

June 13, 2025

TO: Mayor and City Council Members

FROM: Brian K. Riblet, City Manager 

SUBJECT: City Council Work Session of Wednesday, June 18, 2025

As a reminder, City Council is scheduled to meet in Work Session on Wednesday, June 18, 2025 immediately following a Public Hearing at 5:45 p.m.

Public Hearing

A Public Hearing is scheduled at 5:45 for the 2026 Tax Budget.

At the close of this presentation, City Council can remand the matter to Financial Planning 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 Tax Budget for 2026 at the July 2, 2025 Business Session. This legislation is presented under the New Legislation section of this Work Session agenda.

Work Session

1. Call to Order
2. Roll Call
3. Special Presentation
 - a. Officer Dylan Ballauer will be sworn in as the City's newest Patrol Officer in the Police Department
5. Guest and Residents
5. Legislation for Consideration this Evening
6. Establishing an Agenda for July 2, 2025 Business Session

Pending Legislation

- a. An Ordinance Adopting The Montgomery's Moment : 2025 Comprehensive Plan— (Mr. Dobrozsi-2nd 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 July 2, 2025 Business Session for second reading. The third reading of the Ordinance will be at the August 6, 2025 Business Session with adoption of the Ordinance requested at that meeting.

New Legislation

- a. A Resolution Adopting A Tax Budget For 2026—Please refer to the Public Hearing packet on the proposed 2026 Tax Budget as prepared by Maura Gray, Finance Director. 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.

Add this Resolution to the July 2, 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 Internet Auction Of Surplus Personal Property Through Govdeals.Com—Please find the attached correspondence from Police Chief John Crowell, requesting that City Council adopt a Resolution that 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.

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

- c. 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—Please see the attached correspondence from City Manager Brian Riblet requesting that City Council consider approving 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.

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

- d. A Resolution Amending Resolution No. 17, 2024 Establishing City Contributions To Employee Health Savings Accounts And Health Reimbursement Accounts—Please see the attached correspondence from Finance Director Maura Gray requesting that City Council consider approving this Resolution that, if passed, 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.

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

- e. An Ordinance Levying Assessments In The Huntersknoll Court Stormwater Sewer Project Area—Please see the attached correspondence from law Director Terry Donnellon requesting that City Council consider approving 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.

Add this Ordinance to the July 2, 2025 Business Session agenda, assign to a Council Member for first reading. The second reading will be held at the August 6, 2025 Business Session. The third reading of the Ordinance will be held at the September 3, 2025 Business Session with adoption of the Ordinance requested at that meeting.

- f. An Ordinance Authorizing the Exchange and Acquisition of Real Property and Real Property Rights for Multiple Parcels Within the Vintage Club Development—This is a placeholder for legislation to be finalized with the Traditions Development Group to further the development of the final phase of the Vintage Club. Section 50.02 (C) of our Code allows the City to exchange property rights between the City and a private party if approved by Council by a vote of 5 Council Members without public bidding so long as there is an appraisal justifying the property being exchanged. This Ordinance will allow the City to acquire a parcel along the Boulevard which the City may further develop for public use. It also exchanges certain designated right of way easements and transfers to the Traditions Development Group certain parcels and right of way easements which were platted many years ago before the current Capstone Development was approved. These various City parcels when released to the Traditions Group will facilitate their development of the final subdivision. In the exchange it is anticipated the City will receive, in addition to the property for future City use, nearly \$100,000 to be held by the City for future public improvements in and around the Vintage Club. The appraisal is being finalized to confirm the evaluation of the property rights, and final engineering/plating is pending through Traditions.

There is no memo or legislation for this item for this agenda.

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: May 21, 2025 Public Hearing and Work Session; June 4, 2025 Business Session

11. Other Business

- a. New Liquor License—Please see the attached correspondence from Police Chief John Crowell regarding a notice received from the Ohio Division of Liquor

Control for a new liquor permit for Montgomery Quarter Hotel Partners, LLC
dba Hotel Rambler A Hilton Tapestry Hotel.

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

Voice Vote

12. Executive Session

13. 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

June 18, 2025

City Hall

Immediately following a Public Hearing at 5:45 p.m.

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2. Roll Call
3. Special Presentation
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There is no memo or legislation for this item for this agenda.

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8. Law Director Report

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

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

RESOLUTION NO. , 2025

A RESOLUTION ADOPTING A TAX BUDGET FOR 2026

WHEREAS, pursuant to Section 5705.30 of the Ohio Revised Code, the taxing authority of each municipality is required to adopt a tax budget on or before the 15th day of July for the next succeeding year; and

WHEREAS, a Public Hearing was held June 18, 2025 and public notice was given in the manner provided by law; and

WHEREAS, copies of the budget have been filed in the Office of the City Manager for public inspection for the ten (10) day period preceding the Public Hearing.

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

SECTION 1. The Council hereby adopts the tax budget proposed for 2026 in the form in which it has been proffered to this Council by the Finance Department, a copy of which is attached hereto and included herein by reference. In further conformity with Section 5705.30 of the Revised Code, the budget shall be submitted to the County Auditor on or before July 15, 2025.

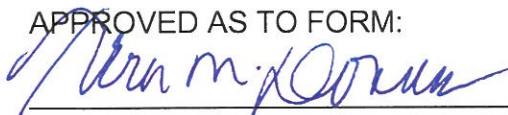
SECTION 2. This Resolution shall be in full force and effect from and after its passage.

PASSED _____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

Ronald G. Messer, Mayor

APPROVED AS TO FORM:



Terrence M. Donnellon, Law Director

City of Montgomery, Ohio
Hamilton County, Ohio
July 15, 2025

This Budget must be adopted by the Council of Montgomery Ohio on or before July 15th, and two copie must be submitted to the County Auditor on or before July 20th. FAILURE TO COMPLY WITH SEC. 5705.28 R.C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.

To the County Auditor of said County:

The following Budget year beginning January 1, 2026, has been adopted by Council and is herewith submitted for consideration of the County Budget Commission.

Signed

Maura Gray

Maura Gray, Director of Finance

SCHEDULE A

**SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION,
AND COUNTY AUDITOR'S ESTIMATED RATES**

For Municipal Use	For Budget Commission Use			For County Auditor Use	
FUND	Budget Year Amount Requested of Budget Commission Inside/Outside	Budget Year Amount Approved Budget Commission 10 Mill Limitation	Budget Year Amount Derived From Levies Outside 10 Mill Limitation	County Auditor's Estimate of Tax Rate to be Levied	
				Inside 10 Mill Limit Budget Year	Outside 10 Mill Limit Budget Year
GOVERNMENT FUNDS					
GENERAL FUND	3,286,338				
FIRE LEVY FUND	5,695,000				
PROPRIETARY FUNDS					
FIDUCIARY FUNDS					
TOTAL ALL FUNDS	8,981,338				

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	Maximum Rate Authorized to be Levied	Tax Year County Auditor's Estimate of Yield (Carry to Sch A, Col 3)
GENERAL FUND:		
Current Expense Levy authorized by voters on not to exceed years. Authorized under Sect. ,R.C.		
Current Expense Levy authorized by voters on not to exceed years. Authorized under Sect. ,R.C.		
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Current Expense Levy authorized by voters on not to exceed years. Authorized under Sect. ,R.C.		
TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION		
SPECIAL LEVY FUNDS:		
Fund, Levy authorized by voters on not to exceed years. Authorized under Sect. ,R.C.		
Fund, Levy authorized by voters on not to exceed years. Authorized under Sect. ,R.C.		
Fund, Levy authorized by voters on not to exceed years. Authorized under Sect. ,R.C.		
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FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL-GENERAL

DESCRIPTION	2023 Actual	2024 Actual	Current Year Estimated for 2025	Budget Year Estimated for 2026
REVENUES				
Local Taxes				
General Property Taxes-Real Estate	2,500,784	3,222,967	3,134,048	3,286,338
Tangible Personal Property Taxes				
Municipal Income Taxes	9,370,668	9,463,365	9,945,000	10,143,900
Other Local Taxes	-	-	-	-
Total Local Taxes	11,871,452	12,686,332	13,079,048	13,430,238
Intergovernmental Revenues				
Local Government- State	56,714	54,231	53,045	56,000
Local Government- County	188,044	176,585	190,950	191,905
Estate Tax			-	
Cigarette Tax	113	225	25	25
Liquor Tax	6,803	48,513	21,000	21,000
Property Tax Allocation (homestead rollback)	322,796	391,329	398,003	387,638
Other State Shared Taxes and Permits			-	200,000
Total State Shared Taxes and Permits	574,470	670,883	663,023	856,568
Federal Grants or Aid				
State Grants or Aid				
Other Grants or Aid	29,800	500,750	2,000	2,000
Total Intergovernmental Revenues	604,270	1,171,633	665,023	858,568
Interest Income	1,049,526	1,321,721	850,000	800,000
Special Assessments	-	-	-	-
Building and Construction Permits	407,343	296,388	300,000	300,000
Charges for Services	412,603	418,395	405,600	412,533
Fines, Licenses and Permits	55,696	50,943	55,625	55,650
Miscellaneous Revenues	923,114	127,727	73,050	73,150
Other Financing Sources:				
Lease Payments			-	-
Transfers	-	-	2,606	-
Reimbursements			-	-
Other Sources			-	-
TOTAL REVENUES	15,324,004	16,073,139	15,430,952	15,930,139

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL-GENERAL

DESCRIPTION	2023 Actual	2024 Actual	Current Year Estimated for 2025	Budget Year Estimated for 2026
EXPENDITURES				
<u>Security of Persons and Property</u>				
Personal Services and Benefits	3,532,329	3,715,319	4,222,055	4,406,467
Travel Transportation & Training	21,282	36,944	33,000	34,000
Contractual Services	241,755	227,053	275,300	274,300
Supplies and Materials	104,398	95,809	125,500	125,500
Capital Outlay	32,759	12,504	13,900	5,200
Total Security of Persons and Property	3,932,523	4,087,629	4,669,755	4,845,467
<u>Public Health Services</u>				
Personal Services and Benefits	-	-	-	-
Travel Transportation & Training	-	-	-	-
Contractual Services			-	-
Supplies and Materials	57,339	54,699	59,500	59,500
Capital Outlay			-	-
Total Public Health Services	57,339	54,699	59,500	59,500
<u>Leisure Time Activities</u>				
Personal Services and Benefits	588,673	620,631	684,165	714,332
Travel Transportation & Training	825	7,303	13,500	14,000
Contractual Services	495,960	513,313	616,729	615,403
Supplies and Materials	164,926	160,620	214,790	215,500
Capital Outlay	67,424	100,133	93,000	84,900
Total Leisure Time Activities	1,317,808	1,402,000	1,622,184	1,644,135
<u>Community Environment</u>				
Personal Services and Benefits	407,178	377,224	473,459	494,561
Travel Transportation & Training	4,287	4,052	10,200	10,200
Contractual Services	472,071	454,465	747,279	525,913
Supplies and Materials	4,436	6,375	13,800	13,850
Capital Outlay	-	1,596	-	-
Total Community Environment	887,972	843,712	1,244,738	1,044,524
<u>Basic Utility Services</u>				
Personal Services and Benefits			-	-
Travel Transportation & Training			-	-
Contractual Services (solid waste)	749,806	933,540	985,000	1,045,000
Supplies and Materials			-	-
Capital Outlay			-	-
Total Basis Utility Services	749,806	933,540	985,000	1,045,000

FUND NAME: GENERAL FUND

FUND TYPE/CLASSIFICATION: GOVERNMENTAL-GENERAL

DESCRIPTION	2023 Actual	2024 Actual	Current Year Estimated for 2025	Budget Year Estimated for 2026
Public Works				
Personal Services and Benefits	591,152	605,674	698,550	729,446
Travel Transportation & Training	8,402	3,299	9,000	9,500
Contractual Services	646,355	157,491	251,200	346,300
Supplies and Materials	8,029	9,787	15,000	15,400
Capital Outlay	662	5,823	6,700	4,500
Total Public Works	1,254,600	782,074	980,450	1,105,146
General Government				
Personal Services and Benefits	1,697,162	1,697,270	1,892,797	1,963,997
Travel Transportation & Training	75,869	74,840	123,800	123,800
Contractual Services	1,601,436	1,655,626	2,194,200	2,187,450
Supplies and Materials	62,272	37,799	47,850	47,850
Capital Outlay	4,701	34,791	36,000	27,000
Total General Government	3,441,440	3,500,326	4,294,647	4,350,097
Total General Fund Before Other Uses	11,641,488	11,603,980	13,856,274	14,093,869
Debt Service				
Redemption of Principal				
Interest				
Total Debt Service				
Other Uses of Funds				
Transfers				
to Street Maintenance Fund	500,000	500,000	500,000	500,000
to Montgomery Quarter Construction Fund	2,500,000	-	-	-
to School Resource Officer Fund	21,550	21,550	21,550	21,550
to Environmental Impact Area I	4,500	9,000	4,500	4,500
to Environmental Impact Area II	9,000	1,500	9,000	9,000
to Environmental Impact Area III	4,500	4,500	4,500	4,500
to Environmental Impact Area IV	3,000	1,500	3,000	3,000
to Capital Improvement funds		500,000		
to Compensated Absence	-	94,500	94,500	94,500
Total Other Uses of Funds	3,042,550	1,132,550	637,050	637,050
Advances Out				
TOTAL EXPENDITURES	14,684,038	12,736,530	14,493,324	14,730,919
Revenues over/(under) Expenditures	639,966	3,336,609	937,628	1,199,220
Beginning Cash Balance	16,227,900	16,867,866	20,204,475	21,142,103
Ending Cash Balance	16,867,866	20,204,475	21,142,103	22,341,323
Estimated Encumbrances (outstanding at year end)	739,026	968,340	500,000	500,000
Estimated Ending Unencumbered Fund Balance	16,128,840	19,236,135	20,642,103	21,841,323

FUND NAME: FIRE LEVY FUND

FUND TYPE/CLASSIFICATION: GOVERNMENTAL-SPECIAL REVENUE FUND

DESCRIPTION	2023 Actual	2024 Actual	Current Year Estimated for 2025	Budget Year Estimated for 2026
REVENUES				
Real Estate				
Real Estate Property Tax	5,157,052	5,682,322	5,452,627	5,695,000
Personal Property Tax				
Property Tax Allocation	235,055	230,165	242,324	242,324
Other	80,395	147,576	114,500	164,500
Interest	-	-	-	-
EMS Fees	334,682	373,695	300,000	300,000
Total Real Estate Taxes	5,807,184	6,433,758	6,109,451	6,401,824
Transfer from General Fund				
Miami Conservancy				
Charter Fire Force				
Proceeds From Debt				
Charter Fire Force				
TOTAL REVENUES	5,807,184	6,433,757	6,109,451	6,401,824
EXPENDITURES				
Personal Services and Benefits	3,589,412	3,983,687	4,468,480	4,776,371
Travel Transportation & Training	33,043	35,879	59,549	61,335
Contractual Services	258,297	271,847	308,759	300,065
Supplies and Materials	57,248	55,406	70,477	72,591
Capital Outlay	2,064,495	269,809	358,880	1,856,081
Transfers				
to Compensated Absence	-	46,500	46,500	46,500
TOTAL EXPENDITURES	6,002,495	4,663,125	5,312,645	7,112,943
Revenues over/(under) Expenditures	(195,311)	1,770,632	796,806	(711,119)
Beginning Unencumbered Balance	14,171,542	13,976,229	15,746,861	16,543,667
Ending Cash Balance	13,976,229	15,746,861	16,543,667	15,832,548
Estimated Encumbrances (outstanding at year end)	68,094	446,767	400,000	400,000
Estimated Ending Unencumbered Fund Balance	13,908,135	15,300,094	16,143,667	15,432,548

FUND NAME:

FUND TYPE/CLASSIFICATION: GOVERNMENTAL-SPECIAL REVENUE FUND

DESCRIPTION	2023 Actual	2024 Actual	Current Year Estimated for 2025	Budget Year Estimated for 2026
REVENUES				
Local Taxes				
General Property Taxes-Real Estate				
Tangible Personal Property Taxes				
Total Local Taxes			-	-
Charges for Services				
Interest Income				
Transfers from				
TOTAL REVENUES	-	-	-	-
EXPENDITURES				
Personal Services and Benefits				
Travel Transportation			-	-
Contractual Services				-
Supplies and Materials				-
Capital Outlay				-
			-	-
TOTAL EXPENDITURES	-	-	-	-
Revenues over/(under) Expenditures	-		-	-
Beginning Unencumbered Balance	-		-	-
Ending Cash Balance	-		-	-
Estimated Encumbrances (outstanding at year end)	-		-	
Estimated Ending Unencumbered Fund Balance	-		-	-

STATEMENT OF PERMANENT IMPROVEMENTS

DESCRIPTION	Estimated Cost of Permanent Improvements	Amount to be Budgeted During Current Year	Name of Paying Fund
Police Department			
Recreation			
Annex Improvements	\$6,500	\$6,500	Capital Improvement Fund
Event Booths/Tents	\$9,000	\$9,000	Capital Improvement Fund
Movie screen and sound	\$2,000	\$2,000	Capital Improvement Fund
HVAC Replacement Annex	\$6,000	\$6,000	Capital Improvement Fund
City Parks			
Updated Playground equipment	\$10,000	\$10,000	Capital Improvement Fund
Safety surface for playground areas	\$12,000	\$12,000	Capital Improvement Fund
Replace Pfeiffer Gateway Falls Pump	\$8,000	\$8,000	Capital Improvement Fund
Replace Park Maintenance Utility Vehicle	\$20,000	\$20,000	Capital Improvement Fund
Asphalt Path Repairs	\$22,000	\$22,000	Capital Improvement Fund
Replacement / Installation of Playground Equipment	\$250,000	\$250,000	Capital Improvement Fund
Dumpster Enclosure Replacement	\$3,800	\$3,800	Capital Improvement Fund
Roof Replacement	\$25,000	\$25,000	Capital Improvement Fund
Park restroom floor coating & other improvements	\$5,000	\$5,000	Capital Improvement Fund
Park Structure Painting	\$5,000	\$5,000	Capital Improvement Fund
Swaim and Terwilliger Lodges			
Building Repair and Maintenance & HVAC	\$12,000	\$12,000	Capital Improvement Fund
HVAC Replacement	\$14,000	\$14,000	Capital Improvement Fund
Terwilliger Lodge fire place replacement	\$5,000	\$5,000	Capital Improvement Fund
Terwilliger Lodge ceiling drywall repair	\$5,000	\$5,000	Capital Improvement Fund
Special Events			
Event upgrades	\$5,000	\$5,000	Capital Improvement Fund
Historical Building Operations			
Universalist Church roof replacement	\$11,000	\$11,000	Capital Improvement Fund
Johnson Murdough Building Parking Lot	\$5,900	\$5,900	Capital Improvement Fund
Universalist Church window and shutter replacements	\$12,000	\$12,000	Capital Improvement Fund
Public Works Administration			
Fountain repair/refurbishment	\$5,000	\$5,000	Capital Improvement Fund
HVAC Replacement for City Hall	\$20,000	\$20,000	Capital Improvement Fund
General Government			
Vehicle Replacement per Fleet Management	\$625,000	\$625,000	Capital Improvement Fund

STATEMENT OF PERMANENT IMPROVEMENTS

DESCRIPTION	Estimated Cost of Permanent Improvements	Amount to be Budgeted During Current Year	Name of Paying Fund
Street Maintenance and Repair			
Trailer replacement	\$45,000	\$45,000	Capital Improvement Fund
Asphalt hopper replacement	\$65,000	\$65,000	Capital Improvement Fund
Crack Sealing Program	\$45,000	\$45,000	Capital Improvement Fund
Curb Repairs	\$75,000	\$75,000	Capital Improvement Fund
Contingencies	\$45,000	\$45,000	Capital Improvement Fund
Sidewalk Repairs	\$60,000	\$60,000	Capital Improvement Fund
Small Drainage Projects	\$115,000	\$115,000	Capital Improvement Fund
Repair/Replace Corrugated Metal Pipe Infrastructure	\$50,000	\$50,000	Capital Improvement Fund
Heritage District Street Light Upgrades	\$10,000	\$10,000	Capital Improvement Fund
Public Works Building Repair/Replacements	\$6,300	\$6,300	Capital Improvement Fund
New City Logo Implementation	\$50,000	\$50,000	Capital Improvement Fund
Heritage District Streetscape Replacements	\$500,000	\$500,000	Capital Improvement Fund
LED Pedestrian Activated Ped Crossing	\$15,000	\$15,000	Capital Improvement Fund
Municipal Pool			
Basketball Court	\$2,500	\$2,500	Capital Improvement Fund
Bathhouse Repairs	\$7,500	\$7,500	Capital Improvement Fund
Concession Area Updates	\$1,000	\$1,000	Capital Improvement Fund
Painting Pool Facilities	\$4,000	\$4,000	Capital Improvement Fund
Paint, Repair Pool Structure	\$20,000	\$20,000	Capital Improvement Fund
Pool Pump Room Equipment/Maintenance	\$5,000	\$5,000	Capital Improvement Fund
Pool deck	\$1,000	\$1,000	Capital Improvement Fund
ADA compliance/access to pool	\$10,000	\$10,000	Capital Improvement Fund
Main Pump	\$5,000	\$5,000	Capital Improvement Fund
Shade	\$30,000	\$30,000	Capital Improvement Fund
Electrical upgrade	\$8,000	\$8,000	Capital Improvement Fund
Urban Redevelopment Fund			
Heritage District Pedestrian Improvements	\$2,500	\$2,500	Urban Redevelopment Fund
Streetscape Fill-in Projects	\$2,500	\$2,500	Urban Redevelopment Fund
Triangle Equivalent TIF Fund	\$0	\$0	Tax Increment Financing
Vintage Club Capital Construction Fund	\$200,000	\$200,000	Tax Increment Financing
Montgomery Quarter Construction Fund	\$0	\$0	Tax Increment Financing
Montgomery Quarter Roundabout Fund	\$0	\$0	Tax Increment Financing
Downtown Improvements	\$0	\$0	Tax Increment Financing
Cemetery Expendable Trust			
Asphalt Road and Curb Repairs	\$4,500	\$4,500	Capital Improvement Fund
Sealing of Asphalt Walking Paths	\$4,500	\$4,500	Capital Improvement Fund
TOTAL PERMANENT IMPROVEMENTS	\$2,493,500	\$2,493,500	
Break Down by Name of Paying Fund			
Capital Improvement Fund	\$2,288,500	\$2,288,500	
Tax Increment Financing	\$200,000	\$200,000	
Urban Redevelopment Fund	\$5,000	\$5,000	
Total of all Funds	\$2,493,500	\$2,493,500	

PURPOSE OF BONDS AND NOTES	Authority for Levy Outside 10 Mill Limit	Date of Issue	Due Date	Ordinance or Resolution	Serial or Term	Rate of Interest	Amount of Bonds & Notes Outstanding Beginning of Budget Year 1-1-2026	Amount Required for Interest	Amount Required for Principal
INSIDE THE 10 MILL LIMIT									
Special Assessments									
Montgomery Woods Sidewalk- Special Assessment		09/97	12/17	97-17	S	6.00%	-	-	-
Tanager Woods 1999		12/04	12/19	99-8	S	6.00%	-	-	-
Various Purpose Refunding 2003		Various	Various	030-3	S	3.80-2.00%	-	-	-
Total							-	-	-
General Obligation Notes									
Series 2022 GO BAN (MQ) estimated 324		6/23/2020	6/6	4-2020	S	4.50%	5,500,000	270,000	500,000
Total							5,500,000	270,000	500,000
Special Obligation Revenue Bonds									
Series 2013 Bonds/Refunding- Vintage Club 331		05/13	Dec-37	9/13	S	4.30%	8,265,000	245,003	597,500
Series 2018 Bonds- Vintage Club North PH II 332		6/18	Dec-37	5/18	S	4.50%	5,035,000	213,807	335,000
Series 2020 Bonds-MQ Phase I 329		12/22	Dec-2050	11-2020	S	3.20%	22,055,000	655,962	555,000
Total							35,355,000	1,114,772	1,487,500
Grand Total							40,855,000	1,384,772	1,987,500

FUND	Estimated Unencumbered Fund Balance 1-Jan-26	Budget Year Estimated Receipts	Total Available for Expenditures	Budget Year Expenditures and Encumbrances			Estimated Unencumbered Fund Balance 31-Dec-25
				Personal Services	Other	Total	
GOVERNMENTAL-SPECIAL REVENUE:							
209 Memorial Fund	51,405	3,000	54,405	-	6,500	6,500	47,905
210 Parks and Recreation	10,334	500	10,834	-	500	500	10,334
214 OneOhio Fund	21,406	4,250	25,656	-	500	500	25,156
215 Law Enforcement	349,796	101,700	451,496	-	109,500	109,500	341,996
216 Drug Enforcement	5,434	500	5,934	-	400	400	5,534
217 DUI Enforcement and Education	6,260	1,000	7,260	-	1,000	1,000	6,260
218 Mayor's Court Technology	48,212	4,050	52,262	-	11,125	11,125	41,137
219 School Resource Officer	158,264	166,950	325,214	169,478	3,650	173,128	152,086
220 Law Enforcement Assistance	15,520	1,000	16,520	-	1,000	1,000	15,520
221 Coronavirus HB 481 Relief	-	-	-	-	-	-	-
222 Pandemic Relief Fund	241,237	-	241,237	-	-	-	241,237
224 FEMA	-	-	-	-	-	-	-
227 Environmental I	70,393	9,000	79,393	-	8,000	8,000	71,393
228 Environmental II	28,090	19,759	47,849	-	10,150	10,150	37,699
229 Environmental III	75,808	9,000	84,808	-	10,000	10,000	74,808
230 Environmental IV	39,674	6,000	45,674	-	5,000	5,000	40,674
261 Street Maintenance and Repair	2,278,727	1,099,288	3,378,015	862,681	392,601	1,255,282	2,122,733
265 State Highway	133,296	46,500	179,796	-	44,000	44,000	135,796
266 Permissive MVL Fund	264,103	79,500	343,603	-	78,000	78,000	265,603
275 Municipal Pool	322,476	266,400	588,876	-	325,286	325,286	263,590
485 Art and Amenities	592,076	31,000	623,076	-	37,250	37,250	585,826
Total Special Revenue Funds	4,712,511	1,849,397	6,561,908	1,032,159	1,044,462	2,076,621	4,485,287
DEBT SERVICE FUNDS:							
322 Special Assessment Bond Retirement	-	-	-	-	-	-	-
324 General Bond Retirement	450,671	723,125	1,173,796	-	830,402	830,402	343,394
328 Reserve Bond Retirement	-	-	-	-	-	-	-
329 Montgomery Quarter TIF	1,575,843	985,000	2,560,843	-	1,214,385	1,214,385	1,346,463
331 Vintage Club TIF	2,963,399	2,295,720	5,259,119	-	2,503,462	2,503,462	2,755,657
332 Vintage Club North TIF	976	757,000	757,976	-	698,960	698,960	59,016
Total Debt Service Funds	4,990,894	4,760,845	9,751,739	-	5,247,209	5,247,209	4,504,530
CAPITAL PROJECT FUNDS:							
410 Capital Improvements	2,154,075	3,565,700	5,719,775	-	3,909,179	3,909,179	1,810,596
460 Urban Redevelopment Fund	60,054	6,100	66,154	-	15,000	15,000	51,154
461 Triangle Tax Increment	59,106	160,000	219,106	-	179,200	179,200	39,906
463 Vintage Club Capital Construction-North	860,721	40,000	900,721	-	300,000	300,000	600,721
464 Montgomery Quarter Construction	335,489	-	335,489	-	-	-	335,489
465 GRA Roundabout	105,692	-	105,692	-	-	-	105,692
480 Downtown Improvements	252,404	5,000	257,404	-	550	550	256,854
Total Capital Project Funds	3,827,541	3,776,800	7,604,341	-	4,403,929	4,403,929	3,200,412
PROPRIETARY: ENTERPRISE FUNDS							
Total Enterprise Funds	-	-	-	-	-	-	-
INTERNAL SERVICE FUNDS:							
Total Internal Service Funds	-	-	-	-	-	-	-
FIDUCIARY: TRUST AND AGENCY FUNDS							
546 Trust Reimbursements	156,405	100,000	256,405	-	100,000	100,000	156,405
601 State Fees	3,068	10,000	13,068	-	10,000	10,000	3,068
836 Historical Trust Fund	12,000	-	12,000	-	-	-	12,000
840 Cemetery Expendable Trust	409,253	62,180	471,433	-	73,850	73,850	397,583
875 Compensated Absence	448,584	30,297	478,881	-	50,000	50,000	428,881
890 Unclaimed Monies Fund	4,982	1,000	5,982	-	700	700	5,282
Total Trust and Agency Funds	1,034,292	203,477	1,237,769	-	234,550	234,550	1,003,219
TOTAL FOR MEMORANDUM ONLY	14,565,238	10,590,519	25,155,757	1,032,159	10,930,150	11,962,309	13,193,448

OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES

Page 12

The Budget Commission of Hamilton County, Ohio, hereby makes the following Official Certificate of Estimated Resources for the City of Montgomery, Ohio for the BUDGET YEAR beginning January 1, 2026.

FUND	Estimated Unencumbered Fund Balance 1-Jan-26	Real Estate Property Tax	Personal Property Tax	Local Government Allocation	Rollback, Homestead and Personal Prop Tax Exemption	Other Sources	Total
GOVERNMENTAL FUND TYPES							
General Fund	21,142,103	3,286,338	-	191,905		12,451,896	37,072,242
Special Revenue Funds	21,256,178	5,695,000	-			2,556,221	29,507,399
Debt Service Funds	4,980,884		-			4,760,845	9,751,739
Capital Project Funds	3,827,541		-			3,776,800	7,604,341
PROPRIETARY FUND TYPES							
Enterprise Funds		-	-	-	-	-	-
Internal Service Funds							-
FIDUCIARY FUND TYPE							
Trust and Agency Funds	1,034,292	-	-	-	-	203,477	1,237,769
TOTAL ALL FUNDS	52,251,007	8,981,338	-	191,905	-	23,749,239	85,173,489

The Budget Commission further certifies that its action on the foregoing budget and the County Auditor's estimate of the rate of each tax necessary to be levied within and outside the 10 mill limitation is set forth in the proper columns of the preceding pages and the total amount approved for each must govern the amount of appropriation from such fund.

Date

Budget Commission

[illegible]

COUNTY AUDITOR'S ESTIMATE
Tax Levies and Rates for
Assessed Valuation \$ _____

	Amount Approved By Budget Commission	County Auditor's Estimate of Rate in Mills
LEVIES WITH IN 10 MILL LIMITATION		
COUNTY		
TOWNSHIP		
SCHOOL		
VILLAGE		
CITY		
TOTAL		
LEVIES OUTSIDE 10 MILL LIMITATION		
COUNTY		
TOWNSHIP		
SCHOOL		
VILLAGE		
CITY		
STATE		
TOTAL		
TOTAL LEVY FOR ALL PURPOSES		

June 13, 2025

TO: Brian K. Riblet, City Manager

FROM: John Crowell, Police Chief

JDC

SUBJECT: Legislation Request

Request

It is necessary for City Council to adopt a resolution that will designate GovDeals.com as internet auction agent for the disposal of surplus property for the period of August 1, 2025 through July 31, 2026.

Background

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.

Staff has determined that the efficient disposition of surplus property has been accomplished utilizing the internet auction service, GovDeals.com, which the City has used on multiple occasions with success.

Law Director Terry Donnellon has previously reviewed the contract with GovDeals.com and had no objections to the contract terms. There are no changes to the original contract. This contract will not prevent the City from using other surplus property disposal options but will serve to ensure that the City is in compliance with the code. These options will also remain available for other property items that may be better suited for sale through other means.

Recommendation

Staff recommend passage of the Resolution allowing the City Manager to enter into a contract with GovDeals.com for internet auction services. Passage of this Resolution allows staff to dispose of property in a cost effective and efficient manner.

RESOLUTION NO. _____, 2025

**A RESOLUTION AUTHORIZING INTERNET AUCTION OF SURPLUS
PERSONAL PROPERTY THROUGH GOVDEALS.COM**

WHEREAS, Ohio law authorizes the City to dispose of surplus and abandoned personal property through internet auction; and

WHEREAS, by § 50.02 of the Code of Ordinances, Council has set forth a procedure for the sale and disposition of lost, abandoned, stolen, seized or forfeited property ("Surplus Property") through internet auction; and

WHEREAS, the Administration has determined that the most efficient disposition of Surplus Property is through the internet auction service of Liquidity Services, Inc., *d/b/a GovDeals.com*, which has served the City well in the past; and

WHEREAS, consistent with the procedure of § 50.02, Council does desire to designate Liquidity Services, Inc. as its appropriate internet auction agent for disposal of Surplus Property for the period of August 1, 2025 through July 31, 2026.

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

SECTION 1. Consistent with Ohio law and § 50.02 of the Code of Ordinances, Council does hereby designate Liquidity Services, Inc., *d/b/a GovDeals.com* as its internet auction agent for the disposal of Surplus Property for the year August 1, 2025 through July 31, 2026. The City Manager is hereby authorized to enter into an appropriate contract with Liquidity Services, Inc., 1920 L Street, NW, 6th Floor, Washington, DC, 20036, 1-800-310-4604, for the receipt, disposition and sale of Surplus Property. The terms of such contract shall designate that the property shall be offered for sale *As Is* with the

purchaser to pay all costs necessary for shipping, handling and insuring the property, and any taxes associated with the sale of such property. The terms of such contract shall provide that the minimum period of time during which bids may be accepted is Fifteen (15) days including Saturdays, Sundays and legal holidays.

SECTION 2. The Administration shall take the appropriate steps to provide notice of its intent to sell such Surplus Property by way of internet auction consistent with Ohio law and § 50.02 of the Code of Ordinances.

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

June 13, 2025

TO: City Council

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

SUBJECT: Amendment to the Construction Manager at Risk (CMAR) for the Montgomery Road Roundabout Monument Project

Request

It is necessary for City Council to consider a Resolution authorizing the City Manager Amend an Agreement with Brandicorp, LLC as the Construction Manager at Risk (CMAR) for the Montgomery Road Roundabout Monument Project.

Background

On February 5, 2025, City Council passed Resolution #6 Approving a Construction Agreement with Brandicorp, LLC for Montgomery Quarter Public Improvements within the Interchange Roundabout. The project primarily included construction of the vertical monument and associated wall, decorative fencing, landscaping, lighting, and irrigation.

Later in the project design, staff was made aware of an opportunity to review and enhance the lighting components included within the primary project scope and also additional lighting components to further enhance the project site. After further discussions with our internal steering committee including Council members Suer and Dobrozsi, we believe these additions will significantly improve the overall aesthetics of the project.

Financial Impact

As stipulated in Resolution #6, 2025, a Guaranteed Maximum Price (GMP) was established with Brandicorp, LLC not to exceed \$1.8 million to represent the City as our CMAR and manage/oversee the project. If approved, this Resolution would allow the City Manager to Amend the current CMAR Agreement with Brandicorp, LLC to accept Change Order #1 and increase the Guaranteed Maximum Price in an amount of \$103,761.11 bringing the new GMP to \$1,903,761.11 for this project. Funds have previously been appropriated to absorb these additional costs and are included in the Downtown Improvement Fund (480.000.5470).

If approved, all other terms and conditions would remain the same in the current CMAR agreement.

Recommendation

Staff recommends City Council approve a Resolution authorizing the City Manager to Amend the current Construction Manager at Risk (CMAR) with Brandicorp, LLC for the Montgomery Road Roundabout Monument Project to accept Change Order #1 and increase the Guaranteed Maximum Price to \$1,903,761.11

RESOLUTION NO. , 2025

**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**

WHEREAS, Council previously adopted Resolution No. 6, 2025 to approve a Construction Manager-at-Risk Agreement ("Construction Agreement") with Brandicorp, LLC for the construction of a monument and supporting landscape/streetscape improvements within the Roundabout at the Montgomery Road and Ronald Reagan Highway interchange ("Roundabout Project Improvements"); and

WHEREAS, an opportunity presented itself in continuing discussions concerning the project design to enhance the lighting components within the project to make this monument an iconic feature to the Gateway of the City; and

WHEREAS, expanding the scope with Brandicorp, LLC and its subcontractor to gain these improvements will add an additional \$103,761.11 to the current Guaranteed Maximum Pricing; and

WHEREAS, the City Administration and the design team recommend modifications to the Construction Agreement and the Roundabout Project Improvements to approve this revised design and the updated construction costs.

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

SECTION 1. The not to exceed amount of \$1,800,000.00 for the Roundabout Project Improvements and the Construction Agreement with Brandicorp, LLC is hereby modified to increase the available budget and scope of the project to a total of

\$1,903,761.11. An appropriate Change Order recognizing this additional budget amount and an amendment to the Guaranteed Maximum Pricing is appropriate to modify these designs.

SECTION 2. All other terms and conditions of the Construction Agreement as approved by Resolution No. 6, 2025 are hereby reaffirmed.

SECTION 3. The City Manager is authorized to execute such additional documentation as may be necessary to complete the Construction Agreement to ensure both efficient and quality construction for the Roundabout Project Improvements.

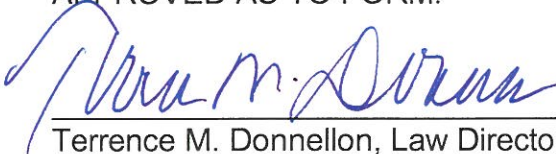
SECTION 4. This Resolution shall be in full force and effect from and after its passage.

PASSED: _____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

Ronald G. Messer, Mayor

APPROVED AS TO FORM:



Terrence M. Donnellon, Law Director

June 12, 2025

To: Brian Riblet, City Manager

From: Maura Gray, Finance Director 

Subject: Legislation Request to Establish and Realign City Contributions to Employee Health Savings Accounts and to Health Reimbursement Accounts

Introduction

It is requested that a recommendation be made to City Council to adopt a Resolution that establishes 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.

Financial Impact

There is no budgetary impact in changing the timing of the City's contributions to employee HSA and HRA accounts.

Background

For the past eighteen years the City has made contributions to the employees' health savings accounts to offset the cost of high-deductible health plan (HDHP) out-of-pocket expenses and potential costs of shared premiums, as well as to incentivize the employee to contribute their own money to a health savings account.

It is requested that the City Council adopt a Resolution that establishes the City's incentive contribution to employees' health savings accounts for the 4-month period of September 1, 2025 through December 31, 2025 at \$1,050 for employees selecting family coverage and \$750 for employees selecting single coverage. These amounts would be deposited into the employees' health savings accounts on or as close to September 1, 2025, as practicable.

It is also recommended that, for the purposes of aligning the City's 12-month health savings account period with the group health insurance plan year, deductible year, the Internal Revenue Service's 12-month health savings account period, and the calendar year, staff recommends restructuring the 12-month health savings account period to

January 1, 2026 to December 31, 2026 at \$1,050 for employees selecting family coverage and \$750 for employees selecting single coverage. These amounts would be deposited into the employees' health savings accounts on or as close to January 1, 2026, as practicable.

Further, it is recommended that the City continue the incentive that would match employees' health savings account contributions of up to \$700 for those selecting family plan and up to \$500 for those selecting single plan.

Unlike health savings account balances, health reimbursement account balances cannot be carried over to the next calendar year. In order to make the HRA benefit as similar as possible to the HSA benefit, it is recommended that the City continue to provide health reimbursement accounts for employees, who as a result of being enrolled in Medicare are no longer eligible for a health savings account, for the 4-month period of September 1, 2025 through December 31, 2025 at \$263 for employees electing family plans, and \$188 for employees electing single plans. These amounts would be deposited on or as close to September 1, 2025 as practicable.

It is also recommended that the health reimbursement accounts plan year be restructured in alignment with the health savings accounts plan year to January 1, 2026 to December 31, 2026 at \$1,050 for employees selecting family coverage and \$750 for employees selecting single coverage. These amounts would be deposited into the employees' health savings accounts on or as close to January 1, 2026 as practicable. Employees cannot make contributions to health reimbursement accounts; therefore, no matching employer contribution is recommended for HRAs.

Recommendation

Staff recommends that City Council approve legislation aligning the HSA and HRA contribution year to the Insurance plan year, deductible year, and IRS calendar year.

RESOLUTION NO. , 2025

**A RESOLUTION ESTABLISHING CITY CONTRIBUTIONS TO EMPLOYEE
HEALTH SAVINGS ACCOUNTS AND HEALTH REIMBURSEMENT
ACCOUNTS FOR 2025-2026**

WHEREAS, the City has adopted a high deductible health plan (“HDHP”) upon recommendation from the City Administration and the Employee Healthcare Benefits Committee; and

WHEREAS, the City has in the past contributed monies to the employee’s individual health savings account to offset uncovered medical expenses and to incentivize employee participation in the HDHP; and

WHEREAS, the City has in the past provided a similar benefit in the form of a health reimbursement account for employees who participate in the HDHP but who are not eligible for a health savings account; and

WHEREAS, the Plan Year for such contributions runs from September 1 to August 31 annually, and the Plan Year for the contributions outlined herein shall be September 1, 2025 to August 31, 2026 (“Plan Year 2025-2026” or “Plan Year”); and

WHEREAS, for the Plan Year 2025-2026, the Administration recommends renewing the City’s program for contributions to employee health savings accounts and health reimbursement accounts.

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

SECTION 1. All employees eligible to contribute to a health savings account who elect to participate in the City’s HDHP shall receive a contribution from the City in the

amount of \$1,050.00 during the Plan Year 2025-2026, if such employee elects to receive family coverage within the HDHP (family coverage being defined as a Family Plan, Employee and Spouse Plan, or Employee and Children Plan), or \$750.00 for the Plan Year 2025-2026 if such employee elects to receive single plan coverage through the HDHP. These amounts will be paid on or after September 1, 2025 and deposited to the employee's health savings account. For the Plan Year 2025-2026, in addition to the incentive contribution to be paid by the City, the City agrees to match the employee's contribution to their health savings account up to an additional \$700.00 for employees enrolled in family plans and \$500.00 for employees enrolled in single plans. The matching contribution from the City shall be paid to the employee's health savings account at such time during the Plan Year as the employee's contributions reach the City's maximum level of matching contribution. If the employee does not reach the maximum level on or before August 31, 2026, then the City's matching contribution shall be paid at the close of the Plan Year, August 31, 2026.

SECTION 2. For all employees electing to participate in the City's HDHP but who are not eligible to contribute to a health savings account, the City shall deposit to a health reimbursement account established by such employee the amount of \$263.00 during the initial three months of the Plan Year 2025-2026 and an additional \$787.00 deposit during the latter nine months of the Plan Year 2025-2026 if such employee elects to receive family coverage within the HDHP (family coverage being defined as a Family Plan, Employee and Spouse Plan, or Employee and Children Plan), or the amount of \$188.00 during the initial three months of the Plan Year 2025-2026 and an additional \$562.00 deposit during the latter nine months of the Plan Year 2025-2026 if such employee

elects to receive single plan coverage through the HDHP. The first deposit to health reimbursement accounts will be made on or after September 1, 2025 and the second deposit to health reimbursement accounts will be made on or after January 1, 2026.

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: An Ordinance Levying Assessments in the
Huntersknoll Court Stormwater Sewer Project
Area

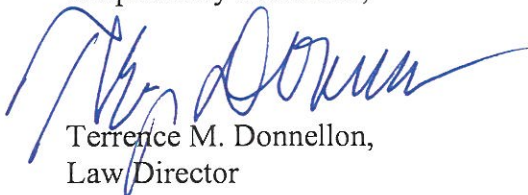
DATE: June 12, 2025

This Ordinance is the final piece of legislation in the process for the public/private partnership to complete stormwater improvements in the Huntersknoll Subdivision. The final construction costs and the proportion allocated to the homeowners has dropped considerably from the original estimates and the original estimated assessments.

This Ordinance will give the property owners the option to pay their individual assessment in the amount of \$4,593.75 or to allow the amount to be added to the Tax Duplicate for their property and paid over a period of 20 years with interest. Many of the homeowners were aware of the original cost estimate, so they may feel very fortunate that through prudent project management and grant funding, the actual cost to their individual properties has dropped considerably.

Once the Ordinance is effective, notice will be sent to the property owners with the option to pay, and if they elect not to pay the lump sum amount, to add it to the Tax Duplicate for first collection January 1, 2026. It is important that the process be completed by September 1, 2025 so that the assessments may be timely processed by the Hamilton County Auditor and Treasurer.

Respectfully submitted,



Terrence M. Donnellon,
Law Director

TMD/lld

Enclosure

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

ORDINANCE NO. , 2025

**AN ORDINANCE LEVYING ASSESSMENTS IN THE
HUNTERSKNOLL COURT STORMWATER SEWER PROJECT AREA**

WHEREAS, pursuant to Resolution No. 9, 2024, the City Council of Montgomery, Ohio passed legislation declaring the necessity of the improvement in the area known as the Huntersknoll Court Stormwater Sewer Project to install stormwater improvements in and across the properties known as Auditor's Parcel numbers 603-0010-0153, 603-0010-0154, 603-0010-0155, 603-0010-0156 and 603-0010-0157 ("Benefitted Properties"); and

WHEREAS, no claims for damages have been filed consistent with R.C. § 727.18, and no objections to the assessment have been filed within the Notice period allowing Council to authorize the public improvement and the resulting assessments based upon the actual cost of such public improvement, which apportioned cost to the property owners along the Huntersknoll Court Stormwater Sewer Project Area has been determined to be collectively \$23,968.75; and

WHEREAS, by Council accepted a bid and authorized a contract for construction to proceed with the Huntersknoll Court Drainage Improvements Project, and by Ordinance No. 3, 2025, Council reaffirmed the authorization and the designation of this Project as a Public Improvement; and

WHEREAS, said improvements have now been completed and the City has accepted the Public Improvements, and with this Ordinance desires to assess the Benefitted Properties in the amount of the final net construction costs.

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

SECTION 1. The adjusted assessment for the cost of the stormwater improvements within and across the Benefitted Properties, being Auditor's Parcel numbers 603-0010-0153, 603-0010-0154, 603-0010-0155, 603-0010-0156 and 603-0010-0157, as reported to this Council and filed in the Office of the Clerk of Council, collectively totaling \$23,968.75, is hereby adopted and confirmed.

SECTION 2. The adjusted assessments for the Benefitted Properties are in the same proportions to the estimated assessments as the actual cost of the improvement bears to the cost upon which such assessments were based.

SECTION 3. There are hereby levied and assessed upon the Benefitted Properties within the improvement area the amounts accepted in the adjusted assessment. The parcel numbers and specific assessments are attached hereto as **Schedule A**. These assessments are in proportion to the benefits received by each lot owner and are apportioned on an equal benefit upon each lot. The assessment does not exceed any statutory limitation.

SECTION 4. The total assessments against each lot and parcel of land shall be payable in cash to the Finance Director of the City of Montgomery, Ohio within Thirty (30) days after passage of this Ordinance, or at the option of the property owner assessed in Twenty (20) annual installments with interest at the rate of 4.75% per annum. All assessments and installments which have not been paid at the expiration of the Thirty (30) day period shall be certified by the Clerk of Council to the County Auditor, to be placed on the tax duplicate and collected in the same manner as other taxes, as provided by law.

SECTION 5. The Clerk of Council is directed to cause notice of the passage of this Ordinance to be published once in a newspaper of general circulation in the City of Montgomery, Ohio as required by law.

SECTION 6. The Clerk of Council is authorized and directed to keep the adjusted assessments on file in her office for as long as any of them remain unpaid.

SECTION 7. The Clerk of Council is directed to cause notice of the levy of the assessments herein to be filed with the County Auditor within the period prescribed by law.

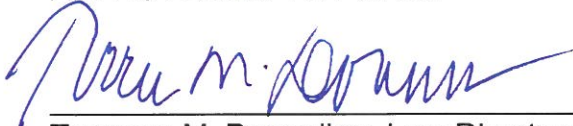
SECTION 8. This Ordinance shall be in full force and effect from and after its passage.

PASSED: _____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

Ronald G. Messer, Mayor

APPROVED AS TO FORM:



Terrence M. Donnellon, Law Director

SCHEDULE A

Owner	Address	Parcel ID	Assessment
Jon A. Stockert and Erin D. Stockert	7951 Huntersknoll Court Montgomery, OH 45242	603-0010-0153	\$4,593.75
Geoffrey Snider, Co-Trustee Michelle Snider, Co-Trustee of the Snider Family Trust U/A dated 6/13/2019	7947 Huntersknoll Court Montgomery, OH 45242	603-0010-0154	\$4,593.75
Marcy L. Thornicroft and Todd A. Thornicroft	7945 Huntersknoll Court Montgomery, OH 45242	603-0010-0155	\$4,593.75
Scott Crawford and Stacy Crawford	7943 Huntersknoll Court Montgomery, OH 45242	603-0010-0156	\$4,593.75
Glenn Michael Sheehan and Linda L. Sheehan	10350 Deerfield Road Montgomery, OH 45242	603-0010-0157	\$4,593.75

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City of Montgomery
City Council Public Hearing Minutes
May 21, 2025

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
Kevin Chesar, Community Development Director
John Crowell, Asst. Police Chief
Maura Gray, Finance Director
Gary Heitkamp, Public Works Director
Tracy Henao, Assistant City Manager
Ben Shapiro, Fire Chief
Wendy Grethel, Acting Clerk of Council

City Council Members Present

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

Council Members Absent

Lee Ann Bissmeyer

City Council convened its Public Hearing for May 21, 2025, at 5:47 p.m. at City Hall with Mayor Messer presiding.

Mayor Messer requested a roll call.

The roll was called with everyone present except for Mrs. Bissmeyer. Vice Mayor Naiman made a motion to excuse Mrs. Bissmeyer's absence. Mr. Margolis seconded. City Council unanimously agreed.

Mayor Messer explained that the Public Hearing was requested based upon a recommendation by the Planning Commission to consider a request for an expansion of a Conditional use and Final Development Plan approval for the Public Works Department Greenhouse expansion at 7315 Cornell Road.

Mayor Messer explained the process for the Public Hearing. He explained that in a public hearing Council has the following options when considering an application:

- Approve the Recommendation
- Deny the Recommendation
- Remand the matter to the Planning Commission for more specific information or
- Take the matter under advisement and vote at another public meeting within thirty days.

Mayor Messer explained that if City Council chooses the final option, it is suggested that City Council announce the date and time of the subsequent hearing when the matter will be discussed and considered for vote.

Mayor Messer added that as a reminder, the Code does not allow additional new evidence to be submitted for review during the public hearing. City Council is to limit its consideration to the information presented by the City, and any comments, pro or con, from the public.

Mayor Messer invited Mr. Chesar to the podium to explain the request.

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NEW BUSINESS

Consideration of a request for an Expansion of Conditional use and Final Development Plan approval for a Greenhouse Expansion at The Montgomery Public Works Department.

Mr. Chesar explained that it is requested that the City Council consider a recommendation from the Planning Commission for an expansion of a Conditional use and Final Development Plan approval for the Montgomery Public Works Department greenhouse expansion at 7315 Cornell Road.

Mr. Chesar explained that the existing Public Works facility was built in 1995. The location was picked due to the fact that it was surrounded by Johnson Nature Preserve to the rear and I-71 to the west with a large institutional use (Sycamore High School) directly across the street; therefore, limiting the impact on residential properties. The current Public Works greenhouse was approved in 2018 for a 60' x 30' premanufactured greenhouse in order to replace a previous smaller greenhouse, which was removed to allow for construction of a building addition to the main building. The proposed 32 x 30 greenhouse expansion would be attached to and located to the east of the existing greenhouse. The project builds upon the capabilities of the existing greenhouse to grow and store the plants that are utilized to beautify the city. Expansion is necessary to meet the demands of new beautification efforts in new areas such as the Montgomery Quarter.

Mr. Chesar explained that the Planning Commission met on April 21, 2025, to consider Expansion of Conditional Use and Final Development Plan Approval for the greenhouse expansion and with a unanimous vote moved to recommend that City Council approve the expansion of Conditional Use.

Mr. Chesar stated that the conditions recommended by the Planning Commission are shown below:

- Outdoor storage be re-located to the south side/rear of the facility regarding the orange cones, grabber cones, and barrels.
- 12 additional arborvitaes averaging 7 to 8 feet in height to fill the "gaps" between the existing arborvitaes.
- Final approval of the Final Development Plan be contingent upon City Council approval of the proposed Expansion of Conditional Use.

Mr. Chesar explained that the proposed greenhouse expansion is a relatively minor project (approximately 960 square feet) but is a significant development that will support the City for continued enhancement of beautification efforts. Staff is in support of the Planning Commission recommendation with the conditions imposed as stated.

Mr. Margolis asked if there was any input or feedback from the neighbors.

Mr. Chesar explained that one of the residents had no opposition to the expansion plan but did not like the orange cones and outdoor storage that they could see on the side of the greenhouse. The cones and outdoor storage have since been removed and the additional arborvitaes will create more of a barrier.

Mr. Suer saw nothing controversial with the plan.

Vice Mayor Naiman had no questions and liked the fact that it would provide more storage.

Mr. Dobrozsi thanked everyone for the great work on the plan and going through the process.

Mrs. Mills-Reynolds is very supportive of the plan. She explained that since she is the liaison for the Beautification and Tree Commission, the larger greenhouse for the flowers and plants fit with the desire of the

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102 residents for more pleasing green spaces.

103

104 Mayor Messer asked for a motion concerning the recommendation.

105

106 Mr. Margolis made a motion to approve the recommendation by the Planning Commission for an Expansion of
107 Conditional use and Final Development Plan approval for a Greenhouse Expansion at The Montgomery Public
108 Works Department. Vice Mayor Naiman seconded. City Council unanimously agreed.

109

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

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113 Mr. Margolis made a motion to adjourn. Vice Mayor Naiman seconded. Mrs. Mills-Reynolds seconded. City
114 Council unanimously agreed.

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116 The meeting was adjourned at 5:58 p.m.

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Wendy Grethel, Acting Clerk of Council

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City of Montgomery
City Council Work Session Minutes
May 21, 2025

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
Tracy Henao, Asst. City Manager
Kevin Chesar, Community Development Director
John Crowell, Police Chief
Maura Gray, Finance Director
Gary Heitkamp, Public Works Director
Ben Shapiro, Fire Chief
Wendy Grethel, Acting Clerk of Council

City Council Members Present

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

Council Members Absent

Lee Ann Bissmeyer

City Council convened in Work Session for May 21, 2025 at 5:58 p.m. at City Hall with Mayor Messer presiding.

ROLL CALL

Mayor Messer stated that the roll call had been conducted during the Public Hearing immediately prior to the Work Session.

SPECIAL PRESENTATIONS

Mr. Margolis presented a \$1,000.00 financial scholarship to Sycamore High School Student Taelynn-Marie Porter, as the Civic Engagement Scholarship Winner.

All Council members congratulated Miss Porter on her success and wished her well on her future endeavors.

GUESTS AND RESIDENTS

Mayor Messer welcomed residents in attendance and asked if they would like to speak on a general topic to come to the podium. He added that if they were in attendance to speak on a specific piece of legislation they would be given the opportunity at that time.

LEGISLATION FOR CONSIDERATION THIS EVENING

A Resolution Designating The Public Depositories For Funds Of The City Of Montgomery, Ohio For The Period Of June 1, 2025 To May 31, 2030

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 agenda for consideration at the meeting. Vice Mayor Naiman seconded. City Council unanimously agreed.

Mrs. Gray explained that the legislation is to designate eligible banks for public depositories every five years. The Ohio Revised Code requires that we designate eligible banks for public depository. She explained that they sent the RFP out to nine banks that are located within the city; six banks responded. Mrs. Gray impressed with the completeness of all the proposals, and recommended that the six banks: People's Bank, Fifth Third Bank, West Bank, Huntington Bank, Heritage Bank and First Financial be eligible for interim and inactive deposits, and that Heritage Bank and Fifth Third Bank be eligible for active deposits.

Mayor Messer assigned the legislation to Mr. Suer

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Mr. Suer moved to read the legislation by title only. Mr. Margolis seconded. City Council unanimously agreed.

Mr. Suer read the title and moved passage. Mr. Margolis seconded.

Mr. Suer explained that this was a process that the State of Ohio requires every five years that involves selecting banks to handle city funds.

Mayor Messer asked for questions. As there were none, he asked for a roll call.

The roll was called and resulted in the following vote:

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

NAY: (0)

Absent : Mrs. Bissmeyer (1)

ESTABLISHING AN AGENDA FOR JUNE 4, 2025 BUSINESS SESSION

PENDING LEGISLATION

An Ordinance Authorizing And Regulating Under-Speed, Low-Speed And Utility Vehicles

Vice Mayor Naiman explained that information has been previously supplied on this Ordinance that, if approved, will legalize Golf Carts with Certain Restrictions within the City of Montgomery. State law requires that we codify our permission and at the same time adopt the procedures for inspecting and regulating the vehicles.

Mayor Messer asked if there were any updates.

Mr. Riblet replied there was a survey for residents on the City website that goes through next Friday, May 23. The 220 responses that have been received have been mostly an even split of people who are either supportive or in opposition. Mr. Riblet said that there would be a final review of the survey at the Law and Safety Meeting on Monday, June 2. Mr. Riblet explained that he and Chief Crowell were working on recommendations that, if approved, would go along with the rollout of education to our community.

Mayor Messer asked for questions from City Council.

Vice Mayor Naiman asked to receive the survey responses from the website.

Mayor Messer invited guests who would like to speak to approach the podium and state their name and address.

Brian Lowe, 8007 Higgins Court – Mr. Lowe asked if the feedback from the survey would be made public. He would be interested to know the positions of the residents and the perceived benefits.

Mr. Riblet said that the survey is a public document and will be available.

Larry Pinsky, 8120 Traverse Court – Mr. Pinsky is concerned that the streets during rush hour have a lot of traffic. He finds the roads and intersections are dangerous when he walks his son to school. He feels the golf carts would make it more dangerous for pedestrians and will add more vehicle traffic to already congested roads. He would be for the carts if they had a dedicated lane.

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Jody Lowe, 8007 Higgins Court – Mrs. Lowe said that the question that should be asked is “What is the problem that golf carts solve”. She stated she felt the police were asking questions about whether the carts were legal to drive; not people saying that we really need these carts. Mrs. Lowe said that Montgomery Road is heavily used by all traffic including 18-wheelers when there is an accident on the highway. She thinks adding the carts will be dangerous. Mrs. Lowe does not see the benefit to the whole community.

Steve Silverman, 7504 Golf Green Drive – Mr. Silverman stated that one of the top criteria for cities where people retire or live with families is walkability. He would like this consideration to be further reviewed. This would give people another option to get out around the city without getting into your car.

Mayor Messer thanked everyone for their comments and explained that the third reading of the Ordinance would be held at the June 4, 2025 Business Session and with adoption of the Ordinance requested at that meeting.

An Ordinance Modifying The List Of Conditions And Exceptions For The Vintage Club Planned Unit Development District And Rezoning A Portion Of The District From A Limited Business L-B District to a Multi-Family D-3 District

Mayor Messer reassigned this Ordinance to Mr. Margolis for the second reading.

Mr. Margolis explained that information has been previously supplied on this Ordinance that, if approved, will amend the General Development Plan as well as the Planned Unit Development List of Conditions and Exceptions and an underlying Rezoning to D-3 Multi-Family from the LB – Limited Business to permit single family structures in the Vintage Club.

Mr. Margolis asked if there were any updates.

Mr. Chesar replied there was none.

City Council members commented that it was exciting to finally finish this project.

Mayor Messer explained that the second reading of the Ordinance would be held at the June 4, 2025 Business Session. The third reading of the Ordinance will be at the July 2, 2025 Business Session with adoption of the Ordinance requested at that meeting.

NEW LEGISLATION

A Resolution Recognizing The Month Of May 2025 As National Historic Preservation Month In The City Of Montgomery

Mrs. Henao explained that this is an annual Resolution that the City passes in May in honor of Historic Preservation month. Mrs. Henao asked that the Council, recognize the month as a way to honor the value and importance of Montgomery’s heritage. Traditionally Montgomery has passed a resolution endorsing historic preservation and the heritage of Montgomery. Based on the positive response the City receives on the downtown walking tour as well as the fantastic turnout for Lanterns and Landmarks, it is clear that the more people become familiar with the City’s history and the Landmark buildings, the more appreciative they become of the community and the more committed they are to preserving the past. Additionally, the City’s downtown Heritage District is appreciated throughout the region and its unique character draws visitors to the City’s restaurants and stores, which helps add vitality to the community.

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Mrs. Henao reported on various historic preservation opportunities that will take place throughout the year to recognize the historic brand of our Montgomery Landmarks and Historic District:

- Hopewell Cemetery Tour
- Walking Tour of Historic District
- Open house and tours of the Wilder Swaim House
- Ollie, adult learning program out of UC
- Investigating a possible history podcast to bring in some folks that are excited about history

Mayor Messer asked if there were any questions or comments.

Mr. Suer commented that the newer projects sound interesting and the tours will bring more visibility to the Wilder Swaim House.

Vice Mayor Naiman stated that she was excited for some of the new opportunities.

Mr. Dobrozsi commented that it was important to highlight the City's history and landmarks.

Mrs. Mills-Reynolds commented that it is important to educate the many new families that are moving into Montgomery and keeping them connected to the City's rich history.

Mayor Messer assigned the Resolution to Mr. Margolis.

Mayor Messer explained that this Resolution will be added to the June 4, 2025 Business Session agenda and will consider adoption of the Resolution that evening.

A Resolution Authorizing the City Manager to Contract with Frost Brown Todd, LLC to Provide Special Counsel Services

Mr. Riblet requested that City Council adopt a Resolution authorizing the City Manager to enter into a contract with Frost Brown Todd, LLC to provide special legal services for labor negotiations/labor relations/human resource functions. The City has been working with Frost Brown Todd since 2004. The work of Frost Brown Todd, LLC has been invaluable in labor negotiations/relations efforts, and it is important that the City maintain this relationship as the City continues its labor and employee relations into the future.

Mr. Riblet asked City Council to consider allowing the City to authorize this contract for another year. Mr. Riblet commented that the pricing this year reflects an 8% increase from 2024 and is line with competitors. Mr. Riblet explained that the rate was \$55,000 annually for their services if needed, but very rarely get to that level throughout the course of the year.

Mr. Dobrozsi commented that they have done a great job for us for multiple years. They have all the institutional knowledge and the relationships.

Mayor Messer assigned the Resolution to Mr. Dobrozsi.

Mayor Messer explained that this Resolution would be added to the June 4, 2025 Business Session agenda and consider adoption of the Resolution that evening.

Mayor Messer asked for questions from the guests.

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Steve Silverman, 7504 Golf Green Drive – Mr. Silverman stated that he thought \$55,000 was a lot to pay when we have never had any disputes.

Mr. Riblet explained that we have never had any disputes because of the services that Frost Brown Todd provide.

A Resolution To Approve The Final Hamilton County 911 Plan Pursuant To Ohio Revised Code Chapter 128

Chief Crowell requested that City Council consider this Resolution that, if approved, would be submitted to the Hamilton County 911 Planning Committee for inclusion in the countywide records of approvals. Pursuant to Ohio Revised Code 128.08. Hamilton County needs support from municipalities, villages and townships that represent at least 60 percent of the population in Hamilton County.

Chief Crowell explained with this support Hamilton County would be eligible for funding from the Ohio Government Assistance Fund (formerly the Ohio Wireless Government Assistance Fund), with an estimated funding level of 1.3 million dollars to Hamilton County. These funds directly support the Hamilton County Communications Center and ultimately benefit the City of Montgomery in helping reduce costs associated with dispatch fees for our Police and Fire Departments.

Mayor Messer asked for comments from Council.

Vice Mayor Naiman commented that some parts of the county had the opportunity to be rerouted and asked if this was part of the cost for the County to reroute the call to the City of Cincinnati.

Chief Crowell answered that was all part of the funding and that while most of the money goes to the County Call Center, it reduces the City of Montgomery's cost.

Mayor Messer assigned the Resolution to Vice Mayor Naiman

Mayor Messer received comments from the guests.

Steve Silverman, 7504 Golf Green Drive – Mr. Silverman stated that he was in the Criminal Justice program at UC and thought that they may have some students who would like to study our 911 program for improvements.

Mayor Messer explained that this Resolution would be added to the June 4, 2025 Business Session agenda and consider adoption of the Resolution that evening.

A Resolution Authorizing A Sublease Agreement With Montgomery Inn, Inc. To Acquire Public Parking Rights Within The Old Montgomery District

Mr. Donnellon requested that City Council consider this Resolution that, if approved, will authorize the Administration to enter into a Sublease Agreement for a period of Ten (10) years to acquire public parking spaces in a parking lot on Main Street owned by Store Capital Acquisitions, LLC but leased to Montgomery Inn, Inc. Montgomery Inn, Inc. has extended their Lease Agreement with Store Capital for both the restaurant and the supported parking sites. Once the Lease has been fully executed, the Administration will develop appropriate signage to identify the public parking spaces which will provide substantial support to current and future businesses in the Historic District.

Mr. Donnellon explained that the administration approached Mr. Gregory of Montgomery Inn and Mr. Andrews of Store Capital, to ask if there is any arrangement we could make to acquire some parking rights to support many

other businesses within the community without negatively impacting Montgomery Inn. An agreement was reached that the City would acquire 18 spaces right off a main aisle, right off Main Street, and be able to designate that as public parking to support other businesses' parking places in the evening.

Mr. Donnellon explained that our sublease parallels their lease. The sublease is a ten-year period of time with the same options to renew and extend the lease. Mr. Donnellon explained that like many of our other leases, where we acquire parking rights, we negotiate rent. We pay it upfront, which enables the landlord to be able to utilize some of those funds for refreshing the lot, maintaining the lot, etc. This lease will give the city those 18 spots identified as an attachment to the Ordinance that will commence June 1, which is one year, and the lease is held with Store Capital.

Mr. Andrews thanked the City and commented that it was great partnering with the City.

Mayor Messer asked the Council for questions and comments.

Mr. Margolis asked if the parking spaces will be segregated and if the Montgomery Inn valet will not be using them, or if they would be clearly identified to be used for places like MPH and European Cafe and other businesses.

Mr. Donnellon answered that the spots will be marked with signs and maybe striping. The valet parking and employees will not use those parking places.

Mr. Margolis stated that it was a wonderful addition to the downtown and very kind that Montgomery Inn is willing to work with us.

Mr. Suer commented that parking is very important to the businesses downtown and this additional parking will help everyone. He congratulated Montgomery Inn for working out their lease, stating that they have been a great institution in the City of Montgomery.

Vice Mayor Naiman congratulated Montgomery Inn. She said that she was grateful for more designated parking and that it will be very helpful to fill the need we have in the community

Mr. Dobrozsi congratulated Mr. Gregory and the Montgomery Inn on 74 years in the community. He thanked them for their commitment to giving back to the City.

Mrs. Mills-Reynolds stated that the Montgomery Inn was an asset to the City and a wonderful tradition and history.

Mayor Messer commented that he was grateful for the partnership and cooperation.

Mayor Messer asked for comments from our guests.

Steve Silverman, 7504 Golf Green Drive – Mr. Silverman asked for the status of the Masonic Lodge and the City for the use of their parking lot and any benefits that they receive.

Mr. Donnellon answered that the City is currently negotiating a lease extension with them and that lease is renegotiated every five years. Mr. Donnellon explained that the City pays them rent and then maintains the lot. He added that the City has a purchase option if they would ever decide to sell the Masonic lodge.

Mr. Silverman also asked where Montgomery Inn employees park.

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Mr. Andrews and Mr. Gregory responded that the employees park in various public parking places around town, citing some park in spots behind European café and the later shift park across the street in the Shelley Lane parking lots.

Mayor Messer assigned this Resolution to Mr. Dobrozsi.

Mayor Messer explained that this Resolution would be added to the June 4, 2025 Business Session agenda and consider adoption of the Resolution that evening.

A Resolution Authorizing The City Manager To Execute An Agreement With Traditions VC Developer, LLC To Accommodate Short-Term Coverage For Minimum Service Payments In The Vintage Club-North Project

Mr. Riblet explained that on June 1, 2022, City Council passed Resolution No. 18 authorizing the City Manager to negotiate and execute an agreement with Traditions VC Developer, LLC. (Traditions) to accommodate short-term coverage for minimum service payments in the Vintage Club-North Project. As part of this agreement, Traditions agreed to continue construction of one of The Wicks condominium buildings and construct Building C for the development. This left one remaining condominium building to be constructed on the north side of Vintage Club Boulevard and all the south side of Vintage Club Boulevard located directly behind The Christ Hospital.

Mr. Riblet explained, as City Council is aware, the Traditions team spent a tremendous amount of time, money, and effort to advance what we were calling The McNair Project to develop the remaining land on the south side of the boulevard. This included several meetings with the residents of the Vintage Club, multiple Planning Commission meetings, and several revisions to the proposed plan gained support from the residents and the City of Montgomery. At the end of 2023, economic conditions changed in the lending world and this proposed project was no longer a viable option.

Mr. Riblet explained that over the past eighteen months, City staff have been working with Traditions to identify a project for the south side of the boulevard that would be complimentary to the Vintage Club and well received by the residents of the Vintage Club and would create the necessary value to support the required service payments. The proposed project included a total of twenty-four single family attached and detached residential units.

City Council is currently considering passage of an Ordinance to re-zone the area south of the boulevard to accommodate the proposed project to construct the twenty-four residential units.

Mr. Riblet explained that if approved, the Resolution would allow the City Manager to negotiate and execute an Amended and Restated Forbearance Agreement with Traditions VC Developer, LLC. to provide financial assistance to Traditions for a defined period beginning June 2025 through December 2028. Beginning in 2030, Traditions will reimburse the City financial advancements made during this period while also making any required service payments. In addition, Traditions has agreed to reimburse the City a portion of and on an annual basis based on closure of sales of the twenty-four residential units that are proposed to be constructed and the eighteen units of the final condominium building being constructed on the north side of the boulevard. This formula will allow the City of Montgomery to recover any financial advancements by December 2032. If approved, this will allow the Vintage Club development project to achieve full build-out and final completion.

City Council Commented that they were supportive of the plan and looked forward to seeing the completed project.

There were no comments from the guests.

Mayor Messer assigned the Resolution to Mr. Suer.

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Mayor Messer explained that this Resolution would be added to the June 4, 2025 Business Session agenda and consider adoption of the Resolution that evening.

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

Mr. Chesar requested that the City Council consider a recommendation from the Planning Commission for an approval of Montgomery's Moment: 2025 Comprehensive Plan.

Mr. Chesar explained that 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. A steering committee of Planning Commission, Landmarks Commission, City Council, residents, business leaders, and City Staff was formed to work with a professional consultant, Yard & Co., to guide the planning process while seeking to understand all views to build future community vibrancy. Mr. Chesar explained that the plan aims to establish a vision for future growth that leverages Montgomery's history and quality of life, fosters excitement and involvement in ongoing efforts, illustrates opportunities for key areas, and engages with a wide spectrum of community members. Mr. Chesar stated that the enclosed final draft of the document was unanimously recommended for approval by the Steering Committee on April 24th, 2025. He explained that the Planning Commission met on May 5, 2025, to complete a final review of the plan and with a unanimous vote moved to recommend that City Council approve the Comprehensive Plan.

Mr. Chesar commented that the staff has appreciated a wide variety of participation and support by community leaders, stakeholders, businesses, visitors and citizens of our community to formulate policies, goals and standards to foster community success over the next 10-15 years. As such, staff recommends approval of the Montgomery's Moment: 2025 Comprehensive Plan. Once the plan is approved, the next major step for initial implementation will be an anticipated 2-year process to update and modernize our Zoning Code and Zoning Map to provide the regulatory basis to achieve the plan goals.

Mayor Messer asked City Council for comments and questions.

Mr. Margolis commented that the plan was very interesting and had good feedback.

Mr. Suer stated that the plan covered a lot of territory and provides a very nice blueprint for any codes or zoning that may need to be done in the future.

Vice Mayor Naiman commented that it was a long path to get through all the cycles of feedback. It is a wonderful tool to have this written down so that we can have a plan to focus on.

Mr. Dobroszi thanked Mr. Chesar and Ms. Henao for all their hard work attending City functions and setting up at different places all over town to get the feedback. This plan provides a framework to stay relevant and know where we are headed.

Mrs. Mills-Reynolds also thanked Mr. Chesar and Ms. Henao as she did see them all over town. She stated they did a phenomenal job of getting the community's input. She thinks it is a solid product and reflective of the community's voice.

Mayor Messer commented that it was a lot of work, and he looks forward to implementing the plan.

Mayor Messer asked for comments for the guests.

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Steve Silverman, 7504 Golf Green Drive - Mr. Silverman explained there was a couple that owned a house on Remington Road and apartments behind it, and they wanted permission to tear down that house and rebuild apartments but that was not within the code. He stated the Planning Commission initiated as a trial the development of a planning proposal for that area. He inquired about the current status of the proposal for the house and apartments, specifically whether it has been approved for demolition and subsequent construction of new residences or apartment units.

Ms. Henao responded that she believed that Mr. Silverman was speaking about Ms. Henry's project and that it was approved. However, she decided not to do that, and she is just going to renovate it.

Mayor Messer assigned the Ordinance to Mr. Dobrozsi.

Mayor explained that this Ordinance would be added to the June 4, 2025 Business Session for first reading. The second reading will be at the July 2, 2025 Business Session. The third reading of the Ordinance will be at the August 6, 2025 Business Session with adoption of the Ordinance requested at that meeting.

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

Ms. Gray explained that, if approved, this Ordinance will amend the appropriations for current expenditures for FY 2025 by \$2,957,141.56 to accommodate changes in expenditure projections. Ms. Gray explained that of that amount, only \$10,000 is for the General Fund and that is because the participation in some of the recreation programs has exceeded expectations. Due to this, the revenues from those programs will be higher; however, we have to pay the contractual fees for the instructors. She explained for the Law Enforcement Fund, which is our DEA Asset Seizure fund, we are requesting \$240,000 to purchase vehicles from that fund. The pricing was not available when the 2025 budget was passed. Ms. Gray stated we are requesting \$31,000 for the Capital Improvement Fund; this is actually a bookkeeping entry. She explained that when the budget was passed we had a Bobcat, which we were going to net out the purchase price of a trade in. She stated that we actually have to book the revenue and book the expense. The revenue and the expense numbers will both go up \$31,000. The Heritage District Fund has a lease that was \$1,700 higher than was expected. The Montgomery Quarter Construction Fund will see an increase of \$65,000 for tag meters and for Montgomery Quarter maintenance. Ms. Gray explained staff recommends that the balance in the Montgomery Roundabout Fund be appropriated as well as the Downtown Improvement Fund, so it is available to spend it on the monument project as we did not have the bids in yet for the monument at the time of the passage of the Budget.

Mayor Messer assigned the legislation to Mr. Suer.

Mayor Messer explained that this Ordinance to the June 4, 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.

ADMINISTRATION REPORT

Mr. Riblet reported the following items:

- A Council Business Session is scheduled for Wednesday, June 4 at 6:00 p.m.

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As a reminder, Boards and Commission Chair Updates will begin prior to the June 4 meeting, with few changes being made since the original schedule was sent.

5:00-Chip Harrod-D & I

5:15- Benny Miles-Civil Service

5:30- Greg Leader-Arts

5:45- Aaron Kellenberger- B & T

Mr. Riblet requested a Public Hearing prior to the June 18 Work Session at 5:45 p.m. for the 2026 Tax Budget and also prior to the July 2 Business Session, a public hearing to consider the creation of a Joint Economic Development District with Sycamore Township is requested at 5:45 p.m.

City Council agreed to the Public Hearings. Mr. Margolis made a motion to commence with the subsequent Council meetings upon the completion of the Public Hearings. Vice Mayor Naiman seconded. City Council unanimously agreed.

- The Law & Safety Committee will meet on Monday, June 2 at 3:30 p.m. The Financial Planning and Planning, Zoning and Landmarks Committees have cancelled their meetings for the month of June.
- Currently the Parks and Recreation, Government Affairs, and Public Works Committees do not have agenda items. Mr. Riblet stated he will provide an update at the June 4, 2025 Business Session. Vice Mayor Naiman and Mrs. Mills-Reynolds both stated that they would be out of town on June 9.

Operations at the City

- The Community Development Department issued a Request for Qualifications for the Zoning Code rewrite last week. Staff will narrow the applications down to the top three firms to submit a Request for Proposals. The intent would be for Staff along with members of the Planning, Zoning and Landmarks Committee to interview the top firms the week of July 9, if Council is agreeable with P, Z and L serving as the interview committee.
- Maura reports that the cost of collections for RITA services in 2024 resulted in a credit of \$249,000. We originally paid a retainer of \$365,428. This puts our cost of collections at .95%. Our breakeven point was estimated at 2.25% in 2023.

Human Resources

- Police Officer positions – Dylan Ballauer will be our newest police officer with a start date of May 27. Dylan is currently a police officer with the City of Hamilton and has over two years of experience in this role. There is one open position to fill after this hire and a new Civil Service testing process will be advertised.
- Firefighter/Paramedic positions – Five candidates are completing their first round of interviews this week. We currently have three positions to fill.
- Summer Recreation Specialist position – Jimmy Ekstedt started this past Monday. Jimmy is an MCLA graduate, and he served as a Montgomery Safety Village volunteer when he was in high school.

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Events

- A reminder that the National Public Works Week recognition luncheon will be held at the Public Works facility tomorrow beginning at 11:00 a.m. City Council is invited to join us in honoring the hard work our public works staff does all year long.
- The Montgomery Pool will open this Saturday. We look forward to another successful season.
- Dick Schnitz will once again be performing TAPS at the Hopewell Cemetery at 3:00 pm. on Memorial Day, you are encouraged to attend if you are able.
- On June 22, our friend Chip Harrod will be honored with a Lifetime Achievement Award as part of the 2025 Upstander Awards at the Nancy & David Holocaust & Humanity Center.

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

LAW DIRECTOR REPORT

Mr. Donnellon stated he had no report.

CITY COUNCIL REPORTS

Mrs. Bissmeyer

Mrs. Bissmeyer was absent.

Mrs. Mills-Reynolds

Mrs. Mills-Reynolds reported that she attended the final meeting of the Sycamore Schools Advisory Commission for the school year. She explained that the presentation topic was on early start times and looking at whether or not Sycamore would consider starting the high school students later in the day. She stated this was in consideration of students' sleep patterns. She stated that one interesting fact from the presentation is that the average start time for most schools in the State of Ohio is closer to 7:45 or 8:00 a.m., and Sycamore is at 7:20 a.m., which is significantly earlier. She added that she presented on a project focused on alternatives to in-school suspension and there was another presentation addressing why students or parents would choose private versus public education. She stated it would be interested to see what happens with those.

Mrs. Mills-Reynolds reported the Beautification and Tree Commission met and are gearing up for the Garden Tour in late June. She explained that there is a vacancy on the Commission and there is someone who attended the meeting and seems interested in applying to be on the commission.

Mrs. Mills-Reynolds reported the Parks and Rec Commission met and voted to cancel Amazing Race this year, but with the intent of certainly doing it again in the upcoming years and just kind of reassessing.

Mr. Dobrozsi

Mr. Dobrozsi reported on the following:

- Arts Commission- The Food Tour was held and was a great success. The Commission is working on a parade float.
- Sister Cities –The Commission is working on Bastille Day. They have 13 Food Trucks and are working to fill in any gaps in the types of food offering. He explained that Jody Ballah of the Commission has resigned due to her husband's declining health.

Vice Mayor Naiman

Vice Mayor Naiman stated that she was very excited to hear that the Chair of Diversity and Inclusion, Chip Harrod, is getting honored.

Mr. Suer

Mr. Suer reported that the Landmarks Commission met very recently. He stated that the two gentlemen who are working on transforming the former Napa Kitchen site were there and they are moving closer with their plan.

Mr. Margolis

Mr. Margolis reported on the following topics:

- He stated that the EAC held a Shredding event along with their regular Cardboard recycling. He praised them for doing a tremendous job and for being very dedication to the work of the Commission. He added that there are two individuals who have attended meetings so he felt it would be time to hold interviews.
- He attended a Hamilton County Municipal League (HCML) where there was a presentation on economic development. Also, REDI and the Port Authority of Cincinnati gave presentations on what services they provide to small communities to help overcome financial hurdles to build up their business environment and in the communities.

Mayor Messer

Mayor Messer thanked all the volunteers for their Beautification Day efforts. He said the City looks beautiful.

Mayor Messer stated that there was a Ribbon Cutting for Clean Eat Kitchen, Friday, May 23.

Mayor Messer stated that there will be two members absent for the June 4 meeting and asked if there would be any other absences to ensure there would be a quorum. No other Council members reported being out.

MINUTES

Mr. Margolis moved to approve the May 7, 2025 Business Session minutes as amended. Vice Mayor Naiman seconded. City Council unanimously agreed.

OTHER BUSINESS

Steve Silverman, 7504 Golf Green Drive- Mr. Silverman referenced Mr. Suer's comments regarding Napa Kitchen and their plans for the Napa Restaurant. He stated he has noticed for a time that the wood doors on that building, including the Napa restaurant and the other doors that go further down south on Montgomery Road, are significantly deteriorating. He stated there is no more finish on them and it appears as if the next stage would be plywood over

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the doors based on those conditions. He asked the Community Development Director to find a way, if possible, to talk to the landlord about improving the condition of those doors, because they are going to have to do it anyway to sign a tenant.

Mayor Messer thanked Mr. Silverman for his comment.

Mayor Messer stated that he needed to appoint a Mayor Pro Tem between June 6 through June 9. He recommended the Committee Chair of Government Affairs, Mr. Dobrozsi.

Mr. Margolis made a motion to appoint Mr. Dobrozsi as Mayor Pro Tem between June 6 to June 9. Vice Mayor Naiman seconded. City Council unanimously agreed.

EXECUTIVE SESSION

Mayor Messer asked for a motion to adjourn into an Executive Session to consider the appointment, employment, or compensation of a public employee.

Mr. Margolis made a motion to adjourn into an Executive Session to consider the appointment, employment, or compensation of a public employee. Vice Mayor Naiman seconded.

The roll was called and showed the following vote:

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

NAY: (0)

ABSENT: Bissmeyer (1)

City Council adjourned into Executive Session at 7:28 p.m.

City Council reconvened into Public Session at 7:49 p.m.

ADJOURNMENT

Mayor Messer asked for a motion to adjourn.

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

City Council adjourned at 7:50 p.m.

Wendy Grethel, Clerk of Council

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City of Montgomery
City Council Business Session Minutes
June 4, 2025

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
Tracy Henao, Asst. City Manager
John Crowell, Police Chief
Kevin Chesar, Community Development Director
Maura Gray, Finance Director
Gary Heitkamp, Public Works 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
Chris Dobrozsi
Craig Margolis
Ken Suer

Council Members Absent

Lee Ann Bissmeyer
Catherine Mills-Reynolds

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

ROLL CALL

Mayor Messer asked for a roll call.

The roll was called as follows:

PRESENT: Dobrozsi, Messer, Naiman, Suer, Margolis (5)
ABSENT: Bissmeyer, Mills-Reynolds (2)

Mr. Margolis made a motion to excuse both Mrs. Bissmeyer and Mrs. Mills-Reynolds as they had previously reported their planned absences. Vice Mayor Naiman seconded. City Council unanimously agreed.

GUESTS AND RESIDENTS

Mayor Messer welcomed residents in attendance and asked if they would like to speak on a general topic to come to the podium. He added that if they were in attendance to speak on a specific piece of legislation they would be given the opportunity at that time.

LEGISLATION TO BE ADDED AND CONSIDERED AT THE MEETING

A Resolution Authorizing the City Manager of the City of Montgomery to Prepare and Submit an Application to Participate in the Metro Transit Infrastructure Fund Program (S) and to Execute Contracts as Required

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. Margolis.

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

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Mr. Heitkamp explained that, if passed, the Resolution will authorize the City Manager to prepare and submit an application to SORTA for improvements including sidewalk addition on Montgomery Road, curb ramps and crosswalk addition across Main Street, and crosswalk visibility improvements at the existing Montgomery Road crosswalk south of the Main Street intersection. In order to accommodate the sidewalk and crosswalk improvements, and to improve the safety for motorists, staff is proposing to eliminate the Main Street "slip lane" onto northbound Montgomery Road. The intersection would be reconfigured to a traditional T-intersection with a stop sign for all Main Street traffic. Grant applications were due May 30, 2025, with Council legislation being due by June 13, 2025.

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

Mr. Margolis stated that the City has utilized the SORTA funding for several projects in the past.

Mr. Heitkamp confirmed that this type of funding has been used for the Montgomery Road sidewalk project that was installed in areas in front of Twin Lakes, Camargo Cadillac and extending to Schoolhouse Lane.

Mr. Margolis stated that he felt the scope of the project would improve vehicle and pedestrian traffic.

Mr. Dobrozsi stated that he thought it was a great idea and that the passage of Issue 7 was intended to support these kinds of projects.

Vice Mayor Naiman thanked Mr. Heitkamp for his work in completing the supporting documents to prepare to submit along with the application.

Mr. Suer stated he felt it was a great project and hoped the City was successful in getting the funds.

The roll was called and showed the following vote:

AYE: Dobrozsi, Messer, Naiman, Suer, Margolis	(5)
NAY:	(0)
ABSENT: Bissmeyer, Mills-Reynolds	(2)

PENDING LEGISLATION

Mayor Messer requested a motion from Council to accept the legislative Agenda and read all legislation by title only as all 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 Authorizing And Regulating Under-Speed, Low-Speed And Utility Vehicles

Vice Mayor Naiman read the title and moved for passage of the Ordinance. Mr. Dobrozsi seconded.

Vice Mayor Naiman explained that information has been previously supplied on this Ordinance that, if approved, will legalize Golf Carts with Certain Restrictions within the City of Montgomery. State law requires that we codify our permission and at the same time adopt the procedures for inspecting and regulating the vehicles. She added that the Law and Safety Committee met on June 2 and discussed the final survey results and proposed FAQs including the nuisances of inspection, permissible use and communications.

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Mr. Suer added to Vice Mayor Naiman's Committee report that the police have also communicated with other jurisdictions that have allowed these types of vehicles, and the feedback was that it could be done safely and in a responsible way. He stated he felt if it were done in the same manner, it would have definite benefits for the community. He stated he was in support of it.

Mr. Dobrozsi stated that based on the research by the police department and other staff he was fully supportive of allowing golf carts. He added that with the checklist of safety requirements as well as the drivers having to be licensed drivers he felt comfortable with allowing them. He stated that while there were comments both in support and in opposition, education would be a big part of the success of the addition of golf carts.

Cathy Pelz, 7875 Pfeiffer Road-Ms. Pelz stated that her first thought was that it is not a good idea, especially on main roads such as Pfeiffer and Montgomery roads. She stated she felt these types of vehicles should be restricted to neighborhoods at 25 mph or less. Ms. Pelz asked Chief Crowell if other communities allowed these vehicles to go 35 mph. Chief Crowell replied that it is a mix of speed limits. Ms. Pelz stated she feels if the speed limit were set at 25 mph that people would go 30 mph. She stated she was not in support of allowing them.

As there were no further updates or comments, Mayor Messer asked for a roll call.

The roll was called and showed the following vote:

AYE: Messer, Naiman, Suer, Margolis, Dobrozsi	(5)
NAY:	(0)
ABSENT: Bissmeyer, Mills-Reynolds	(2)

An Ordinance Modifying The List Of Conditions And Exceptions For The Vintage Club Planned Unit Development District And Rezoning A Portion Of The District From A Limited Business L-B District to a Multi-Family D-3 District

Mr. Riblet asked City Council to consider suspending the third reading of the Ordinance and passing it at the meeting.

Mr. Margolis read the title and moved to suspend the third reading of the Ordinance. Vice Mayor Naiman seconded.

The roll was called and showed the following vote:

AYE: Naiman, Suer, Margolis, Dobrozsi, Messer	(5)
NAY:	(0)
ABSENT: Bissmeyer, Mills-Reynolds	(2)

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

Mr. Margolis explained that information has been previously supplied on this Ordinance that, if approved, will amend the General Development Plan as well as the Planned Unit Development List of Conditions and Exceptions and an underlying Rezoning to D-3 Multi-Family from the LB – Limited Business to permit single family structures in the Vintage Club.

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Mr. Dobrozsi thanked the Traditions Development team for rolling with the changes and challenges experienced since the Vintage Club development began. He added that the housing options that will be in the final product will provide residents options to stay in the community.

Vice Mayor Naiman asked if the zoning was originally Multi-Family.

Mr. Donnellon replied that originally it was and was rezoned to LB-Limited Business when a previous product was designed for the location, but that option fell through so now it needed to be changed back to Multi-Family.

Mr. Suer stated that he thought this was a good plan and he thinks it will be a success.

Mr. Margolis and Mayor Messer thanked the development team for their dedication to the project.

The roll was called and showed the following vote:

AYE: Suer, Margolis, Dobrozsi, Messer, Naiman (5)

NAY: (0)

ABSENT: Bissmeyer, Mills-Reynolds (2)

NEW LEGISLATION

A Resolution Recognizing The Month Of May 2025 As National Historic Preservation Month in The City Of Montgomery

Mr. Margolis read the title and moved for passage of the Resolution. Vice Mayor Naiman seconded.

Mr. Margolis explained that information has been previously supplied requesting that City Council consider this Resolution that, if approved, will recognize the month of May as National Historic Preservation Month in the City of Montgomery.

The roll was called and showed the following vote:

AYE: Margolis, Dobrozsi, Messer, Naiman, Suer, (5)

NAY: (0)

ABSENT: Bissmeyer, Mills-Reynolds (2)

A Resolution Authorizing the City Manager to Contract with Frost Brown Todd, LLC to Provide Special Counsel Services

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

Mr. Dobrozsi explained that information has been previously supplied requesting that City Council consider this Resolution that, if approved, will authorize the City Manager to enter into a contract with Frost Brown Todd, LLC to provide special legal services for labor negotiations/labor relations/human resource functions. The work of Frost Brown Todd, LLC has been invaluable in labor negotiations/relations efforts, and it is important that the City maintain this relationship as the City continues its labor and employee relations into the future.

The roll was called and showed the following vote:

AYE: Dobrozsi, Messer, Naiman, Suer, Margolis (5)

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NAY: (0)

ABSENT: Bissmeyer, Mills-Reynolds (2)

A Resolution To Approve The Final Hamilton County 911 Plan Pursuant To Ohio Revised Code Chapter 128

Vice Mayor Naiman read the title and moved for passage of the Resolution. Mr. Margolis seconded.

Vice Mayor Naiman explained that information has been previously supplied requesting that City Council consider this Resolution that, if approved, would be submitted to the Hamilton County 911 Planning Committee for inclusion in the countywide records of approvals. Pursuant to Ohio Revised Code 128.08. Hamilton County needs the support from municipalities, villages and townships that represent at least 60 percent of the population in Hamilton County.

Vice Mayor Naiman asked if this would be related to funding.

Chief Crowell replied that this Resolution is in support of the Plan which helps the County to obtain funding from the State; however, that funding is used to fund local projects so it could funnel down to City at some point.

The roll was called and showed the following vote:

AYE: Messer, Naiman, Suer, Margolis, Dobrozsi (5)

NAY: (0)

ABSENT: Bissmeyer, Mills-Reynolds (2)

A Resolution Authorizing A Sublease Agreement With Montgomery Inn, Inc. To Acquire Public Parking Rights Within The Old Montgomery District

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

Mr. Dobrozsi explained that information has been previously supplied requesting that City Council consider this Resolution that, if approved, will authorize the City Manager to enter into a Sublease Agreement for a period of Ten (10) years to acquire public parking spaces in a parking lot on Main Street owned by Store Capital Acquisitions, LLC but leased to Montgomery Inn, Inc. Montgomery Inn, Inc. has extended their Lease Agreement with Store Capital for both the restaurant and the supported parking sites. Once the Lease has been fully executed, the Administration will develop appropriate signage to identify the public parking spaces which will provide substantial support to current and future businesses in the Historic District.

Vice Mayor Naiman thanked Mr. Riblet for his work in negotiating with Montgomery Inn to acquire additional parking in the downtown area.

Mr. Suer stated that this was a good arrangement for both the Montgomery Inn and the City. He added that additional parking spaces are always needed.

Mr. Margolis concurred with Mr. Suer stated that this helps alleviate parking issues and continues the partnership with the Montgomery Inn.

The roll was called and showed the following vote:

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252 AYE: Naiman, Suer, Margolis, Dobrozsi, Messer (5)

253 NAY: (0)

254 ABSENT: Bissmeyer, Mills-Reynolds (2)

255

256 **A Resolution Authorizing The City Manager To Execute An Agreement With Traditions VC Developer,**
257 **LLC To Accommodate Short-Term Coverage For Minimum Service Payments In The Vintage Club-North**
258 **Project**

259

260 Mr. Suer moved for passage of the Resolution. Mr. Margolis seconded.

261

262 Mr. Riblet explained how the Vintage Club project has evolved over the years through many challenges with the
263 economy, the pandemic and changes in the housing and office market. He gave kudos to Jim Kieffer and Scott
264 Humes for their efforts along the way in seeing the project come to a close. He thanked them for being great to
265 work with.

266

267 Mr. Dobrozsi stated that Traditions took all the risks. Through the TIF they created values that the city could use
268 in other ways. He stated that he felt this agreement was acceptable and that the City would get the money back.

269

270 Mr. Donnellon explained that this is not forgiveness of a loan but a reforming of the payments to the City. He
271 added that once the County's evaluation came in, the values from that would help to close the gap on the service
272 payments.

273

274 Scott Humes, Traditions VC Developer-Mr. Humes thanked City Council for allowing him to attend and speak.
275 He stated that he has only been a part of the project, recently becoming more involved and taking on more
276 responsibility from his father, Tom Humes. He stated that Mr. Riblet and his team has been there throughout all
277 the same challenges and changes and that they are outstanding to deal with. He stated that everyone at Traditions
278 appreciates the partnership and is committed to getting this last phase built out and the development completed.

279

280 The roll was called and showed the following vote:

281

282 AYE: Suer, Margolis, Dobrozsi, Messer, Naiman (5)

283 NAY: (0)

284 ABSENT: Bissmeyer, Mills-Reynolds (2)

285

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

287

288 Mr. Dobrozsi moved for passage of first reading of the Ordinance. Vice Mayor Naiman seconded.

289

290 Mr. Dobrozsi explained that information has been previously supplied requesting that City Council consider this
291 Ordinance that, if approved, will adopt the Montgomery's Moment 2025 Comprehensive Plan. He explained that
292 two years ago staff began the process of recording public input going to city events, holding public open houses
293 and surveying residents on their vision of the City. A committee was formed of staff, Council members and
294 residents who met in many meetings to create a plan and a vision for the City for the next 10-20 years. He thanked
295 staff and especially Asst. City Manager Tracy Henao and Community Development Director Kevin Chesar for
296 their management of the process.

297

298 Mr. Suer stated that Ms. Henao and Mr. Chesar did an excellent job throughout the whole project. He stated that
299 they were instrumental in obtaining public input. Mr. Suer explained that this was the third Comprehensive Plan
300 that he has been involved in. He stated that the second one Ms. Henao was involved in. He stated the first one
301 was extremely brief and did not really get in depth. He added that this plan is very comprehensive and includes a

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lot of the input received from the public and the committee. He stated he felt it was very visionary and conceptual. He stated it will provide a good road map for the future. He closed stating that the next step is the update of the Zoning Code.

Vice Mayor Naiman stated that it was so good to have a written plan with community input. She stated it was a great framework for future staff and Council members.

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

Mr. Suer read the title and moved to suspend the second and third readings of the Ordinance. Mr. Margolis seconded.

The roll was called and showed the following vote:

AYE: Margolis, Dobrozsi, Messer, Naiman, Suer	(5)
NAY:	(0)
ABSENT: Bissmeyer, Mills-Reynolds	(2)

Mr. Dobrozsi recused himself from the next piece of legislation as it includes funding for the Montgomery Quarter and could pose a potential professional conflict. He exited the dais.

Mr. Suer moved passage of the Ordinance. Vice Mayor Naiman seconded.

Mr. Suer explained that information has been previously supplied on this Ordinance that, if approved, will amend the appropriations for current expenditures for FY 2025 by \$2,957,141.56 to accommodate changes in expenditure projections.

Mr. Suer asked if there were any updates.

Ms. Gray replied there were none.

The roll was called and showed the following vote:

AYE: Naiman, Suer, Margolis, Messer	(4)
NAY:	(0)
ABSENT: Bissmeyer, Mills-Reynolds	(2)
RECUSE: Dobrozsi	(1)

Mr. Dobrozsi rejoined Council at the dais.

ADMINISTRATION REPORT

Mr. Riblet gave the following report:

- City Council Work Session is scheduled for June 18, 2025 immediately following the conclusion of the Public Hearing for the 2026 Tax Budget at 5:45 p.m.

These minutes are a draft of the proposed minutes from the City Council meeting. 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 Business Session Minutes

June 4, 2025

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- The Parks and Recreation and Government Affairs Committees have cancelled their meetings for the month of June. The Public Works Committee meeting is rescheduled for Monday, June 16 for the purpose of interviews for the vacancy on the EAC which are scheduled beginning at 5:00 and 5:15 pm.
- Installation of the new playground equipment at Dulle Park is nearly complete and is anticipated to open this Friday or early next week.
- Prodigy is making great progress on the final touches to the Weller Park pickleball courts now that the weather has met the conditions required to apply the multi-colored court surfacing, and plan on being complete with the surface this week. They will also be adding windscreens and performing some of the final touches. Next week, staff plans to install the nets, benches, tables in the respite area, signs etc., with the target of opening the courts by the end of next week.
- Rack & Ballauer began watermain replacement at the intersection of E. Kemper Road and Weller Road on Tuesday on behalf of GCWW. Construction is expected to last 3 weeks, weather permitting. Traffic is being maintained by flaggers during working hours. All lanes are open during inactivity.
- Ms. Gray reports that Income Tax collections are now up 9.4 % year to date. This is largely in part due to collections from one of our Montgomery businesses. Staff will provide more details at the next Financial Planning Committee meeting.
- The 2026 Budget Process has begun and over the next two months staff will be working diligently to prepare the proposed budget to Council in early September.
- Staff has received the Design Proposal from App Architecture for the proposed Safety Center project. The Steering Committee is scheduled to meet next week to review, and it is anticipated to bring Legislation to City Council in the near future for consideration.
- This week the Financial Wellness series kicked off in partnership with Todd Steinbrink and Tim Dougherty of Wealth Planning. Five sessions are anticipated to cover areas of personal finance such as budgeting, saving and investing, retirement and estate planning are being presented to staff. This is another part of the Mental Health initiative.
- Ms. Frederick reports that the Montgomery Bulletin, September 2024 issue, was awarded the Bronze Award for Print Excellence by the Graphic Media Alliance. Our publisher, Think Patented, entered Vegas in the Village. Kudos goes to Amy, Matthew and Wendy for their dedication to creating an engaging and informative bulletin.
- RFQ's submittals for the Zoning Code Re-write are due this Friday. An initial staff review is anticipated to occur next week.

Events

- The Big Rig Gig is scheduled for tomorrow morning from 10 am to noon and is being held at Montgomery Square.
- The MQ Bash that was scheduled for this Friday has been cancelled due to the forecast of rain.
- The first of summer events at the Pool will be held on Friday, June 13 with a Luau & Movie beginning at 6:00.

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MINUTES

Mayor Messer stated that there are no minutes pending approval on this evening's agenda.

MAYORS COURT REPORT

Mayor Messer asked for a motion to accept the May Mayor's Court collections. Mr. Margolis made a motion to disburse the May Mayors Court Collections in the amount of \$12,770. Mr. Dobrozsi seconded. City Council unanimously agreed.

OTHER BUSINESS

- Robert Pelz, 7875 Pfeiffer Road- Mr. Pelz asked when the area of Montgomery Road in front of Bethesda North Hospital would be resurfaced.

Mr. Heitkamp replied that the City has been collaborating with ODOT in their Urban Paving program to obtain funding resulting in 80% of the costs to repave the road being issued by ODOT. Mr. Heitkamp replied this was the reason for the delay of the resurfacing. He stated that work would begin any day on the replacement of curb and curb ramps on the area of Montgomery Road from Weller to Pfeiffer. He also explained that a bid for the resurfacing will be issued the week of June 9 and opened on July 2 with an anticipated start date in mid-August or early September.

- Mr. Margolis stated that he would be out of town on June 9 and June 10.

EXECUTIVE SESSION

There was no request for an Executive Session.

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 7:05 p.m.

Connie Gaylor, Clerk of Council

June 13, 2025

To: Connie Gaylor, Clerk of Council

From: John Crowell, Police Chief 

Subject: Liquor Permit

Regarding the June 4, 2025 notification from the Ohio Division of Liquor Control for the issuance of a new D5A liquor permit requested by Montgomery Quarter Hotel Partners LLC dba Hotel Rambler A Hilton Tapestry Hotel at 7711 Roosa Street.

A D5A permit allows Hotel-Motels to serve beer, wine, prepackaged mixed beverages, and high-proof spiritous liquor for on-premises.

Since this is a new business and liquor license request, I am not aware of any information that would justify the City of Montgomery to request a hearing in front of the Ohio Division of Liquor Control and therefore recommend a motion to be made by City Council to not request a hearing with the Ohio Division of Liquor Control.

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

NOTICE TO LEGISLATIVE
AUTHORITY

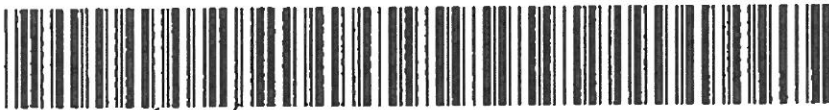
OHIO DIVISION OF LIQUOR CONTROL
6806 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)844-2380 FAX (614)844-3166

TO

6117711		NEW		MONTGOMERY QUARTER HOTEL	
PERMIT NUMBER		TYPE		PARTNERS LLC	
ISSUE DATE				DBA HOTEL RAMBLER A HILTON	
04 10 2025				TAPESTRY HOTEL	
FILING DATE				7711 ROOSA ST	
D5A				MONTGOMERY OH 45242	
PERMIT CLASSES					
31	264	A	E54790		
TAX DISTRICT			RECEIPT NO.		

FROM 05/27/2025

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED

RESPONSES MUST BE POSTMARKED NO LATER THAN.

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

A NEW 6117711

(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

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF MONTGOMERY CITY COUNCIL
10101 MONTGOMERY RD
MONTGOMERY OHIO 45242