parties must become effective within ninety (90) days of one another;
2. The termination shall not become effective sooner than ninety (90)

days after the last of the contracting parties' action in furtherance of termination becomes effective;
and

3. The termination agreement shall provide for distribution (if applicable) of the undistributed income tax revenue derived from the Sycamore Township - City of Montgomery JEDD to the parties to this Contract.

B. In the event that any improvement projects associated with the Sycamore Township - City of Montgomery JEDD are incomplete as of the effective date of termination, the contracting parties shall provide for payment of their respective contract obligations associated with such projects which may become due after termination.

C. Unilateral withdrawal from the Contract by any contracting party is prohibited.

36. **Notices** - All notices or required communications among the contracting parties shall be in writing and shall be sent via U.S. mail or by courier with delivery receipt as follows:

A. **SYCAMORE TOWNSHIP Trustees**
Sycamore Township Administration Building
8540 Kenwood Road
Sycamore Township, Ohio 45236
Attn: Township Administrator, Greg Bickford

With a copy to: **Sycamore Township Law Director:**
Lawrence E. Barbieri, Esq.
Schroeder, Maundrell, Barbieri & Powers
5300 Socialville Foster Road, Suite 200
Mason, Ohio 45040
lbarbieri@smbplaw.com

B. **CITY OF MONTGOMERY**
10101 Montgomery Road
Montgomery, Ohio 45242
Attn: City Manager, Brian K. Riblet

With a copy to: **City of Montgomery Law Director:**
Terrence M. Donnellon
Donnellon, Donnellon & Miller
9079 Montgomery Road
Cincinnati, Ohio 45242
tmd@donnellonlaw.com

A contracting party may designate a substitute or additional contacts. Any communications disseminated via electronic media (e.g., facsimile, E-MAIL) or other media shall not be effective unless confirmed in writing.

The parties may dispense with written notice as a condition to any action by written consent or agreement.

37. **Severability** - The unenforceability of any term or covenant of this Contract shall not affect the enforceability of the remaining terms and covenants.

38. **Captions** - Paragraph captions are provided for convenience and are not intended to affect interpretation or application of the Contract covenants.

[SIGNATURE PAGES TO FOLLOW]

INTENDING TO BE LEGALLY BOUND, the SYCAMORE TOWNSHIP Trustees and the CITY OF MONTGOMERY, have caused this Contract to be duly executed by their authorized officers.

**SYCAMORE TOWNSHIP BOARD OF
TOWNSHIP TRUSTEES**

By: _____

Greg Bickford

Its: Administrator

(Pursuant to Authority of Resolution No. 2025-053)

Lawrence E. Barbieri,
Sycamore Township Law Director

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

Before me, a Notary Public, in and for said county, personally appeared the above-named SYCAMORE TOWNSHIP TRUSTEES, County of Hamilton, State of Ohio, by their duly appointed Township Administrator, Greg Bickford, by authority of Resolution No. 2025-053, who acknowledged that he did sign the foregoing instrument and the same is the free act and deed of said Township Trustees and the free act and deed of his personally and as such duly appointed Township official.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this ____ day of _____, 2025.

Notary Public

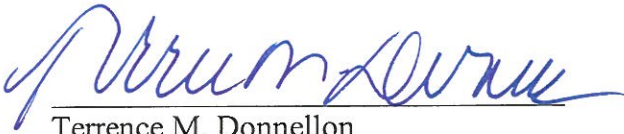
CITY OF MONTGOMERY, OHIO

By: _____

Brian K. Riblet

Its: City Manager

(Pursuant to authority of Resolution No. __, 2025)



Terrence M. Donnellon

Law Director

City of Montgomery, Ohio

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

Before me, a Notary Public, in and for said county, personally appeared the above-named CITY OF MONTGOMERY, State of Ohio, by its duly authorized City Manager, Brian K. Riblet, by authority of Resolution No. ____, 2025, who acknowledged that he did sign the foregoing instrument and the same is the free act and deed of said City and the free act and deed of him personally and as such duly appointed City official.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this _____ day of _____, 2025.

Notary Public

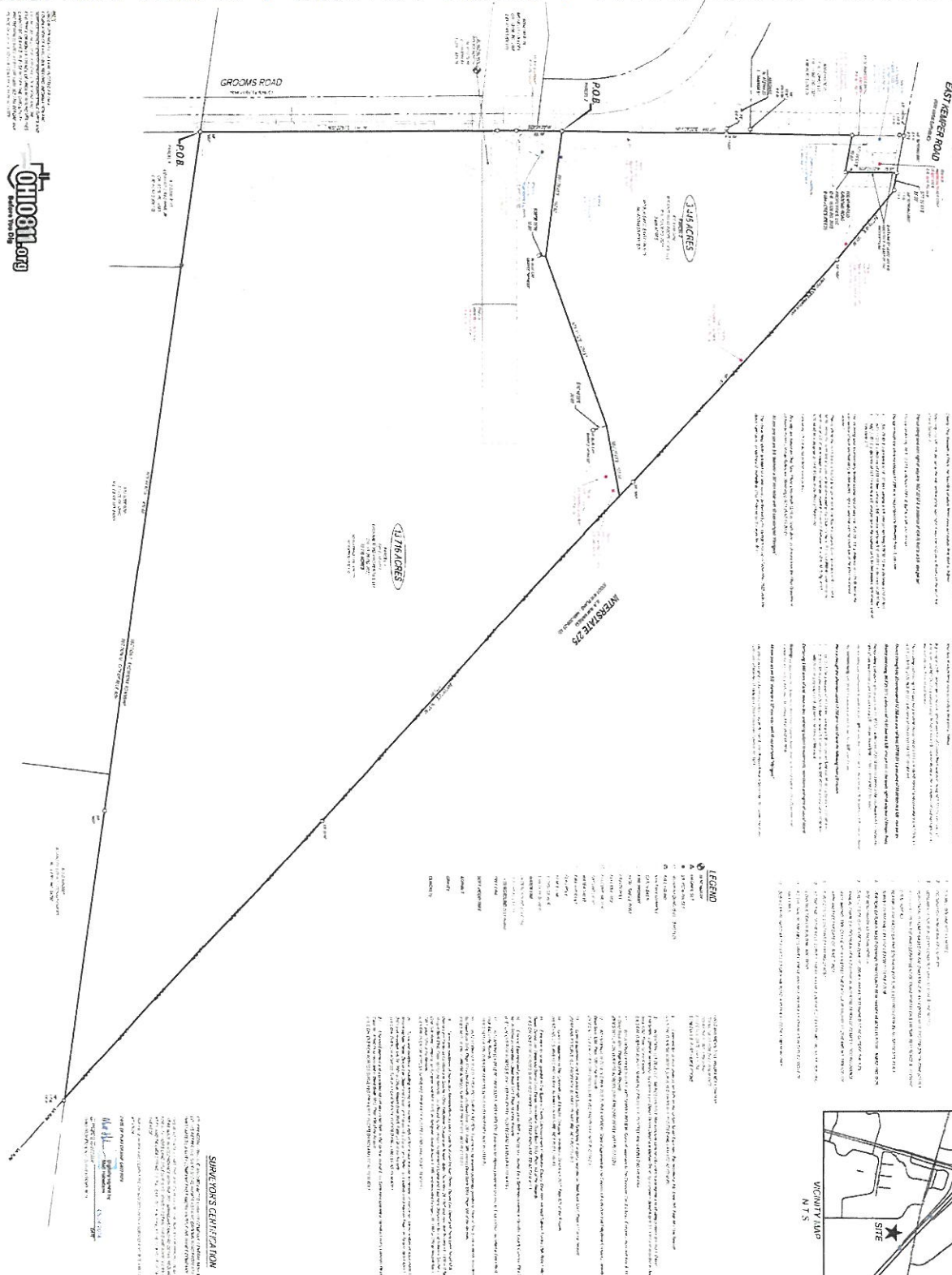
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EXHIBIT B

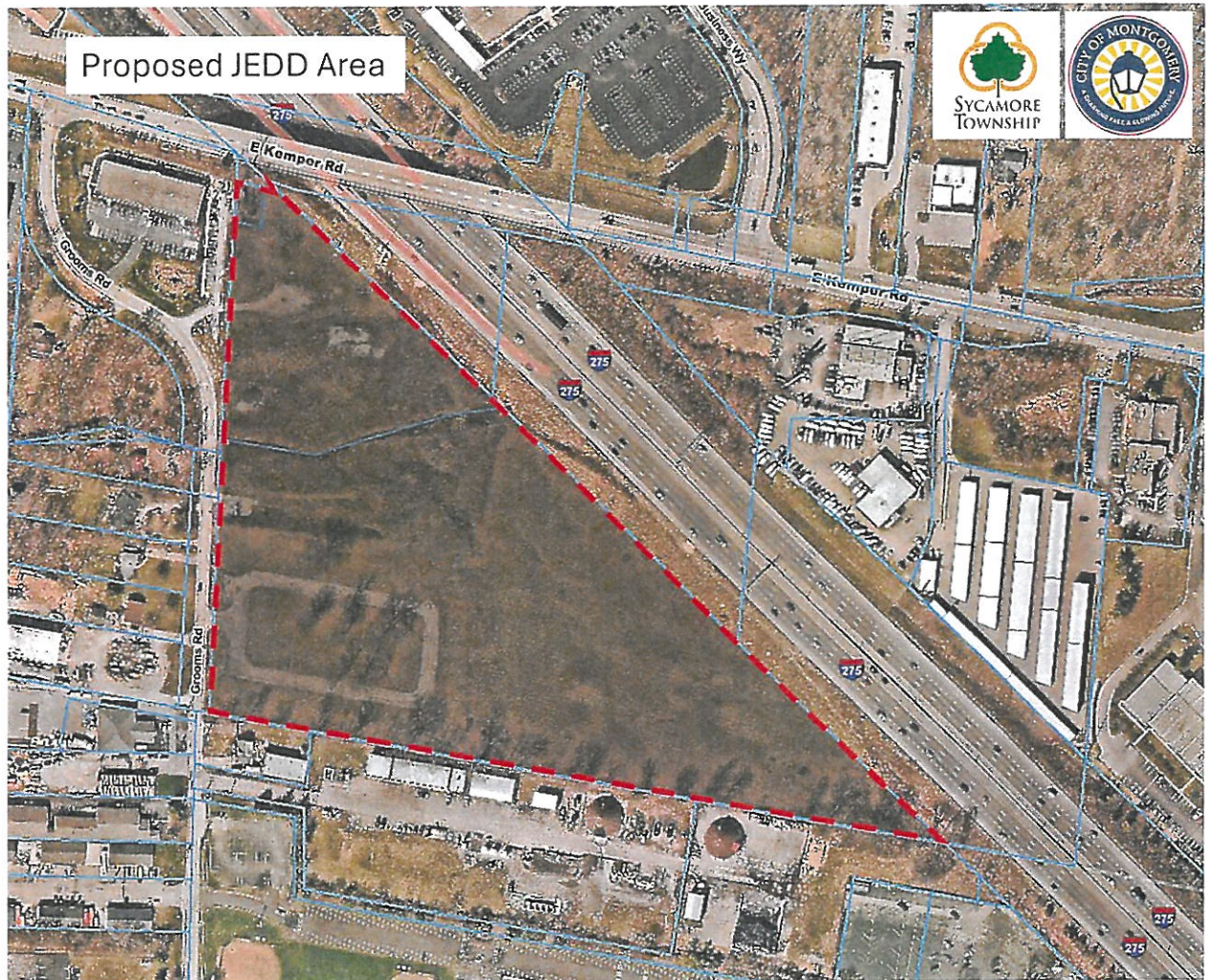


EXHIBIT C

ECONOMIC DEVELOPMENT PLAN SYCAMORE TOWNSHIP- CITY OF MONTGOMERY JOINT ECONOMIC DEVELOPMENT DISTRICT

Introduction -Sycamore Township and the City of Montgomery are creating a joint economic development district for the mutual betterment of Sycamore Township, the City of Montgomery, and their surrounds. The objective is to create jobs and to enable long term expanded economic opportunity for the benefit of the combined region and for the State of Ohio.

Transportation and Commercial Development – In order to sustain a hospitable business environment and to encourage future growth, the Township recognizes the need to improve the transportation system. Widening of roads to overcome traffic congestion and to assure safe and efficient travel within and around the Township is a foremost concern of the Township.

Increased activity within the Township calls for added governmental services including administration, zoning, and safety services (i.e. police and fire). New and improved police and fire stations, well equipped to serve growing needs, are part of the equation. Economic growth and expanded governmental services run in tandem.

Revenue Sources- While the overall community-residents and businesses-benefit from superior services, sound fiscal planning to meet financial expectations requires diversification of revenue sources. The Township Trustees have moved from dependence upon real property tax based revenue structure to expanded revenue sources from income taxation associated with commercial activity. The creation of a joint economic development district within the Township enables income taxation from activity within the JEDD territory. Reducing over-dependence upon a single revenue source through broadening of revenue stream balances the Township's financial needs against growth. Moreover, it assures that residents within the Township do not sustain disproportionate burden associated with expanding enterprise which benefits the region as a whole. By expanding revenue source, the Township is equipped with a broader source of local funding

to serve its role in enabling economic development and in sustaining needs resulting from development.

Job Creation – Diversification of the business mix is a priority in looking toward future development activity. The Township and City will actively recruit potential users for the highest and best use of the JEDD territory, provided that each entity is also free to recruit potential users to other properties outside the JEDD territory as they determine in their own discretion. Ideal users include light industrial, distribution, clean manufacturing, and high tech enterprises to achieve economic balance. The objective is to encourage demand for local work force with employees ready at hand within the region.

Goals of the JEDD – Promoting the JEDD territory through improved transportation links, expanded infrastructure, dependable services, and local government hospitable toward business are primary goals in furtherance of JEDD creation. Job creation and economic activity will in turn provide revenue sources directly associated with meeting the increased demand for services from local government.

Land Use Plan – This Economic Development Plan is supplemental to the Sycamore Township Land Use Plan. Any future Land Use Plans for Sycamore Township shall incorporate the Economic Development Plan by reference in furtherance of objectives stated in the Economic Development Plan.

New, Expanded, or Additional Services, Facilities and Improvements – The Township and City plan to participate in the improvement of Grooms Road to provide an improved transportation and service network.

The Township shall furthermore provide expanded public services to the JEDD, for example, police protection, fire protection, civil defense, local government, administration, and so forth commensurate with economic growth. The Township expects to provide superior level of services in order to attract development and to support commerce. JEDD revenues may enable Township expenditures in furtherance of improvements which are already planned and utilization of tax increment financing, other financial arrangements, and inter-governmental agreements pertaining thereto also in furtherance of improvements.

July 11, 2025

TO: City Council

FROM: Brian K. Riblet, City Manager *BKR*

SUBJECT: Request to enter into a Professional Design Services Agreement with App Architecture for the Montgomery Safety Center Renovation/Addition Project

Request

It is necessary for City Council to consider a Resolution authorizing the City Manager to enter into a Professional Services Agreement with App Architecture for the Montgomery Safety Center Renovation/Addition Project.

Background

On February 10, 2025, the City of Montgomery issued a Request for Qualifications for Professional Design Services for the Montgomery Safety Center Renovation/Addition Project and received a total of (8) submissions including:

Emersion	Platte
Bialosky	App Architecture
Verdantas	SMP Design
MSP	MSA

The Safety Center Steering Committee consisting of Brian Riblet, Tracy Henao, Chief Crowell, Asst. Chief Shreve, Chief Shapiro, Asst. Chief Young, and Council Members, Suer, Dobrozsi, and Margolis met on March 6 to review the submissions and selected Verdantas, MSA, and App Architecture to participate in an in-person interview process.

Interviews were conducted on April 8, 2025, with the Steering Committee selecting App Architecture as the vendor of choice to begin negotiations on a proposed agreement. The agreement will include a complete renovation of the existing 17,300 SF building and will also include an addition of approximately 8,000 to 10,000 SF.

Financial Impact

The original proposal from App Architecture was a lump sum total of \$970,500 and staff was able to negotiate this total down to lump sum base bid of \$810,850. Included in the proposal are several alternate items that the Steering Committee will have to evaluate and potentially include as the project proceeds, therefore, the Resolution Request is for an amount not to exceed \$875,000 which includes the base bid of \$810,850 and \$64,500 for alternate services if needed.

Staff will also be introducing a companion piece of Legislation to appropriate \$875,000 from the Fire Levy Fund to support this expenditure.

Recommendation

Staff recommends City Council approve a Resolution authorizing the City Manager to enter into a Professional Services Agreement with App Architecture for the Montgomery Safety Center Renovation/Addition Project for an amount not to exceed \$875,000.

RESOLUTION NO. , 2025

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A
CONTRACT WITH APP ARCHITECTURE, INC. FOR PROFESSIONAL DESIGN
SERVICES FOR THE MONTGOMERY SAFETY CENTER RENOVATION
AND ADDITION PROJECT**

WHEREAS, the City has recommended renovation work be completed to the Montgomery Safety Center ("Project"); and

WHEREAS, to most economically manage and efficiently design the Project scope and costs, the City advertised for qualified, professional design firms to submit a Statement of Qualifications to be considered for a contract to perform the required services as a part of a proposed Construction Manager-at-Risk delivery model; and

WHEREAS, multiple firms submitted responses which were reviewed by an Advisory Committee with the Administration; and

WHEREAS, App Architecture, Inc. submitted a Letter of Interest, which was reviewed and recommended for approval by the Advisory Committee; and

WHEREAS, the Administration has negotiated a Contract for such services and desires to enter into an appropriate Design Services Contract, in substance and form to the attached Scope of Services Letter dated June 26, 2025, to secure architectural and design services with App Architecture, Inc. in an amount not to exceed \$875,000 which would include Base Services, Reimbursable expenses and design alternatives.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Montgomery, Hamilton County, Ohio, that:

SECTION 1. The City Manager is authorized to enter into a Contract with App Architecture, Inc., consistent with the Scope of Services letter dated June 26, 2025, to

assist the City in providing professional architectural design and related professional services for the Montgomery Safety Center Renovation and Addition Project.

SECTION 2. The City Manager is authorized to pay App Architecture, Inc. according to its proposed schedule for professional services in an amount not to exceed \$875,000, which includes Base Services of \$810,850, Project Reimbursables and potential design alternatives as the Project design develops.

SECTION 3. The City Manager is authorized to execute such additional documentation as may be necessary to implement these professional design services.

SECTION 4. This Resolution shall be in full force and effect from and after its passage.

PASSED: _____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

Ronald G. Messer, Mayor

APPROVED AS TO FORM:



Terrence M. Donnellon, Law Director

June 2, 2025
June 20, 2025 Revised
June 26, 2025 Revised



Mr. Brian Riblet, City Manager
City of Montgomery
10101 Montgomery Road
Montgomery, OH 45242

615 Woodside Drive, Englewood, Ohio 45322
T 937.836.8898 F 937.832.3696

www.app-arch.com

Subject: City of Montgomery Safety Center Renovation & Addition
Professional Design and Construction Administration Services

Dear Mr. Riblet:

We sincerely appreciate the opportunity to present this fee proposal for the renovation and addition to the City of Montgomery Safety Center located at 10150 Montgomery Road. The police and fire departments have conducted operations from the facility with only minor renovations since it was built in the mid-90s. As the needs of the community and departments are ever-changing, the facility is no longer able to meet demands. We are excited to be part of the team tasked with upgrading and modernizing the safety center to extend its life for many years to come.

App Architecture along with our consultants provide a comprehensive scope of services which include design through construction administration services for architecture, interior design, civil, landscape design, structural, electrical, mechanical and fire protection design. Design services are further outlined in the proposed B133-2019 AIA Agreement for Professional Design Services between App Architecture and the City of Montgomery. This proposal is based upon the Construction Manager as Constructor project delivery method using a Construction Manager at Risk (CMaR).

The project shall entail the evaluation of the existing site and structure, assess the current and future needs of the departments, and provide a responsive design. It is anticipated that the existing +/- 17,300 sf building will be renovated completely on the interior with minor changes to the façade along with an 8-10,000 sf addition. The plan is for the building to remain in operation throughout construction which will require multiple phases. The budget for construction is estimated at \$10-10.5M.

The phases of development are as follows:

Programming and Concept Phase:

- Conduct an in-person kick-off meeting with Police and Fire Department representatives to establish goals, create the Building Program and review the Building Criteria project characteristics to facilitate the Room Data Sheet development process.
- Perform a facility survey of the existing building to understand the operations and needs to be addressed within the renovated facility.
- Field measure existing conditions to develop a detailed set of existing building conditions including architecture, structure, plumbing, mechanical and electrical items. This documentation will include the use of a 3-D scanning camera.
- The Kleingers Group will provide a topographic/boundary survey of the existing site.
- Create Room Data Sheets for every new/renovated room or space and confirm requirements of the existing spaces to remain.
- Prepare preliminary concept sketch options of the proposed plan and site layout to test the fit the proposed addition and site modifications.
- Develop strategy for phasing the project and determining a path for maintaining operations, critical systems and discuss the possibility of temporarily relocating certain uses during construction.
- Participate in the Construction Manager at Risk (CMaR) selection process. This will include helping to develop the RFQ/RFP materials, attending an in-person interview session and virtual coordination meeting(s). This effort also includes time associated with reviewing

proposals and analyzing pricing structures to assist The City of Montgomery in selecting the most qualified firm.

- Assist the City of Montgomery with procuring a third-party geotechnical engineering company for soil borings & geotechnical analysis to be performed at the site as well as provide soil boring locations based on the proposed location of the building addition and other site structures.
- Assist the City of Montgomery with procuring third party structural engineering peer review services for the tornado shelter design.
- Attend up to two community engagement / presentation meetings.

Schematic Design Phase:

- Prepare a schematic floor plan layout to confirm the requirements for each room or space in the Program/Room Data Sheets can be accommodated in the plan.
- Conduct an in-person meeting to present the schematic design floor plan and site plan to the City of Montgomery and make any necessary adjustments. Conduct a follow-up meeting as required to refine the schematic design.
- Prepare up to three schematic exterior massing concepts of the building for discussion with the Client. It is understood that multiple iterations may be necessary to arrive at the final desired concept.
- Conduct an in-person meeting to present any adjustments to the building massing concepts.
- Conduct an in-person meeting to present the final schematic design concept to the City of Montgomery along with a three-dimensional image of the building's exterior.
- Prepare a Schematic Design pricing package suitable for the selected CMaR to develop their Schematic Design level opinion of probable cost for the entire project. Collaborate with the CMaR and owner team to develop cost reduction strategies if necessary.

Design Development Phase:

- Perform an Ohio Building Code analysis of the proposed design based on the 2024 Ohio Building Code requirements.
- Coordinate the work of our consultants (listed below).
- Prepare interior finish and color options for review with the Client.
- Create a Virtual Reality walk-through experience including all interior finishes, lighting, furniture and equipment. This session will occur at an appropriate location as determined by the Client during a normal business workday and be open for all participants as selected by the Client.
- Produce up to (10) still image interior renderings from the VR model and (2) renderings of the building exterior.
- Prepare a Design Development package of drawings and outline specifications for review and approval by the Owner and CMaR. A combination of in-person and virtual progress meetings will be held as needed to discuss specific aspects of the design with various entities such as IT, equipment needs, door hardware and security, etc.
- Coordinate zoning process and approvals with city staff.

Construction Documents Phase:

- Prepare Construction Documents sufficient for building and zoning permit submission and competitive bidding by the CMaR.
- Virtual and/or in person progress meetings will be held as needed to discuss specific final details of the design with various entities such as IT, equipment needs, door hardware and security, etc.
- Coordinate the requirements for radio services and communications with the Police and Fire Departments. It is understood that The City of Montgomery will provide in-house design and specification consultation to assist our electrical engineering consultant (Nauman & Zelinski).
- Finalize interior finish and color selections.
- Assist the City of Montgomery with procuring a third-party testing company for construction testing and building code required special inspections.

- Assist the CMaR with the bidding process, answering bidding questions and issuing addenda and clarifications. Participate in the review and evaluation of received bids as necessary as the CMaR prepares a Guaranteed Maximum Price (GMP).
- Submit Construction Documents to the City of Montgomery for building and zoning permit review and address any questions related to this review.

Construction Administration Phase:

- Construction Administration Services during construction include bi-weekly site visits and job progress meetings, reviewing shop drawings, answering contractor questions, preparing field reports, photographing the progress of the work, and preparing punch lists covering the work of all trades. Thirty-six (36) site visits are included and will occur on a bi-weekly basis. The number of site visits is based upon a 18-20-month construction schedule based with (10-12) months for the construction of the new addition in Phase 1 and (8) months for the interior renovation as Phase 2. Additional site visits required due to unforeseen circumstances or requested by the City of Montgomery will be billed at an additional cost of \$650 per visit.
- Preparation of Record Drawings which will be delivered in PDF format once construction is completed.

Fire Protection, Plumbing, Mechanical, and Electrical Scope of work (integrated within the phases above):

Fire Protection

- Building is currently protected by an automatic sprinkler system.
- Modify and extend existing system to serve new additions, and all renovated spaces.
- Note: NZ drawings will define area of work and scope of services for a sprinkler contractor. Final permit drawings shall be by the sprinkler contractor.
- Fire line to the building will be designed by the site civil engineer.

Plumbing

- Provide new domestic water service, note exterior site water design shall be by the Civil Engineer.
- Provide new plumbing fixtures for new toilet rooms, shower rooms and clean up room.
- Provide new water distribution from new water service, and from new water heater.
- Sanitary systems design.

Mechanical

- Remove and replace all HVAC systems through existing facility.
- Provide new central HVAC equipment, AHU's, Chiller, Boiler etc.
- Provide HVAC in new additions
- Provide new exhaust systems.

Electrical

- Provide new electrical service.
- Back feed existing service/panels as needed.
- Provide new emergency generator, sized to provide 100% emergency power.
- Provide new power distribution.
- Provide new lighting throughout.
- Provide data raceway and boxes only. Data cabling by others.
- Provide station altering raceway drawings. Vendor will provide necessary wiring and equipment drawings.
- Provide new fire alarm system throughout the existing and new additions.
- Coordinate with utility company for new building service and relocation of existing housing development service drop.
- Mechanical systems commissioning for the addition and renovation areas per ASHRAE 90.1-2019.
- Site lighting design.

Assumptions & Exclusions:

- It is assumed that construction will not exceed (4) phases (one (1) for the addition and (3) total phases in the existing facility.
- Fee does not include any design for existing housing development power, just coordination with the utility company.
- Fee does not include effort for design of temporary HVAC, Electric or Plumbing.

Preliminary project schedule:

Programming / Concept	2 months	Aug-Sep 2025
Schematic Design	2.5 months	Oct-Jan 2026
CMaR Cost Estimate / Owner Approval	1 month	Feb 2026
Development Design	3 months	Mar-May 2026
CMaR Cost Estimate / Owner Approval	1 month	Jun 2026
Construction Documents	3.5 months	Jul-Oct 2026
CMaR Bidding / Owner Approval	1.5 months	Nov-Dec 2026
Construction Administration	18-20 months	Jan 2027 to Jul/Sep 2028

Proposed fees:

Lump Sum Design Fee:	
Programming / Concept Design	\$21,850
Site Investigation	\$44,020
Schematic Design	\$112,112
Design Development	\$186,692
Construction Documents	\$239,950
Bidding	\$22,286
Construction Administration	\$168,031
Close Out	\$7,809
Total:	\$810,850

Additional Cost Items (Not included in base fee):**Renewable Energy Study**

Site and building study to evaluate potential for incorporating renewable energy sources into the existing site and/or in the new construction. \$ **4,400***

(* Accepting renewable energy concepts from the study may impact base fee design services.)

Elimination of retention pond / added surface parking

Engineering of underground detention and design of new surface parking area on North side of the building. \$ **23,800**

Pre-Engineered canopy at cruiser parking

Develop design intent details for free standing pre-engineered canopy structure to accommodate 24 to 36 automobiles. \$ **20,000**

Furniture Design

Provide interior design assistance and recommendations for furniture selection and procurement, which includes developing a specification list and bidding set to procure furniture through a multiple vendor bidding process. \$ **16,000**

Please note that the budget for construction estimate does not include costs for renewable energy, roadway improvements, underground retention, pre-engineered canopy or furniture.

Additional engineering services required for the project but not included in the base fee above. Per the provisions of the 2024 Ohio Building Code, these services shall be provided by the City of Montgomery:

1. Soil testing, concrete and structural steel testing and special inspections
2. Third party Structural Peer Review services for the Tornado Shelter (We strongly recommend Schultz Squared for this service).

Reimbursable expenses and approved additional services will be invoiced as follows:

Principals, Professional and Technical	Standard Hourly Rates
Outside Consultants	As Invoiced to this firm x 1.05
Reimbursables (such as printing and plan review fees)	As Invoiced to this firm x 1.05

An estimated reimbursable expense allowance for budgeting purposes is **\$8,300** and is not included in the Lump Sum Design Fee above.

Proposed project team:

City of Montgomery	Owner and User Group
Police & Fire Divisions	Technology Design
City of Montgomery	Architecture, Interior Design and Construction Administration
App Architecture	Mechanical, Electrical, Fire Prot. & Plumbing Design
Nauman & Zelinski, LLC	Structural Engineering
Jezerinac Geers	Civil Engineering, Landscape Design & Surveying
The Kleingers Group	Building Commissioning
BC+E Engineering	Renewable Energy Consultant
EnerZ, LLC	

We maintain professional liability insurance, and hereby add the following: "To the maximum extent permitted by law, the Client agrees to limit the Design Professional's liability for Client damages to the Design Professional's total fee for services. This limitation shall apply regardless of the cause of action or legal theory asserted."

Thank you again for this opportunity to serve the City of Montgomery. Please contact us if you have any questions or need additional information.

Very truly yours,



Timothy J. Bement AIA, LEED AP BD&C
Principal

Attachments
Certificates of Liability Insurance

July 10, 2025

To: Brian Riblet, City Manager

From: Maura Gray, Finance Director 

Subject: Ordinance Request to Amend Appropriations for Current Expenditures During Fiscal Year 2025

Introduction

It is necessary for the City Council to consider an ordinance to amend the appropriations for current expenditures for FY 2025. In an effort to reduce variances, only items that were anticipated and had available pricing were included in the original budget.

Financial Impact

Total estimated appropriations to be increased by \$875,000.00 to accommodate expenditure projections for the design work on the Safety Center renovation project.

Background

The FY 2025 Budget included a total appropriation of \$32,615,579 as passed on December 4, 2024, per Ordinance #10, 2024. Ordinance 8, 2025 was passed on June 4, 2025 increasing the 2025 appropriation by \$2,957,141.56 in various funds.

This current request is an increase to the appropriation of the Fire Levy Fund \$875,000.00. This change is due to the necessary design services for the renovation of the Safety Center to be completed by APP Architecture.

Staff Recommendation

It is requested that the City Council approve the proposed ordinance authorizing the amendment of appropriations for the fiscal year 2025 Budget.

ORDINANCE NO. , 2025

**AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES
AND OTHER EXPENDITURES OF THE CITY OF MONTGOMERY, STATE OF OHIO,
DURING THE FISCAL YEAR ENDING DECEMBER 31, 2025**

WHEREAS, on December 4, 2024, Council adopted Ordinance No. 10, 2024 entitled, *An Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City of Montgomery, State of Ohio, During The Fiscal Year Ending December 31, 2025*, ("Appropriation Ordinance"), appropriating a total of \$32,615,579 for the year 2025; and

WHEREAS, Council adopted Ordinance No. 8, 2025 in June to amend appropriations for the fiscal year ending December 31, 2025 to adjust ongoing expenses for the City for the fiscal year; and

WHEREAS, appropriations within certain Funds are insufficient to meet the current obligations of the City and must be adjusted.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Montgomery, Hamilton County, Ohio, that:

SECTION 1. Effective immediately, in order to provide for the ongoing expenses and other expenditures of the City of Montgomery, Ohio for fiscal year 2025 to balance appropriations within certain Funds, the attached Schedule A, *2025 Adjustment to Appropriations*, is hereby adopted as if fully set forth herein, and funds are hereby re-appropriated consistent therewith.

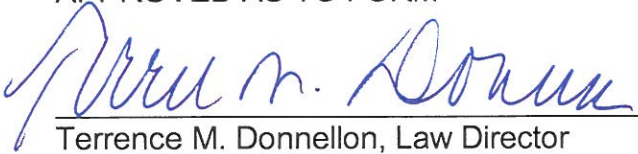
SECTION 2. This Ordinance shall take effect the earliest opportunity as allowable by law.

PASSED: _____

ATTEST: _____
Connie Gaylor, Clerk of Council

Ronald G. Messer, Mayor

APPROVED AS TO FORM



Terrence M. Donnellon, Law Director

SCHEDULE A

2025 ADJUSTMENT TO APPROPRIATIONS

Fund Number	Fund Title	Initial Appropriation	Increase/Decrease Appropriation	Adjusted Appropriation
223	Fire Fund	5,312,645.00	875,000.00	6,187,645.00

875,000.00

These minutes are a draft of the proposed minutes from the Public Hearing. They do not represent the official record of proceedings until formally adopted by the City Council. Formal adoption is noted by signature of the Clerk within the minutes.

City of Montgomery
City Council Public Hearing Minutes
July 2, 2025

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
Tracy Henao, Asst. City Manager
Kevin Chesar, Community Development Director
John Crowell, Police Chief
Ben Shapiro, Fire Chief
Matthew Vanderhorst, Community and Information Serv. Dir.
Amy Frederick, Community Engagement Coordinator
Connie Gaylor, Clerk of Council

City Council Members Present

Ron Messer, Mayor
Sasha Naiman, Vice Mayor
Lee Ann Bissmeyer
Chris Dobrozsi
Craig Margolis
Catherine Mills-Reynolds
Ken Suer

City Council convened its Public Hearing for July 2, 2025 at 5:45 p.m. at City Hall with Mayor Messer presiding.

Mayor Messer requested a motion to dispense with roll call as all members were present.

Mr. Margolis made the motion to dispense with roll call. Mr. Dobrozsi seconded. City Council unanimously agreed.

Mayor Messer explained that the Public Hearing was to hear a presentation on the creation of a Joint Economic Development District (JEDD).

Mayor Messer explained the process for the Public Hearing. He stated that at the close of this presentation, City Council can remand the matter to staff for more specific information or take the information under advisement and then take formal action on the request via consideration of the Resolution adopting the creation of a Joint Economic Development District at the August 6, 2025 Business Session.

Mayor Messer asked Mr. Donnellon to explain the proposed JEDD.

NEW BUSINESS

Creation of a Joint Economic Development District (JEDD)

Mr. Donnellon explained that Sycamore Township has approached the City to join together in creating the Sycamore Township-City of Montgomery Joint Economic Development District. He stated that two or more communities can join together to form a JEDD, and this is being proposed under Ohio Revised Code§ 715.72. He explained that part of the process to establish the JEDD is that each of the legislative authorities hold a Public Hearing concerning the Contract and the establishment of the District. Advance notice is required 30 days in advance of the Public Hearing, and the City published Notice in the Cincinnati Enquirer in sufficient time to hold a Public Hearing July 2. He stated that the Public Notice and the proposed Contract with Sycamore Township to create the JEDD were both attached. He explained that the JEDD District is located on a property at the corner of Grooms Road and I-275. This is known as the Paragon Ranch apartment development.

Mr. Donnellon explained that in creating the JEDD, the Board, which then has authority over the JEDD, can impose an income tax on residents working or residing in the District. The proposal is to assess a .75% tax against the residents in the District as there are no separate businesses. If both communities approve the JEDD, the completed Contract and legislation is then filed with the Ohio Department of Development. Sycamore already has approved the JEDD, and we are the last step in the process for final approval.

These minutes are a draft of the proposed minutes from the Public Hearing. They do not represent the official record of proceedings until formally adopted by the City Council. Formal adoption is noted by signature of the Clerk within the minutes.

City Council Public Hearing Minutes

July 2, 2025

Page 2.

Mr. Donnellon stated that Sycamore has requested that residents within the District not be entitled to the reciprocity credit which our residents receive under our Income Tax Code. Reviewing this matter with RITA, they saw no reason they could not exclude just that section of our Code, so ultimately that Board, once it is constituted, will be adopting the Code with the exception of our § 44.1.061. He explained that the City's Code does have language allowing residents of the City to claim the reciprocity credit, and Sycamore believes since they are not residents of the City their Board has the authority to exclude that reciprocity credit when adopting our Code. RITA had no objection.

Mr. Donnellon stated that Council's role at the Public Hearing is to receive comment, answer questions, and then make a recommendation to approve the District and the Contract. Legislation then would be added to the Agenda, first for review at the Work Session on July 16 and then for adoption on August 6.

Mr. Margolis asked the percentage of collections that the City would receive.

Mr. Donnellon replied that it would be ten percent of the net revenues.

Mr. Donnellon explained that originally when the City was approached by Sycamore Township in 2013, that the proposed JEDD District included the Kenwood Towne Center and staff would have had to process all the filings which would have added a strain to the Finance Department.

Mr. Suer stated in response to Mr. Donnellon's comment that it is a different situation now that the City has contracted through RITA for all filings. He stated that while there would be a small amount of revenue more importantly was the partnership with Sycamore Township regarding future projects.

Vice Mayor Naiman asked what responsibilities would fall on the City. Would complaints come through the City.

Mr. Donnellon replied that all issues would be addressed to RITA or the JEDD Board. He stated there was a prohibition of annexing any part of Sycamore Township but that was not an issue for the City.

Vice Mayor Naiman asked if residents that move into the district would be made aware that they are a part of the JEDD.

Mr. Donnellon replied that RITA will be in touch with the property manager to advise tenants there is an income tax filing requirement.

Mr. Doborzsi stated that this was really not an economic development tool, but he was fine with it.

Mrs. Bissmeyer stated she was fine with it as it will help Sycamore Township financially and show that we are willing to work with their community.

Mayor Messer asked if there was an estimate of what collections could be.

Mr. Riblet replied that a rough estimate was between \$40,000 to \$50,000.

Mayor Messer asked for a recommendation to approve the District and the Contract and for the legislation to be added to the Agenda, first for review at the Work Session on July 16 and then for adoption on August 6.

Mr. Margolis made a motion to recommend to approve the District and the Contract and for the legislation to be

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City Council Public Hearing Minutes

July 2, 2025

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102 added to July 16 Work Session Agenda, first for review and then for adoption on August 6. Vice Mayor Naiman
103 seconded. City Council unanimously agreed.

104
105 Mayor Messer asked if there was any further business to be heard in the Public Hearing. There being none, he
106 asked for a motion to adjourn from the Public Hearing.

107
108 Mr. Margolis made a motion to adjourn. Vice Mayor Naiman seconded. City Council unanimously agreed.

109
110 The meeting was adjourned at 6:00 p.m.

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Connie Gaylor, Clerk of Council

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City of Montgomery
City Council Business Session Minutes
July 2, 2025

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
Tracy Henao, Asst. City Manager
John Crowell, Police Chief
Kevin Chesar, Community Development Director
Ben Shapiro, Fire Chief
Matthew Vanderhorst, Communications and Information Service Director
Amy Frederick, Community Engagement Coordinator
Connie Gaylor, Clerk of Council

City Council Members Present

Ron Messer, Mayor
Sasha Naiman, Vice Mayor
Lee Ann Bissmeyer
Chris Dobrozsi
Craig Margolis
Catherine Mills-Reynolds
Ken Suer

City Council convened in Council Chambers at 6:00 p.m. with Mayor Messer presiding.

ROLL CALL

Mayor Messer stated that as the roll call was dispensed at the Public Hearing, there was no need for a roll call at this meeting.

GUESTS AND RESIDENTS

There were no guests and residents.

LEGISLATION TO BE ADDED AND CONSIDERED AT THE MEETING

A Resolution Authorizing the City Manager to enter into a Labor Agreement with the Fraternal Order of Police Ohio Labor Council, Inc. for Wage and Benefits from July 1, 2025 through December 30, 2027

Mayor Messer asked for a motion to add the legislation to the agenda for consideration at the meeting.

Mr. Margolis made a motion to add the legislation to the council agenda for consideration. Vice Mayor Naiman seconded. City Council unanimously agreed.

Mayor Messer assigned the Mr. Dobrozsi.

Mr. Dobrozsi moved to read the legislation by title only. Vice Mayor Naiman seconded. City Council unanimously agreed.

Mr. Dobrozsi moved for passage of the Resolution. Mr. Margolis seconded.

Mr. Riblet explained that, if passed, the Resolution will authorize a labor agreement with the Fraternal Order of Police (FOP) from July 1, 2025 through December 31, 2027. The City and the FOP have reached an agreement on a new two and a half year labor contract that includes wage and benefit modifications, pending City Council's approval. Mr. Riblet added that by passing this at the meeting it would keep the agreement in line with previous terms and payroll.

The roll was called and showed the following vote:

AYE: Bissmeyer, Mills-Reynolds, Dobrozsi, Messer, Naiman, Suer, Margolis (7)

NAY: (0)

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PENDING LEGISLATION

Mayor Messer requested a motion from Council to accept the following legislative Agenda and read all legislation by title only as all subsequent legislation has been made available to the public before this evening's meeting.

Mr. Margolis made a motion to accept the legislative agenda and read all legislation by title only. Vice Mayor Naiman seconded. City Council unanimously agreed.

An Ordinance Adopting The Montgomery's Moment : 2025 Comprehensive Plan

Mr. Dobrozsi moved for passage of second reading of the Ordinance. Mr. Margolis seconded.

Mr. Dobrozsi explained that information has been previously supplied requesting that City Council consider this Ordinance that, if approved, will adopt the Montgomery's Moment 2025 Comprehensive Plan. He asked if there were any updates.

Mr. Chesar replied there were none.

The roll was called and showed the following vote:

AYE: Mills-Reynolds, Dobrozsi, Messer, Naiman, Suer, Margolis, Bissmeyer	(7)
NAY:	(0)

Mayor Messer explained that the final reading of the Ordinance would be held at the August 6, 2025 Business Session with adoption requested at that meeting.

NEW LEGISLATION

A Resolution Adopting A Tax Budget For 2026

Mr. Suer read the title and moved for passage of the Resolution. Mr. Margolis seconded.

Mr. Suer explained that information has been previously supplied requesting that City Council consider this Resolution that, if passed, will approve the 2026 Tax Budget. The preparation of the Tax Budget is an annual requirement for governmental jurisdictions per the Ohio Revised Code, Section 5705.28. The Tax Budget will be submitted to the Hamilton County Budget Commission for approval, and will, in turn, be used to determine Local Government Fund allocations. The proposed budget is based on the year 2026 projections as reflected in the City's 2025-2029 Five-Year Operating and Capital Budget.

The roll was called and showed the following vote:

AYE: Dobrozsi, Messer, Naiman, Suer, Margolis, Bissmeyer, Mills-Reynolds	(7)
NAY:	(0)

A Resolution Authorizing Internet Auction Of Surplus Personal Property Through Govdeals.Com

Mr. Dobrozsi read the title and moved for passage of the Resolution. Mr. Margolis seconded.

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City Council Business Session Minutes

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Mr. Dobrozsi explained that information has been previously supplied on this Resolution that, if approved, will designate GovDeals.com as internet auction agents for the disposal of surplus property for the period of August 1, 2025 through July 31, 2026. Ohio law authorizes the City to dispose of surplus and abandoned personal property through internet auction. Section 50.02 of the Code of Ordinances sets forth a procedure for the sale and disposition of lost, abandoned, stolen, seized, or forfeited property ("Surplus Property") through internet auction agents. This Resolution will also authorize the City Manager to enter into appropriate contracts with GovDeals.com.

The roll was called and showed the following vote:

AYE: Messer, Naiman, Suer, Margolis, Bissmeyer, Mills-Reynolds, Dobrozsi (7)

NAY: (0)

A Resolution Amending Resolution No. 6, 2025 To Approve A Modification To The Construction Agreement With Brandicorp, LLC For Montgomery Quarter Public Improvements Within The Interchange Roundabout

Mr. Dobrozsi stated that he would be recusing himself from the discussion and vote on this legislation as it could pose a potential professional conflict. He exited the dais.

Mr. Suer read the title and moved for passage of the Resolution. Mr. Margolis seconded.

Mr. Suer explained that information has been previously supplied on this Resolution that, if passed, would approve an amendment to the Construction Manager-at-Risk Agreement with Brandicorp, LLC for the Roundabout Project Improvements. The amendment increases the scope and the budget by a little more than \$100,000.00 to take advantage of the opportunity during initial construction to enhance the lighting for the monument.

The roll was called and showed the following vote:

AYE: Naiman, Suer, Margolis, Bissmeyer, Mills-Reynolds, Messer (6)

NAY: (0)

RECUSE: Dobrozsi (1)

Mr. Dobrozsi rejoined Council on the dais.

A Resolution Amending Resolution No. 17, 2024 Establishing City Contributions To Employee Health Savings Accounts And Health Reimbursement Accounts

Mr. Dobrozsi read the title and moved for passage of the Resolution. Mr. Margolis seconded.

Mr. Dobrozsi explained that information has been previously supplied on this Resolution that, if approved, would establish a City contribution to employees' health savings accounts, and a City contribution to health reimbursement accounts for employees who are ineligible for health savings accounts, for the period of September 1, 2025 through December 31, 2025 and January 1, 2026 through December 31, 2026.

The roll was called and showed the following vote:

AYE: Suer, Margolis, Bissmeyer, Mills-Reynolds, Dobrozsi, Messer, Naiman (7)

NAY: (0)

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An Ordinance Levying Assessments In The Huntersknoll Court Stormwater Sewer Project Area

Mr. Margolis moved to suspend the second and third readings of the Ordinance. Mrs. Bissmeyer seconded

The roll was called and showed the following vote:

AYE: Margolis, Bissmeyer, Mills-Reynolds, Dobrozsi, Messer, Naiman, Suer (7)

NAY: (0)

Mr. Margolis explained that information has been previously supplied on this Ordinance that, if passed, determines the final assessment for each of the six property owners in the Project Area giving them the opportunity to pay for the Project Improvements in a lump sum or to have it deferred to their property taxes. The final assessment is far below what was estimated due to good project management.

Mr. Margolis moved for passage of the Ordinance. Vice Mayor Naiman seconded.

The roll was called and showed the following vote:

AYE: Bissmeyer, Mills-Reynolds, Dobrozsi, Messer, Naiman, Suer, Margolis (7)

NAY: (0)

An Ordinance Authorizing An Exchange Of Property Rights Between The City Of Montgomery, Ohio And Traditions Development Group To Facilitate The Final Development Of The Vintage Club

Mr. Donnellon explained that at Council's seats was an updated copy of the Ordinance adding emergency language to the title. He explained that it is requested to pass as an emergency in order for the Developers to finish all the necessary transfers with Hamilton County so construction can begin on the single family units. Mr. Donnellon added that the City would be receiving \$130,000 from the developer in exchange for the parcels of land being exchanged.

Mrs. Bissmeyer read the title and moved to suspend the readings and pass the Ordinance as an emergency. Mr. Dobrozsi seconded.

The roll was called and showed the following vote:

AYE: Mills-Reynolds, Dobrozsi, Messer, Naiman, Suer, Margolis, Bissmeyer (7)

NAY: (0)

Mrs. Bissmeyer moved passage of the Ordinance. Mr. Margolis seconded.

Mr. Margolis asked if the public improvements were paid for out of the TIF District funds.

Mr. Riblet replied they were paid out of the TIF District and the Downtown Improvement Fund.

The roll was called and showed the following vote:

AYE: Dobrozsi, Messer, Naiman, Suer, Margolis, Bissmeyer, Mills-Reynolds (7)

NAY: (0)

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City Council Business Session Minutes

July 2, 2025

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ADMINISTRATION REPORT

Mr. Riblet gave the following report:

- City Council Work Session is scheduled for July 16, 2025 at 6:00 p.m.
- The Law and Safety, Financial Planning and Planning, Zoning and Landmarks Committees had previously been requested to cancel. The Parks and Recreation, Government Affairs and Public Works Committees also do not have agenda items for July and have requested to cancel. All Committee meetings for July have been cancelled.
- Once again, the hours of the DORA on July 4th will be extended to allow adult beverages to be enjoyed in the District beginning at 10 a.m. This was done last year, and was very successful for businesses along the parade route and caused no issues.
- The pool experienced a mechanical issue in the surge tank, SwimSafe was able to repair the pipe in order to keep the pool operational, however a permanent repair is necessary. This work is scheduled for Thursday July 10 and unfortunately will require the pool to be closed that day. The work is expected to be complete in one day; thus, the pool will reopen Friday, July 11. Pool members and the public will be notified of the unanticipated closing.
- Prus construction has completed the ADA curb ramp and curb replacement project on Montgomery Road between Pfeiffer Road and Weller Road. This work prepares the roadway for the asphalt resurfacing work being performed later this summer or early-fall.
- Straight Edge Construction has begun the installation of sidewalk on Forestglen Drive. They began on the west end of the project close to Woodfern Way and will continue to work their way towards Montgomery Road. Construction is anticipated to last 2 to 3 months.
- The monument construction in the center of the Montgomery Road Roundabout is making great progress. Four drilled reinforced concrete caissons were installed to support the structure, and the reinforced concrete foundation has been installed. Very soon you will begin seeing the four vertical columns being installed.
- It is anticipated that legislation for App Architecture will be presented to City Council at the July 16 Work Session. This legislation is for the design services for the Safety Center Addition and Renovation project. There will also be a companion piece to appropriate the costs for this design of the project.

Events

- July 3rd concert begins at 7:15 in Montgomery Park. The theme this year is songs that celebrate Summer.
- July 4th parade line up begins on Delray Drive. The parade begins at 10:00 a.m. The Festival held in Montgomery Park will run from 11:00 a.m. to 2:00 p.m.

Mr. Riblet requested an Executive Session to consider the appointment, employment, and/or compensation of a public employee.

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City Council Business Session Minutes

July 2, 2025

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MINUTES

Mayor Messer asked for a motion to approve the June 18, 2025 Public Hearing and Work Session minutes.

Mr. Margolis made a motion to approve the June 18 Public Hearing and Work Session minutes. Mrs. Bissmeyer seconded. City Council unanimously agreed.

MAYORS COURT REPORT

Mayor Messer stated the Mayors Court report would be presented at the July 16 Work Session.

OTHER BUSINESS

Mr. Margolis commended Mr. Riblet on his brilliant strategy on negotiations to secure savings on the Safety Center design costs.

EXECUTIVE SESSION

Mayor Messer stated that Mr. Riblet had requested an Executive Session and requested a motion to adjourn into Executive Session to consider the appointment, employment, and/or compensation of a public employee.

Vice Mayor Naiman made a motion to adjourn into Executive Session to consider the appointment, employment, and/or compensation of a public employee.

The roll was called and showed the following vote:

AYE: Dobrozsi, Messer, Naiman, Suer, Margolis, Bissmeyer, Mills-Reynolds (7)

NAY: (0)

Mayor Messer stated that Council would take a brief recess and that no regular business would be discussed after the Executive Session.

City Council adjourned for a short recess at 6:31 p.m.

City Council adjourned into Executive Session at 6:45 p.m.

City Council reconvened in Public Session at 6:56 p.m.

ADJOURNMENT

Mayor Messer asked if there were anything further to discuss in Public Session. As there was none, he asked for a motion to adjourn the meeting.

Mr. Margolis moved to adjourn. Vice Mayor Naiman seconded. City Council unanimously agreed.

City Council adjourned at 6:56 p.m.

Connie Gaylor, Clerk of Council

Monthly Mayor's Court Report

Montgomery Mayor's Court
Cash Flow for June 2025

Page : 1
Report Date : 07/08/2025
Report Time : 08:58:31

	Current Period	Year-To-Date	Last Year-to-Date
City Revenue From:			
Court Costs			
Court Costs	\$241.00	\$1,817.00	\$1,164.00
Computer Fund	\$530.00	\$3,420.00	\$2,120.00
Additional Costs	\$0.00	\$10.00	\$0.00
Fines			
Overpayment / Adjustment	\$0.00	\$1.01	\$0.00
City Revenue From Fines	\$7,115.00	\$42,771.00	\$18,981.00
Fees			
NSF FEES	\$0.00	\$0.00	\$15.00
SUBP FEES	\$0.00	\$75.00	\$0.00
EXPUNGEMENT FEES CITY	\$0.00	\$0.00	\$20.00
Capias Fee	\$420.00	\$3,545.00	\$2,000.00
Miscellaneous/Other			
Miscellaneous/Other	\$0.00	\$0.00	\$325.00
Bond Forfeits			
Bond Forfeits	\$0.00	\$0.00	\$0.00
Miscellaneous/Other			
Bond Administration Fees	\$0.00	\$0.00	\$0.00
Total to City:	\$8,306.00	\$51,639.01	\$24,625.00
State Revenue From:			
Court Costs			
Court Costs	\$1,380.00	\$9,080.00	\$5,505.00
V/C	\$454.00	\$2,938.00	\$1,791.00
DRUG LAW ENFORCEMENT FUND	\$178.50	\$1,130.50	\$686.00
Fines			
Fines	\$75.00	\$150.00	\$0.00
Seatbelt Driver	\$0.00	\$90.00	\$0.00
Child Restraint	\$50.00	\$130.00	\$0.00
Fees			
EXPUNGEMENT FEES STATE	\$0.00	\$0.00	\$30.00
Total to State:	\$2,137.50	\$13,518.50	\$8,012.00
Other Revenue From:			
Court Costs			
Court Costs	\$76.50	\$484.50	\$294.00
Area Fines			
Area Fines	\$25.00	\$50.00	\$0.00
Restitution			
Restitution	\$0.00	\$0.00	\$250.00
Total to Other:	\$101.50	\$534.50	\$544.00

Monthly Mayor's Court Report

Montgomery Mayor's Court
Cash Flow for June 2025

Page : 2
Report Date : 07/08/2025
Report Time : 08:58:31

	Current Period	Year-To-Date	Last Year-to-Date
TOTAL REVENUE *	\$10,545.00	\$65,692.01	\$33,181.00
*Includes credit card receipts of	\$3,305.00	\$18,535.00	\$9,450.00

END OF REPORT

Monthly Distribution Journal

Montgomery Mayor's Court
Disbursal of fines and court costs for June 2025

Page : 1
Report Date : 07/08/2025
Report Time : 07:49:32

Disbursal Category	Amount	
COSTS		
Computer Fund	\$530.00	
city-appearance	\$241.00	
Total to City:		\$771.00
V/C	\$454.00	
DRUG LAW ENFORCEMENT FUND	\$178.50	
INDIGENT DEFENSE SUPPORT FUND - COST	\$1,380.00	
Total to State:		\$2,012.50
INDIGENT DRIVERS ALC TREATMENT FUND-COST	\$76.50	
Total to Other:		\$76.50
Total Costs:		\$2,860.00
FINES		
City Revenue From Fines	\$7,115.00	
Total to City:		\$7,115.00
Child Restraint	\$50.00	
INDIGENT DEFENSE SUPPORT FUND - FINE	\$75.00	
Total to State:		\$125.00
Total Fines:		\$7,240.00
AREA FINES - OUTGOING		
INDIGENT DRIVER ALC TREATMENT FUND -FINE	\$25.00	
Total to Other:		\$25.00
Total Area Fines - Outgoing:		\$25.00
FEES		
Capias Fee	\$420.00	
Total to City:		\$420.00
Total Fees:		\$420.00
TOTALS		
Total to State:	\$2,137.50	
Total Fines to Other External Agencies:	\$25.00	
Total to Other Entities, including Restitution:	\$76.50	
Total Bonds Forfeited to City:	\$0.00	
Total to City including Misc. Receipts, Adjustments, & BA Fee:	\$8,306.00	
TOTAL TO BE DISBURSED:		\$10,545.00

END OF REPORT

July 11, 2025

To: Connie Gaylor, Clerk of Council

From: John Crowell, Police Chief



Subject: Liquor Permit

I am in receipt of a notification from the Ohio Division of Liquor Control, for the transfer of ownership for an existing liquor license for Tandoor India Restaurant located at 8702 Market Place Lane from Mehul Enterprises LLC to Best Indian LLC Tandoor India Restaurant.

This notice does not change the permit classes that the license covers. I am not aware of any information that would cause the City of Montgomery to object to the issuance of this permit or any need to request a hearing.

Should you have any questions, please do not hesitate to contact me.



NOTICE TO LEGISLATIVE AUTHORITY

TO

10004513-1 PERMIT NUMBER	TRFO TYPE	BEST INDIAN LLC TANDOOR INDIA RESTAURANT 8702 MARKET PLACE LANE Montgomery MONTGOMERY OH 45242
ISSUE DATE		
6/26/2025		
FILING DATE		
D-1 D-3 D-2 D-6		
PERMIT CLASSES		
31264 TAX DISTRICT	JUN	RECEIPT NO

FROM 6/30/2025

05808203-1 PERMIT NUMBER	TYPE	MEHUL ENTERPRISES LLC 8702 MARKET PLACE LANE Montgomery MONTGOMERY OH 45242
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
31264 TAX DISTRICT	JUN	

MAILED 6/30/2025

RESPONSES MUST BE POSTMARKED NO LATER THAN 07/31/2025

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: JUN TRFO 10004513-1
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT ☐ IN COLUMBUS

WE DO NOT REQUEST A HEARING ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner
☐ Clerk of City Council
☐ Township Fiscal Officer

(Date)

CLERK OF MONTGOMERY CITY COUNCIL
10101 MONTGOMERY RD
MONTGOMERY OH 45242