

September 12, 2025

TO: Mayor and City Council Members

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

SUBJECT: City Council Work Session of Wednesday, September 17, 2025

As a reminder, City Council is scheduled to meet in Work Session on Wednesday, September 17, 2025 at 6:00 p.m.

As a reminder, Larry Schwartz as the Chair of the Landmarks Commission will present an update to City Council prior to the meeting beginning at 5:45 p.m.

### Work Session

1. Call to Order
2. Roll Call
3. Special Presentation
4. Guest and Residents
5. Legislation for Consideration this Evening
6. Establishing an Agenda for October 8, 2025 Business Session

### Tabled Legislation

- a. A Resolution Authorizing the City Manager to enter into an agreement with the Sycamore Community School District Board of Education to assign two School Resource Officers—(Mr. Dobrozsi) Information has been previously supplied on this legislation that, if approved, would authorize an agreement with Sycamore Community School District Board of Education to reimburse the City for the assignment of two School Resource Officers for the High School and the Junior High located within the City. This agreement will cover school years 2025-2026 through 2027-2028.

## New Legislation

- a. A Resolution Accepting the Amounts and Rates as Determined by The Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to The County Auditor—Please find attached correspondence from Finance Director Maura Gray requesting that City Council adopt this Resolution accepting the rates and amounts determined by the Hamilton County Budget Commission. As a State of Ohio taxing authority and pursuant to the Ohio Revised Code, the City is required to adopt an annual tax budget. City Council adopted the Tax Budget on July 2, 2025. The submitted Tax Budget was accepted by the Budget Commission and Auditor. City Council is requested to accept the Budget Commission's rates and amounts, which would result in the estimated collections as specified in the City's 2026 Tax Budget. This action will then permit the Budget Commission to collect property taxes at the rates established for the upcoming year.

*Add this Resolution to the October 8, 2025 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*

- b. An Ordinance to Make Appropriations for Current Expenses and Other Expenditures of the City of Montgomery, State of Ohio During the Fiscal Year Ending December 31, 2026—Please find attached correspondence from Finance Director Maura Gray requesting that City Council adopt this Ordinance that establishes the City's budget for fiscal year 2026. These documents were presented to and reviewed with City Council at the September 11 Budget Review meeting. As a result of these discussions, any changes to the budget will be forthcoming and will be presented to City Council in the packet for the December 3, Business Session.

*Add this Ordinance to the October 8, 2025 Business Session agenda, assign to a Council Member for first reading. The second reading will be held at the November 5, 2025 Business Session. The third reading of the Ordinance will be held at the December 3, 2025 Business Session with adoption of the Ordinance requested at that meeting.*

- c. A Resolution Authorizing The City Manager To Enter Into A Contract With Landscape Structures, Inc. For The Purchase Of Playground Equipment For Weller Park—Please find attached correspondence from Public Works Director Gary Heitkamp and staff requesting that City Council consider approving this Resolution that, if passed, will authorize the City Manager to enter into a contract with Landscape Structures to replace and install playground equipment at Weller Park. The project is programmed in the 2025 Capital Improvement Program Budget. The legislation amount requested is \$180,001.00 through the Ohio state bid purchasing contract and would be funded through the 410-303-5405 account.

*Add this Resolution to the October 8, 2025 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*

7. Administration Report
8. Law Director Report
9. City Council Member Reports
  - a. Mrs. Bissmeyer
  - b. Mrs. Mills-Reynolds
  - c. Mr. Dobrozsi
  - d. Mrs. Naiman
  - e. Mr. Suer
  - f. Mr. Margolis
  - g. Mayor Messer
10. Approval of Minutes: September 3, 2025 Business Session and September 11, 2025 Budget Review Meeting
11. Other Business
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



September 17, 2025  
City Hall  
at 6:00 p.m.

1. Call to Order
2. Roll Call
3. Special Presentation
4. Guests and Residents
5. Legislation for Consideration This Evening
6. Establishing an Agenda for the October 8, 2025 Business Session

**Tabled Legislation**

- a. A Resolution Authorizing the City Manager to enter into an agreement with the Sycamore Community School District Board of Education to assign two School Resource Officers—(Mr. Dobrozsi)

**New Legislation**

- a. A Resolution Accepting the Amounts and Rates as Determined by The Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to The County Auditor

*Add this Resolution to the October 8, 2025 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*

- b. An Ordinance to Make Appropriations for Current Expenses and Other Expenditures of the City of Montgomery, State of Ohio During the Fiscal Year Ending December 31, 2026

*Add this Ordinance to the October 8, 2025 Business Session agenda, assign to a Council Member for first reading. The second reading will be held at the November 5, 2025 Business Session. The third reading of the Ordinance will be held at the December 3, 2025 Business Session with adoption of the Ordinance requested at that meeting*

- c. A Resolution Authorizing The City Manager To Enter Into A Contract With Landscape Structures, Inc. For The Purchase Of Playground Equipment For Weller Park

*Add this Resolution to the October 8, 2025 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*



7. Administration Report

8. Law Director Report

9. City Council Member Reports

a. Mrs. Bissmeyer

b. Mrs. Mills-Reynolds

c. Mr. Dobrozsi

d. Mrs. Naiman

e. Mr. Suer

f. Mr. Margolis

g. Mayor Messer

10. Approval of Minutes- September 3, 2025 Business Session and September 11, 2025 Budget Review Meeting

11. Other Business

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

RESOLUTION NO. , 2025

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO  
AN AGREEMENT WITH THE SYCAMORE COMMUNITY SCHOOL DISTRICT  
BOARD OF EDUCATION TO ASSIGN TWO SCHOOL RESOURCE OFFICERS**

**WHEREAS**, the City of Montgomery and the Sycamore Community Schools have agreed to enter into a contract to assign two patrol officers from the Montgomery Police Department to serve as a School Resource Officers for the Sycamore Community School District; and

**WHEREAS**, within such Agreement, the City and School District intend to outline the obligations and responsibilities among the parties and to allocate the cost of such assignment.

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

**SECTION 1.** The City Manager is hereby authorized to enter into an Agreement, in substance and form to the attached Exhibit A, with the Sycamore Community School District Board of Education to provide one School Resource Officer to Sycamore High School and one School Resource Officer to Sycamore Junior High School for the school years 2025-2026, 2026-2027 and 2027-2028.

**SECTION 2.** The City Manager is authorized to execute such additional documentation as may be necessary to implement the Agreement.

**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



September 4, 2025

To: Brian Riblet, City Manager

From: Maura Gray, Finance Director *mg*

Subject: Resolution Accepting the Amounts and Rates

### Request

It is necessary for City Council to consider a resolution accepting the amounts and rates as determined by the Hamilton County Budget Commission.

### Financial Impact

This resolution authorizes the necessary tax levies to be collected for budget year 2026 by the County Auditor.

### Background

In accordance with ORC section 5704.34, each taxing authority must pass a resolution to accept and authorize the necessary tax levies and to certify these levies to the County Auditor. The preliminary amounts are included in the 2026 budget and are estimates of the amounts the City will receive in property taxes:

	Millage	2026 County Estimate
General Fund	4.50	\$3,612,150
Fire/EMS	11.55	\$5,895,155

### Staff Recommendation

A copy of the resolution from the Hamilton County Budget Commission has not been received by the city but it is anticipated that they will be available for the October Business Meeting of City Council. In anticipation of receiving authorization of the funds from Hamilton County, it is recommended that the City Council consider a resolution that will accept the amounts and rates as determined by the Hamilton County Budget Commission at its September Work Session for the purpose of placing it on the October Business Session for approval that evening.

RESOLUTION NO. \_\_\_\_\_, 2025

**A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED  
BY THE HAMILTON COUNTY BUDGET COMMISSION AND AUTHORIZING THE  
NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR**

**WHEREAS**, this Council, in accordance with the provisions of law, has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2026; and

**WHEREAS**, the Budget Commission of Hamilton County, Ohio, has certified its action thereon to the Montgomery City Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part is within the ten-mill tax limitation and what part of the levied taxes is outside the internal ten-mill limitation.

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

**SECTION 1.** The rates, as determined by the Budget Commission in its certification, as set forth on the attached Schedule A, are hereby accepted.

**SECTION 2.** There is hereby levied on the City of Montgomery's tax duplicate the rate of each tax necessary to be levied without and within the ten-mill limitation, as detailed on attached Schedule A, which Schedule A is adopted by reference as if fully restated herein.

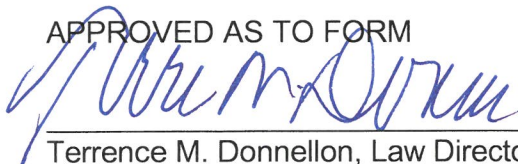
**SECTION 3.** This Resolution shall be in full force and effect from and after its passage.

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
Connie M. Gaylor, Clerk of Council

\_\_\_\_\_  
Ronald G. Messer, Mayor

APPROVED AS TO FORM

  
\_\_\_\_\_  
Terrence M. Donnellon, Law Director



*Jessica E. Miranda*  
**HAMILTON COUNTY AUDITOR**

138 E. Court St., Cincinnati, OH 45202  
www.hcauditor.org

August 25, 2025

Maura Gray, Finance Director  
City of Montgomery  
10101 Montgomery Road  
Cincinnati, Ohio 45242

Dear Ms. Gray:

The tax rates and estimated revenue shown below will be presented to the Budget Commission for approval on September 16, 2025.

The estimates have been prepared using approximately 97% of the current duplicate for real property, and a conservative increase for new construction. Due to a pending petition for reassessment filed by Duke Energy Ohio, approximately 92% of the current duplicate for public utility was used. Included in the estimates are all state reimbursements for the non-business and owner occupancy credits, as well as the homestead exemption. Worksheets showing these calculations are enclosed for your reference.

Please review the tax rates and estimated revenues. If you have any questions, please contact Tim Steiner at (513) 946-4221, by September 9, 2025.

<u>FUND</u>	<u>TAX LEVY</u>	<u>2026 ESTIMATED REVENUE</u>
General	4.50	\$3,612,150
Fire/EMS	11.55	5,895,155

Sincerely,

A handwritten signature in blue ink, appearing to read "Jessica Miranda".

JESSICA MIRANDA, AUDITOR  
HAMILTON COUNTY, OHIO

JM/kc



**GENERAL FUND**

CURRENT TAX YEAR		2024		EFFECTIVE	RES/AG	EFFECTIVE	OTHER	FULL	PUPP	TANG PP	TAX	TOTAL
FULL RATE	RES/AG	OTHER	RATE	RES/AG	RATE	OTHER	RATE	RATE			CALCULATION	
<b>INSIDE</b>	FACTOR	FACTOR	RES/AG	<b>667,400,000</b>			<b>115,800,000</b>		<b>14,600,000</b>	<b>0</b>	<b>797,800,000</b>	
3.00	0.000000	0.000000	3.000000	2,002,200	3.000000	347,400	3.00	43,800				<b>TOTAL</b>
<b>OUTSIDE</b>												
1.50	0.000000	0.000000	1.500000	1,001,100	1.500000	173,700	1.50	21,900				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
1.50			1.500000	1,001,100	1.500000	173,700	1.50	21,900				
<b>TOTAL</b>												
4.50			4.500000	3,003,300	4.500000	521,100	4.500000	65,700	0	0	0	

**GENERAL FUND**

UPCOMING TAX YEAR		2025		EFFECTIVE	RES/AG	EFFECTIVE	OTHER	FULL	PUPP	TANG PP	TOTAL	TOTAL
FULL RATE	RES/AG	OTHER	RATE	RES/AG	RATE	OTHER	RATE	RATE				
<b>INSIDE</b>	FACTOR	FACTOR	RES/AG	<b>672,100,000</b>			<b>116,000,000</b>		<b>14,600,000</b>	<b>0</b>	<b>802,700,000</b>	
3.00	0.000000	0.000000	3.000000	2,016,300	3.000000	348,000	3.00	43,800				<b>TOTAL</b>
<b>OUTSIDE</b>												
1.50	0.000000	0.000000	1.500000	1,008,150	1.500000	174,000	1.50	21,900				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
1.50			1.500000	1,008,150	1.500000	174,000	1.50	21,900				
<b>NEW LEVY</b>												
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0				
<b>TOTAL</b>												
4.50			4.500000	3,024,450	4.500000	522,000	4.500000	65,700	0	0	0	

**TAX SUMMARY**

GENERAL FUND			
	REAL	PERSONAL	TOTAL
INSIDE 10 MILL	2,408,100	0	2,408,100
OUTSIDE 10 MILL	1,204,050	0	1,204,050
<b>TOTAL</b>	<b>3,612,150</b>	<b>0</b>	<b>3,612,150</b>
Less Roll/Hmstd	393,179		393,179
Less PUPP Reimbursement	0		0
<b>NET LEVY</b>	<b>3,218,972</b>	<b>0</b>	<b>3,218,972</b>
STATE REIMBURSEMENTS	393,179	0	393,179
<b>GROSS LEVY PROCEEDS</b>	<b>3,612,150</b>	<b>0</b>	<b>3,612,150</b>
<b>NEW CONSTRUCTION</b>			
RESAG	4,700,000	RES/AG	0.00
OTHER	200,000	COMM/IND	0.00
PUPP	0		
PP	0		

**REVENUE**

Income Tax	10,143,900	TOTAL RESOURCES	33,006,361
Other local Taxes	0	TOTAL EXPENDITURES	14,730,919
Estate Tax	0		
Cigarette Tax	25	LGF - County	188,359
Liquor Tax	21,000	Financial Institutions	0
LGF-State	56,000	LGF - Revenue Assistance	0
	0	Library & LGF Revenue Asst	0
Grants	2,000		
Interest Income	800,000	REQUIRED TAX LEVY	18,463,801
Special Assessments	0		
Bldg & Construction Permits	300,000		
Charges for Services	412,533		
Fines, Licenses & Permits	55,650		
Miscellaneous	73,150		
Transfers In	0		
Advances	0		
TOTAL REVENUE	11,864,258		
BEGINNING CASH BALANCE	21,142,103		
TOTAL RESOURCES	33,006,361		

Real Estate - 0111	3,218,972
Personal Property - 0113	0
TPP Reimbursement - 0141	0
Rollback & Homestead - 0142	393,179
PUPP - Reimbursement - 0143	0
<b>TOTAL TAX LEVY</b>	<b>3,612,150</b>

GENERAL FUND		2025		RES/AG		EFFECTIVE RATE		OTHER		PUPP		TANG PP		TOTAL		TOTAL	
UPCOMING TAX YEAR		2025		672,100,000		672,100,000		116,000,000		116,000,000		14,600,000		0		802,700,000	
NEW ESTIMATED DUPLICATE:		FULL RATE		RES/AG		RATE		OTHER		FULL RATE		TANG PP		TOTAL		TOTAL	
INSIDE		3.00		0.000000		0.000000		3.000000		2,016,300		3.000000		348,000		43,800	
OUTSIDE		1.50		0.000000		0.000000		1.500000		1,008,150		1.500000		174,000		21,900	
TOTAL		4.50		4.500000		3,024,450		4.500000		522,000		4.500000		65,700		3,612,150	

TAX SUMMARY			
GENERAL FUND			
	REAL	PERSONAL	TOTAL
INSIDE 10 MILL	2,408,100	0	2,408,100
OUTSIDE 10 MILL	1,204,050	0	1,204,050
<b>TOTAL</b>	<b>3,612,150</b>	<b>0</b>	<b>3,612,150</b>
Less Roll/Hmstd	393,179		393,179
Less PUPP Reimbursement	0		0
<b>NET LEVY</b>	<b>3,218,972</b>	<b>0</b>	<b>3,218,972</b>
STATE REIMBURSEMENTS	393,179	0	393,179
<b>GROSS LEVY PROCEEDS</b>	<b>3,612,150</b>	<b>0</b>	<b>3,612,150</b>

NEW CONSTRUCTION			
REAPPRAISAL			
	RES/AG	RES/AG	0.00
RESAG	4,700,000	COMM/IND	0.00
OTHER	200,000		
PUPP	0		
PP	0		

## REVENUE

Income Tax	10,143,900	TOTAL RESOURCES	33,006,361
Other local Taxes	0	TOTAL EXPENDITURES	14,730,919
Estate Tax	0		
Cigarette Tax	25	LGF - County	188,359
Liquor Tax	21,000	Financial Institutions	0
LGF-State	56,000	LGF - Revenue Assistance	0
	0	Library & LGF Revenue Asst	0
Grants	2,000		
Interest Income	800,000	REQUIRED TAX LEVY	18,463,801
Special Assessments	0		
Bldg & Construction Permits	300,000		
Charges for Services	412,533		
Fines, Licenses & Permits	55,650		
Miscellaneous	73,150		
Transfers In	0		
Advances	0		
TOTAL REVENUE	11,864,258		
BEGINNING CASH BALANCE	21,142,103		
TOTAL RESOURCES	33,006,361		

Real Estate - 0111	3,218,972
Personal Property - 0113	0
TPP Reimbursement - 0141	0
Rollback & Homestead - 0142	393,179
PUPP - Reimbursement - 0143	0
<b>TOTAL TAX LEVY</b>	<b>3,612,150</b>

FIRE		CURRENT TAX YEAR 2024		EFFECTIVE	RES/AG	EFFECTIVE	OTHER	PUPP	TANG PP	TAX CALCULATION TOTAL	TOTAL	
FULL RATE	RES/AG	OTHER	RATE	667,400,000	RATE	115,800,000	FULL RATE	14,600,000	0	797,800,000		
INSIDE	FACTOR	FACTOR	RES/AG		OTHER							
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0
OUTSIDE												
5.55	0.564864	0.273024	2.415005	1,611,774	4.034717	467,220	5.55	81,030	0	2,160,024	0	2,160,024
6.00	0.254825	0.094281	4.471050	2,983,979	5.434314	629,294	6.00	87,600	0	3,700,872	0	3,700,872
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0
11.55			6.886055	4,595,753	9.469031	1,096,514	11.55	168,630	0	5,860,897	0	5,860,897
TOTAL												
11.55			6.886055	4,595,753	9.469031	1,096,514	11.550000	168,630	0	5,860,897	0	5,860,897

FIRE		UPCOMING TAX YEAR				2025									
NEW ESTIMATED DUPLICATE:		RES/AG	OTHER		PUPP	TANG PP	TOTAL								
FULL RATE	RES/AG FACTOR	OTHER FACTOR	RATE RES/AG	EFFECTIVE RATE OTHER	FULL RATE										
INSIDE			672,100,000	116,000,000	14,600,000	0	802,700,000								
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0	TOTAL	
OUTSIDE															
5.55	0.564864	0.273024	2.415005	1,623,125	4.034717	468,027	5.55	81,030	0	2,172,182	0	0	2,172,182		
6.00	0.254825	0.094281	4.471050	3,004,993	5.434314	630,380	6.00	87,600	0	3,722,973	0	0	3,722,973		
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0		
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0		
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0		
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0		
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0		
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0		
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0		
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0		
11.55			6.886055	4,628,117	9.469031	1,098,408	11.55	168,630	0	5,895,155	0	0	5,895,155		
NEW LEVY															
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0		
TOTAL															
11.55			6.886055	4,628,117	9.469031	1,098,408	11.550000	168,630	0	5,895,155	0	0	5,895,155		

TAX SUMMARY		FIRE		
		REAL	PERSONAL	TOTAL
INSIDE 10 MILL		0	0	0
OUTSIDE 10 MILL		5,895,155	0	5,895,155
TOTAL		5,895,155	0	5,895,155
Less Roll/Hmstd	231,406			231,406
Less PUPP Reimbursement	0			0
NET LEVY	5,663,749		0	5,663,749
STATE REIMBURSEMENTS	231,406		0	231,406
GROSS LEVY PROCEEDS	5,895,155		0	5,895,155

NEW CONSTRUCTION		REAPPRAISAL	
RESAG	4,700,000	RES/AG	0.00
OTHER	200,000	COMM/IND	0.00
PUPP	0		
PP	0		

## REVENUE

Grant	0
Interest	0
EMS Fees	300,000
Fines, Licenses & Permits	0
Miscellaneous	0
Transfers In	0
Other Sources	164,500
TOTAL REVENUE	464,500
BEGINNING CASH BALANCE	16,543,667
TOTAL RESOURCES	17,008,167
TOTAL EXPENDITURES	7,112,943
REQUIRED TAX LEVY	-9,895,224
TOTAL TAX LEVY	5,895,155

Real Estate - 0111	5,663,749
Personal Property - 0113	0
TPP Reimbursement - 0141	0
Rollback & Homestead - 0142	231,406
PUPP - Reimbursement - 0143	0
TOTAL TAX LEVY	5,895,155



FIRE		UPCOMING TAX YEAR 2025																
NEW ESTIMATED DUPLICATE:		RES/AG	EFFECTIVE	OTHER	PUPP	TANG PP	TOTAL											
		672,100,000		116,000,000	14,600,000	0	802,700,000											
		672,100,000		116,000,000			802,700,000											
FULL RATE	RES/AG	OTHER	RATE	RATE	FULL RATE			TOTAL										
INSIDE	FACTOR	FACTOR	RES/AG	OTHER	RATE													
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0	0	0	0	0	
OUTSIDE																		
5.55	0.564864	0.273024	2.415005	1,623,125	4.034717	468,027	5.55	81,030	0	2,172,182	0	0	0	0	0	0	2,172,182	
6.00	0.254825	0.094281	4.471050	3,004,993	5.434314	630,380	6.00	87,600	0	3,722,973	0	0	0	0	0	0	3,722,973	
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0	0	0	0	0	
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0	0	0	0	0	
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0	0	0	0	0	
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0	0	0	0	0	
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0	0	0	0	0	
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0	0	0	0	0	
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0	0	0	0	0	
11.55			6.886055	4,628,117	9.469031	1,098,408	11.55	168,630	0	5,895,155	0	0	0	0	0	0	5,895,155	
NEW LEVY																		
0.00	0.000000	0.000000	0.000000	0	0.000000	0	0.00	0	0	0	0	0	0	0	0	0	0	
TOTAL																		
11.55			6.886055	4,628,117	9.469031	1,098,408	11.550000	168,630	0	5,895,155	0	0	0	0	0	0	5,895,155	

TAX SUMMARY			
FIRE			
	REAL	PERSONAL	TOTAL
INSIDE 10 MILL	0	0	0
OUTSIDE 10 MILL	5,895,155	0	5,895,155
TOTAL	5,895,155	0	5,895,155
Less Roll/Hmstd	231,406		231,406
Less PUPP Reimbursement	0		0
NET LEVY	5,663,749	0	5,663,749
STATE REIMBURSEMENTS	231,406	0	231,406
GROSS LEVY PROCEEDS	5,895,155	0	5,895,155

NEW CONSTRUCTION		REAPPRAISAL	
RESAG	4,700,000	RES/AG	0.00
OTHER	200,000	COMM/IND	0.00
PUPP	0		
PP	0		

#### REVENUE

Grant	0
Interest	0
EMS Fees	300,000
Fines, Licenses & Permits	0
Miscellaneous	0
Transfers In	0
Other Sources	164,500
TOTAL REVENUE	464,500
BEGINNING CASH BALANCE	16,543,667
TOTAL RESOURCES	17,008,167
TOTAL EXPENDITURES	7,112,943
REQUIRED TAX LEVY	-9,895,224
TOTAL TAX LEVY	5,895,155

Real Estate - 0111	5,663,749
Personal Property - 0113	0
TPP Reimbursement - 0141	0
Rollback & Homestead - 0142	231,406
PUPP - Reimbursement - 0143	0
TOTAL TAX LEVY	5,895,155

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

	Amount Approved by Budget Com- mission Inside 10M Limitation	Amount to be Derived from Levies Outside 10M Limitation	Tangible P.P. & P.U.P.P. State Reimbursements	Gross Levy Proceeds	County Auditor's Estimate of the Tax Rate to be Levied		
					Outside	Inside	TOTAL
GENERAL FUND	2,408,100	1,204,050	0	3,612,150	1.50	3.00	4.50
BOND	0	0	0	0	0.00	0.00	0.00
FIRE	0	5,895,155	0	5,895,155	11.55	0.00	11.55
PARK	0	0	0	0	0.00	0.00	0.00
X6	0	0	0	0	0.00	0.00	0.00
X5	0	0	0	0	0.00	0.00	0.00
X4	0	0	0	0	0.00	0.00	0.00
X3	0	0	0	0	0.00	0.00	0.00
X2	0	0	0	0	0.00	0.00	0.00
X1	0	0	0	0	0.00	0.00	0.00
NEW	0	0	0	0	0.00	0.00	0.00
<b>TOTAL</b>	<b>2,408,100</b>	<b>7,099,205</b>	<b>0</b>	<b>9,507,305</b>	<b>13.05</b>	<b>3.00</b>	<b>16.05</b>

**SCHEDULE B**  
**LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES**

CURRENT EXPENSE LEVIES		PERIOD OF TIME	Mills	Fiscal Year
Authorized on:	Charter Limit -	0	1.50	1,204,050
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
TOTAL		1.50	1,204,050	
FIRE				
Authorized on:	May 4, 1999 May 8, 2018	Continuing	5.55	2,172,182
		Continuing	6.00	3,722,973
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
Proposed		11.55	5,895,155	
TOTAL				
PARK				
Authorized on:		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
Election Date		0.00	0	
TOTAL				
X6				
Authorized on:		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
Enter Date of Election		0.00	0	
TOTAL				
X5				
Authorized on:		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
		0	0.00	0
Enter Date of Election		0.00	0	
TOTAL				

September 16, 2025

CITY OF MONTGOMERY

September 16, 2025

September 12, 2025

To: Brian Riblet, City Manager

From: Maura Gray, Finance Director *mg*

Subject: 2026 Annual Operating and Capital Budget

Introduction

It is necessary for City Council to consider passage of the annual Appropriation Ordinance for 2026.

Financial Impact

Total City expenditures, which include the departmental budgets, debt service, and transfers as contained in the 2026 Operating and Capital Budget are \$35,892,429.

Background

The Annual Operating Budget is prepared and submitted annually to the Montgomery City Council in accordance with Article IV, Section 4.02 (3) of the Montgomery City Charter.

The budget is the primary fiscal planning tool for moving the City forward toward accomplishing its mission-Providing superior services and engaging with you to enhance our community. It also provides the resources to support the City's goal of becoming a higher performing organization.

Briefly, this budget accomplishes three key objectives:

- Continues stewardship of City resources in a prudent manner while delivering superior services.
- Follows priorities from the 2026 strategic plan for new initiatives.
- Provides additional resources for the City's capital assets including technology improvements, street infrastructure, and park maintenance.

Staff Recommendation

It is recommended that City Council authorize and direct the preparation of legislation adopting the 2026 Annual Operating and Capital Budget. The requisite Appropriation, as reviewed in the budget meeting, will be provided for the October 8, 2025 Council Business Session.



ORDINANCE NO. \_\_\_\_\_, 2025

**AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND  
OTHER EXPENDITURES OF THE CITY OF MONTGOMERY, STATE OF OHIO,  
DURING THE FISCAL YEAR ENDING DECEMBER 31, 2026**

**WHEREAS**, Council previously did approve and submit to the Budget Commission a Budget for revenues and expenses for the fiscal year commencing January 1, 2026 and ending December 31, 2026; and

**WHEREAS**, the proposed Budget has been accepted and approved, and Council does desire to appropriate funds according to the Budget to meet current expenses and other expenditures for the 2026 fiscal year.

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

**SECTION 1.** Commencing January 1, 2026 and for the fiscal year ending December 31, 2026, in order to provide for the current expenses and other expenditures of the City, the sums detailed on the attached Budget schedule are hereby appropriated as if such schedule is fully set forth herein.

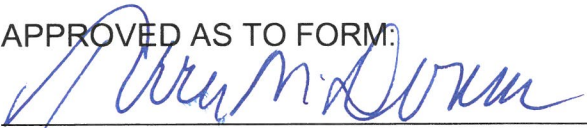
**SECTION 2.** This Ordinance shall be in full force and effect from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Connie M. Gaylor, Clerk of Council

\_\_\_\_\_  
Ronald G. Messer, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Terrence M. Donnellon, Law Director

## Attachment to 2026 Appropriation Ordinance

Fund	Personnel	Non-Personnel	Total
<b>General Fund</b>			
101 Police Department	4,417,942	337,900	4,755,842
106 Disaster Services	0	9,700	9,700
201 Public Health and Welfare	0	59,500	59,500
301 Recreation	312,854	137,600	450,454
303 City Parks	436,236	525,863	962,099
317 Swaim and Terwilliger Lodges	0	72,600	72,600
321 Special Events	0	139,500	139,500
405 Landmarks Commission	0	19,250	19,250
406 City Beautiful	0	197,000	197,000
407 Development	489,637	488,300	977,937
408 Planning Commission	0	12,200	12,200
409 Historical Building Operations	0	52,813	52,813
701 City Administration	922,630	34,000	956,630
702 Finance Department	611,987	469,550	1,081,537
703 Legal Administration	0	323,000	323,000
705 City Council	27,350	13,000	40,350
707 Mayor's Court	42,844	35,800	78,644
708 Civil Service Commission	0	5,350	5,350
709 Public Works Administration	748,712	394,700	1,143,412
712 Community & Information Svcs	473,910	426,500	900,410
715 General Government	10,000	3,010,700	3,020,700
<b>Total General Fund</b>	<b>8,494,102</b>	<b>6,764,826</b>	<b>15,258,928</b>
Amount of General Fund Transfers included in Total			734,450
<b>Special Revenue Funds</b>			
209 Memorial Fund	0	6,500	6,500
210 Parks & Recreation	0	500	500
214 OneOhio Fund	0	16,500	16,500
215 Law Enforcement	0	199,700	199,700
216 Drug Enforcement	0	200	200
217 DUI Enforcement and Education	0	400	400
218 Mayor's Court Technology	0	15,525	15,525
219 Community Oriented Policing	171,093	3,650	174,743
220 Law Enforcement Assistance	20,000	1,000	21,000
223 Fire Department	4,756,396	2,484,893	7,241,289
227 Environmental Impact Area I	0	8,000	8,000
228 Environmental Impact Area II	0	10,150	10,150
229 Environmental Impact Area III	0	10,000	10,000
230 Environmental Impact Area IV	0	5,000	5,000
261 Street Maintenance and Repair	1,091,318	515,354	1,606,672
265 State Highway Fund	0	45,000	45,000
266 Permissive MVL Fund	0	99,000	99,000
275 Municipal Pool	0	339,900	339,900
485 Arts and Amenities	0	100,750	100,750
<b>Total Special Revenues</b>	<b>6,038,807</b>	<b>3,862,022</b>	<b>9,900,829</b>

Fund	Personnel	Non-Personnel	Total
<b>Debt Service Funds</b>			
324 General Bond Retirement	0	820,600	820,600
329 Montgomery Quarter TIF Fund	0	1,389,462	1,389,462
331 Vintage Club TIF Fund	0	3,033,703	3,033,703
332 Vintage Club North TIF Fund	0	744,907	744,907
<b>Total Debt Service</b>	<b>0</b>	<b>5,988,672</b>	<b>5,988,672</b>
<b>Capital Projects Funds</b>			
410 Capital Improvements	0	3,883,400	3,883,400
460 Heritage District Fund	0	14,500	14,500
461 Triangle Equivalent TIF Fund	0	87,300	87,300
463 Vintage Club Capital Construction	0	450,000	450,000
<b>Total Capital Projects</b>	<b>0</b>	<b>4,435,200</b>	<b>4,435,200</b>
<b>Fiduciary Funds</b>			
546 Trust Reimbursements	0	100,000	100,000
601 State Fees	0	17,000	17,000
836 Historical Trust Fund	0	2,500	2,500
840 Cemetery Expendable Trust	0	86,350	86,350
875 Compensated Absence	101,450	0	101,450
890 Unclaimed Moneys Fund	0	1,500	1,500
<b>Total Fiduciary</b>	<b>101,450</b>	<b>207,350</b>	<b>308,800</b>
<b>Total All Funds</b>	<b>14,634,359</b>	<b>21,258,070</b>	<b>35,892,429</b>

September 17, 2025

TO: Brian Riblet, City Manager

FROM: Gary Heitkamp, Public Works Director  
Julie Machon, Recreation Director  
Dan Miller, Public Works Supervisor

SUBJECT: Legislation Request for Purchase of playground equipment from  
Landscape Structures

### Request

It is necessary for City Council to adopt a Resolution authorizing the City Manager to enter into contract with Landscape Structures for the purchase of playground equipment through Ohio state bid purchasing contract (Index#STS640, Contract #RSC026359).

### Financial Impact

Replacement and installation of playground equipment is programmed in the 2025 Capital Improvement Program Budget. The legislation amount requested is \$180,001.00 and would be funded through the 410-303-5405 account.

### Background

Staff conduct comprehensive playground inspections each spring and fall for all City parks. As a result of these evaluations, the playground equipment at Weller Park has been identified as significantly worn, aged, and in declining condition. Due to these factors, replacement of the existing equipment is necessary to ensure the continued safety and enjoyment of the playground for children and families.

The Weller Park Playground Project involves the removal and replacement of two primary play structures located on the east and west sides of the existing playground area.

- East Side (Nearest Tennis Courts):  
A new "Play Shaper Structure", designed for children ages 2 to 5, will be installed. This play system includes a spiral slide, double slide, crawl tunnel, and an "Animal Tracks" activity panel, which incorporates a seek-and-find game to encourage interactive play and learning.



- West Side (Nearest Weller Road):  
A **"Hemisphere Climber"** will be installed to provide physical challenge and fun by encouraging balance and coordination as children climb and explore.

In addition to those two structures:

- A **"Global Motion"** structure will be added. This dynamic, two-level rotating play element allows children to climb, spin, and explore, offering a unique play experience.
- The existing **"Club House"** will be replaced with a modern version, providing a welcoming space for socializing, eating, and imaginative play.
- The existing **"Airplane"** feature will also be replaced with a new Airplane-themed structure, continuing to support imaginative and dramatic play experiences.
- A **"Zebra Whimsy Rider"** will be included, offering younger children a spring-based ride that encourages creativity and movement.
- A new **"Cozy Dome"** will be installed as a quiet, climbable retreat, giving children a space to play independently or take a break from more active areas. **"Stepping Pods"** connect this structure with the Play Shaper Structure.

This carefully selected mix of structures addresses a range of developmental needs - physical, social, imaginative, and sensory - ensuring a safe, inclusive, and enriching play environment for children of all abilities.

### **Recommendation**

Staff recommends that City Council authorize the City Manager to enter into a contract with Landscape Structures in the amount of \$180,001.00 for the purchase of playground equipment through the Ohio state bid purchasing contract (Index#STS640, Contract #RSC026359).

Please contact us if you have any additional questions.

Attachment - Landscape Structures Quote, Landscape Structures Renderings



Please make check payable to:  
**Landscape Structures Inc**  
**601 7th Street S**  
**Delano, MN 55328**

# Proposal

Date	Proposal #
8/26/2025	25-755-5

Bill To:
<b>City of Montgomery</b> <b>Dan Miller</b> <b>10101 Montgomery Road</b> <b>Montgomery, OH 45242</b> <b>United States</b>

Ship To
<b>Weller Park</b> <b>8832 Weller Rd</b> <b>Montgomery, OH 45242</b>

Customer Contact	Customer Phone	Customer Fax	Terms	P.O. No.	Rep
			Net 30 w/ PO		TO

Item	Description	Qty	Weight	Price	Total
Design	PlayShaper per designPEN1175325-01-04 with pods	1		69,395.00	69,395.00
156435A	Hemisphere Climber	1		16,355.00	16,355.00
218915A	Global Motion	1		37,710.00	37,710.00
CP034064	PERMALENE AIRPLANE W/2 STEERING WHEELS DB	1		5,435.00	5,435.00
135534B	Zebra Whimsey Rider, DB	1		1,775.00	1,775.00
168099A	Cozy Dome	1		5,920.00	5,920.00
100121A	Clubhouse w/arch Roof	1		9,355.00	9,355.00
CP018304	DigiFuse® Animal tracks panel w/6 flat medallions	1		2,830.00	2,830.00
Freight	Freight			4,734.00	4,734.00
Labor	Labor and disposal of existing equipment			4,750.00	4,750.00
Installation	Professional Certified Installation of new equipment			29,620.00	29,620.00
Ohio State C...	Ohio State Contract, INDEX# STS640, CONTRACT#RSC026359			-7,878.00	-7,878.00

Proposal Good For 30 Days  
 Shipping Time: TBD  
 Ship Via: Common Carrier  
 Please call 24 hours prior to delivery: \_\_\_\_\_

Customer signature below constitutes a purchase order.

<b>Subtotal</b>	\$180,001.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$180,001.00







RESOLUTION NO. , 2025

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A  
CONTRACT WITH LANDSCAPE STRUCTURES, INC. FOR THE  
PURCHASE OF PLAYGROUND EQUIPMENT FOR WELLER PARK**

**WHEREAS**, the City is required by statute to solicit competitive bids for goods or services which will exceed a contract price of Seventy-Seven Thousand Two Hundred Fifty Dollars (\$77,250.00); and

**WHEREAS**, state law recognizes certain exceptions to the requirement of competitive bidding including purchases made through the State of Ohio's Cooperative Purchasing Program; and

**WHEREAS**, the City of Montgomery is a participant in the State of Ohio's Cooperative Purchasing Program; and

**WHEREAS**, the Public Works Department desires to purchase updated playground equipment for Weller Park through the Ohio Cooperative Purchasing Program and has determined that such goods are available through Landscape Structures, Inc. is a better purchase option than competitive bidding.

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

**SECTION 1.** The City Manager is hereby authorized to purchase various playground equipment, as more specifically detailed on Exhibit A attached hereto, in an amount not to exceed \$180,001.00 from Landscape Structures, Inc. Council finds that such purchase shall be completed through the Ohio Cooperative Purchasing Program as allowable by State law without separate competitive bidding.

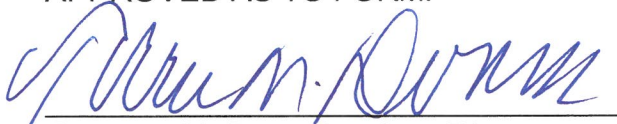
**SECTION 2.** This Resolution shall be in full force and effect from and after its passage.

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Connie M. Gaylor, Clerk of Council

\_\_\_\_\_  
Ronald G. Messer, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Terrence M. Donnellon, Law Director

*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 of Montgomery  
City Council Business Session Minutes  
September 3, 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  
Matthew Vanderhorst, Communications and Information Service Director  
Connie Gaylor, Clerk of Council

City Council Members Present

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

City Council convened in Council Chambers at 6:07 p.m. with Mayor Messer presiding.

ROLL CALL

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

Mr. Margolis made a motion to dispense with roll call. Mrs. Bissmeyer seconded. City Council unanimously agreed.

SPECIAL PRESENTATION

Mrs. Mills-Reynolds presented David and Cheryl Bernstein with a Certificate of Appreciation as the 2025 Summer Seasons of Beauty Winners by the Beautification and Tree Commission.

City Council congratulated the Bernstein's for receiving the award and thanked them for maintaining a beautiful home and landscape.

GUESTS AND RESIDENTS

There were no guests and residents.

LEGISLATION TO BE ADDED AND CONSIDERED AT THE MEETING

Mayor Messer explained that there were a number of pieces of legislation that were to be added to the agenda this evening.

Mr. Dobrozsi recused himself from the discussion and vote on the following legislation as they were directly related to the Montgomery Quarter and could be seen as a professional conflict.

Mr. Donnellon explained to Council that one motion could be made to add all four of the following legislation to the agenda. Mr. Margolis made a motion to add the following legislation to the agenda for consideration at the meeting. Vice Mayor Naiman seconded. City Council unanimously agreed.

**An Ordinance Authorizing A Fourth Amendment To A Development Agreement By And Between The City Of Montgomery, Ohio, The Montgomery Community Improvement Corporation, And Gateway Partners Montgomery, LLC And Declaring An Emergency**

*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

September 3, 2025

Page 2.

**A Resolution Approving a Restrictive Covenant Between the City of Montgomery, Ohio and Neyer MQ Lot 4, LLC and Brandicorp MQ Lot 4, LLC**

**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**

**A Resolution Authorizing The City Manager To Enter Into A Settlement Agreement With Gateway Partners Montgomery LLC Regarding A Dispute For Site Preparation Costs**

Mr. Donnellon stated that the legislation serves as a companion to the items discussed at the previously held Montgomery Community Improvement Corporation (CIC) meeting. He explained that, if approved, this will move forward the next phase of Montgomery Quarter development. He explained that similar to the CIC, the first piece of legislation is the city authorizing the same amendment to the development agreement. The CIC does it by Resolution. The city has to do this by Ordinance; however, before we move to approval, we will ask you to suspend the second reading and approve it as an emergency, so it goes into effect immediately.

Mr. Donnellon explained that the Resolution approving a restrictive covenant was not discussed at the CIC meeting because this is strictly between the city and the ultimate owners of the development. He stated that Council may recall during the process of approving; there was concern about the operation of property lines and buildings that need to go across property lines. He stated that the same issue was encountered with Twin Lakes. He explained that a covenant would be accepted by the City, and the property would all be held together and treated as one. He explained that this enables the zoning, the fire code, the building code to allow this building not to be separated, typically one block to be built as a unified development. Mr. Donnellon added that eventually we will go to the county and ask them to assess the value of that improvement on that property, on that district, to collect it. But this removes all the impediments to the zoning, building, and fire code.

Mr. Donnellon explained that the third piece of legislation is the companion piece to amend the appropriations to be able to fund the settlement. He stated that the money has to be transferred to the CIC before this case executes and settle agreements, even though it may not be paid for several months. He explained this is an amended appropriation to return from what the city received in the sale of the first phase, 2.1 million, to restore part of that back to the city. He stated that after arduous negotiations this is a solution as to how we can remove the impediment to this development team to go forward without the city incurring substantially more cost and delays to redevelop the property. He stated this is a compromise which is explained on an attachment to the legislation for the settlement agreement which showed the bare cost to the areas of dispute, which was 1.6 million. He stated what we are doing is authorizing the money to be moved over so that Mr. Riblet can sign on behalf of the CIC at the appropriate time. Mr. Donnellon stated the last piece is approving again the settlement agreement to resolve the dispute with the development team so we can move forward.

Mrs. Bissmeyer stated that two things stood out as imperative to her and they are momentum and trust. She explained that she appreciated the creative financing that was done in a way not to put the City at risk. She stated that the project has to keep going.

Mrs. Mills-Reynolds stated that she thought this was a great solution to several issues.

Vice Mayor Naiman stated she agrees that the project needs to move forward and is supportive of the work that has been done to get to this point. She agreed that momentum and trust are very important. She stated that everything with the project hinges on trust and hopes that this will allow the project to move forward quickly.

Mr. Suer stated he felt this was good rationale for reaching a compromise, which is a good thing, on both the City's and Development Team's behalf. He stated good work to everyone involved.

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Mr. Margolis gave kudos to the Development Team, Mr. Riblet, and Mr. Donnellon in sticking with the ins and outs of unknown issues. He stated he was fully supportive of the project.

Mayor Messer stated that he agreed with many of the comments especially with momentum and trust.

Mike Brandy of Brandicorp thanked City Council for their support and stated that this truly was a Public/Private investment. He stated that willingness to help goes both ways. He stated that he is excited to show Council the Hotel Rambler and then to see the progression of the multi-family to the commercial portion come to fruition.

Dan Neyer of Neyer Properties thanked City Council for the opportunity to continue with the project. He stated that the MQ is transformational for the site and the region. He shared that he frequently hears how great the MQ is. He feels that combining the complexities and components of the development will only make it better.

Mr. Brandy expressed to City Council how tremendous staff has been throughout the process.

Mrs. Mills-Reynolds moved to read all legislation by title only. Mrs. Bissmeyer seconded. City Council unanimously agreed.

Mayor Messer assigned the following legislation to Mr. Margolis.

**An Ordinance Authorizing A Fourth Amendment To A Development Agreement By And Between The City Of Montgomery, Ohio, The Montgomery Community Improvement Corporation, And Gateway Partners Montgomery, LLC And Declaring An Emergency**

Mr. Margolis read the title and moved to suspend the rules requiring three readings. Mrs. Mills-Reynolds seconded.

The roll was called and showed the following vote:

AYE: Bissmeyer, Mills-Reynolds, Messer, Naiman, Suer, Margolis	(6)
NAY:	(0)
RECUSE: Dobrozsi	(1)

Mr. Margolis moved for passage of the Ordinance as an emergency.

The roll was called and showed the following vote:

AYE: Mills-Reynolds, Messer, Naiman, Suer, Margolis, Bissmeyer	(6)
NAY:	(0)
RECUSE: Dobrozsi	(1)

Mayor Messer assigned the following legislation to Mr. Margolis.

**A Resolution Approving a Restrictive Covenant Between the City of Montgomery, Ohio and Neyer MQ Lot 4, LLC and Brandicorp MQ Lot 4, LLC**

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

The roll was called and showed the following vote:



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154  
155 AYE: Messer, Naiman, Suer, Margolis, Bissmeyer, Mills-Reynolds (6)

156 NAY: (0)

157 RECUSE: Dobrozsi (1)

158  
159 Mayor Messer assigned the following legislation to Mr. Suer.

160  
161 **An Ordinance To Amend Appropriations For Current Expenses And Other Expenditures Of The City Of**  
162 **Montgomery, State Of Ohio, During The Fiscal Year Ending December 31, 2025**

163  
164 Mr. Suer read the title and moved to suspend the rules requiring three readings. Mr. Margolis seconded.

165  
166 The roll was called and showed the following vote:

167  
168 AYE: Naiman, Suer, Margolis, Bissmeyer, Mills-Reynolds, Messer (6)

169 NAY: (0)

170 RECUSE: Dobrozsi (1)

171  
172 Mr. Suer moved for passage of the Ordinance.

173  
174 The roll was called and showed the following vote:

175  
176 AYE: Suer, Margolis, Bissmeyer, Mills-Reynolds, Messer, Naiman (6)

177 NAY: (0)

178 RECUSE: Dobrozsi (1)

179  
180 Mayor Messer assigned the following legislation to Mr. Suer.

181  
182 **A Resolution Authorizing The City Manager To Enter Into A Settlement Agreement With Gateway**  
183 **Partners Montgomery LLC Regarding A Dispute For Site Preparation Costs**

184  
185 Mr. Suer read the title and moved for passage. Mr. Margolis seconded.

186  
187 The roll was called and showed the following vote:

188  
189 AYE: Margolis, Bissmeyer, Mills-Reynolds, Messer, Naiman, Suer (6)

190 NAY: (0)

191 RECUSE: Dobrozsi (1)

192  
193 Mr. Dobrozsi rejoined Council on the dais.

194  
195 **TABLED LEGISLATION**

196  
197 **A Resolution Authorizing the City Manager to enter into an agreement with the Sycamore Community**  
198 **School District Board of Education to assign two School Resource Officers**

199  
200 Mr. Donnellon recommended that this legislation remain tabled until the September 17 Work Session meeting as  
201 confirmation of the proposed agreement has not been received by the Sycamore Board of Education.  
202  
203

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## **PENDING LEGISLATION**

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

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

## **NEW LEGISLATION**

### **A Resolution Authorizing An Assessment For The Cutting Of Noxious Weeds And Removal Of Debris/Trash at 10039 Windzag Lane, Montgomery, Ohio 45242**

Mrs. Bissmeyer read the title and moved passage of the Resolution. Mr. Margolis seconded.

Vice Mayor Naiman asked if there were any updates on this legislation or the following legislation regarding assessing fees for the cutting of the weeds at the respective properties.

Mr. Chesar replied that contact was initiated with both property owners, with one of the property owners indicating they would come in and pay for the fees however at the time of the meeting they had not.

Vice Mayor Naiman thanked Mr. Chesar and staff for their efforts to contact the property owners and for monitoring blighted properties in the city.

The roll was called and showed the following vote:

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

NAY: (0)

### **A Resolution Authorizing An Assessment For The Cutting Of Noxious Weeds And Removal Of Debris/Trash at 10360 Southwind Drive, Montgomery, Ohio 45242**

Mrs. Bissmeyer read the title and moved passage of the Resolution. Mr. Margolis seconded.

The roll was called and showed the following vote:

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

NAY: (0)

### **A Resolution Authorizing The City Manager To Enter Into A Contract With Compass Point Planning, LLC For Professional Services Related To Land Usage Code Updates Consistent With The Montgomery's Moment: 2025 Comprehensive Plan**

Ms. Wendy Moeller of Compass Point Planning thanked City Council and staff for the opportunity to collaborate on the updates to the city Land Usage/Zoning Code. She stated that she looks forward to assisting staff with the update and to move the recently passed comprehensive plan forward. Ms. Moeller introduced Bryan Grome.

Mr. Grome greeted City Council and explained that he is the head of the landscape architecture department at MSP Design (McGill, Smith, Punshon) and would be working closely with Ms. Moeller on the update.

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Mrs. Bissmeyer read the title and moved passage of the Resolution. Mr. Margolis seconded.

The roll was called and showed the following vote:

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

NAY: (0)

### **ADMINISTRATION REPORT**

Mr. Riblet gave the following report:

- City Council Work Session is scheduled for September 17, 2025 at 6:00.
  - The Law and Safety and Financial Planning Committees will meet on Monday, September 8 at 3:30 and 4:30 p.m.. respectively. The Planning, Zoning and Landmarks Committee has cancelled their meeting for the month of September.
- Mr. Dobrozsi reminded Council that he would be on vacation from September 8 through September 23.
- The Parks and Recreation, Government Affairs and Public Works Committees have cancelled their meetings for September due to no agenda items.
  - The annual Budget Review meeting will be held on Thursday, September 11. A light dinner will be served at 5:00 p.m. with the meeting beginning at 5:30 p.m.
  - Following a powerful mental health presentation held last Thursday night, staff will begin recording mental health podcasts with the panelists to be posted on the City's website and YouTube channel focusing on addiction, recovery and hope.
  - As a reminder, City Hall will receive a landscaping overhaul. This is anticipated to begin in mid to late September. You may see some initial removal on the corner of the building to allow crews to make a fountain drain line repair in the coming days. We have also ordered the new Mayor's Boulder and Plaque, and we anticipate this to be installed in November.
  - Great job by everyone involved in the Diversity Dinner this past Saturday.
  - The K-9 Kerplunk was another huge success...thanks to all involved.

### **Human Resources**

- Firefighter/Paramedic positions – Two candidates were given conditional offers of employment.
- Police Officer positions – Eight candidates are scheduled for initial interviews later in September. There are two open positions to fill.
- Recreation Specialist position - Jimmy Ekstedt was appointed to the full-time Recreation Specialist position effective September 1. Jimmy was a Safety Village volunteer when he was in high school and he is also a recent MCLA graduate.

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### Events

- Vegas in the Village will be held Thursday, September 4 from 5:00 to 9:00 p.m. A total of 40 businesses in Historic Montgomery and Montgomery Quarter are participating in the event. Participants will begin the evening at The Remington Room before visiting different businesses throughout the evening, eventually ending at Montgomery Quarter Park for music and a raffle drawing. Thank you to Ms. Henao, Mr. Chesar, Mr. Vonden Benken, and Ms. Frederick for their hard work in putting together this popular event.
- The Night Sky Star Party is this Friday, September 5 at Pioneer Park. It is presented by the Parks and Recreation Commission in conjunction with the Cincinnati Observatory. The children's program will take place from 8:00– 9:00 p.m. followed by the adults only program from 9:00 – 10:00 p.m.
- A Ribbon Cutting ceremony will be held at Bethesda North next Tuesday, September 9 at 2:00 p.m. The ribbon cutting ceremony is in recognition of the lobby renovation at the main entrance of the hospital.
- The Annual Car Show is scheduled for Saturday, September 13 from 4:00-7:00 p.m. across the street at the plaza.
- The Development Team has arranged for Council to tour the Hotel Rambler. Thursday, October 30 at 4:00 p.m. was selected to tour the facility.
- A Hamilton County Municipal League meeting is scheduled for Saturday, September 13 at 8:30 a.m. The meeting will be held in Forest Park and Kent Scarrett of the Ohio Municipal League will be providing an update on current issues at the State level. Please let Ms. Gaylor know if you would like to attend.

### MINUTES

Mayor Messer asked for a motion to approve the August 20, 2025 Work Session minutes.

Mr. Margolis made a motion to approve the August 20, 2025 Work Session minutes as written. Mrs. Bissmeyer seconded. City Council unanimously agreed.

### MAYORS COURT REPORT

Mayor Messer asked for a motion to disburse the August Mayor's Court collections in the amount of \$10,025.

Mr. Dobrozsi made a motion to disburse the August Mayor's Court collections in the amount of \$10,025. Mrs. Bissmeyer seconded. City Council unanimously agreed.

### OTHER BUSINESS

#### **Liquor License Request**

Police Chief John Crowell explained that staff has received a notice from the Ohio Division of Liquor Control for the transfer of a liquor permit from Village Pub Inc. to Bansal Management, LLC dba The Village Tavern. He stated that the type of license remains the same as this was a transfer of ownership. He stated that he had no concerns about the license and recommended to City Council not request a hearing.

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Mrs. Bissmeyer made a motion not to request a hearing with the Liquor Control Board regarding this license. Vice Mayor Naiman seconded. City Council unanimously agreed.

Mr. Dobrozsi provided an update on the Law Director interview process and timeline for the planned retirement of Mr. Donnellon. He explained that the interview team met and interviewed four firms. He explained that the team will possibly meet again with two of the firms but will bring a recommendation back to City Council at a future meeting.

#### **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 7:00 p.m.

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Connie Gaylor, Clerk of Council



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City of Montgomery  
City Council Special Session Minutes  
September 11, 2025

Present

Brian Riblet, City Manager  
Tracy Henao, Asst. City Manager  
John Crowell, Chief of Police  
Ben Shapiro, Fire Chief  
Maura Gray, Finance Director  
Matthew Vanderhorst, Community and Information Services Director  
Mike Rogers, Asst. Public Works Director  
Gary Heitkamp, Public Works Director  
Julie Machon, Recreation Director  
Derek Morgan, Finance Specialist  
Kevin Chesar, Community Development Director  
Mike Young, Asst. Fire Chief  
Connie Gaylor, Clerk of Council

City Council Members Present

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

Council Member Absent

Chris Dobrozsi

Council Candidates Present

Mike Cappel  
Frank Forsthoefel

City Council convened in Council Chambers for the Special Budget Review Session at 5:30 p.m. with Mayor Messer presiding.

Mayor Messer asked for a roll call as Mr. Dobrozsi was not in attendance.

The roll was called with all other members present except for Mr. Dobrozsi. Mrs. Bissmeyer moved to excuse Mr. Dobrozsi as he had previously notified Council of his absence. Mr. Margolis seconded. City Council unanimously agreed.

Mr. Riblet welcomed city Council candidates Frank Forsthoefel and Mike Cappel to the meeting. He thanked all Department Heads and their staff for their time in compiling and reviewing the 2026-2030 budgets and for striving to be good stewards of the city's resources. Mr. Riblet extended a special thank you to Maura Gray and Derek Morgan for capturing changes and putting together well-presented budget books.

Mayor Messer asked Mr. Riblet and Ms. Gray to proceed with their budget presentations.

**Review of the 2026 Operating and Capital Budget**

Ms. Gray presented an overview of the 2026-2030 Operating and Capital Improvement Budget.

Ms. Gray provided a summary of the anticipated 2026 beginning and ending balances as shown below:

FISCAL YEAR 2026 ALL FUNDS BUDGET

	BEGINNING BALANCE	ESTIMATED REVENUES	ESTIMATED EXPENSES	ENDING BALANCE
GENERAL FUND	\$ 22,760,145	\$ 16,110,264	\$ 15,258,928	\$ 23,611,481
SPECIAL REVENUE FUNDS	20,801,688	8,234,398	9,900,829	19,135,257
DEBT SERVICE FUNDS	6,607,156	6,092,966	5,988,672	6,711,450
CAPITAL PROJECT FUNDS	4,619,944	3,830,940	4,435,200	4,015,684
FIDUCIARY FUNDS	1,281,728	321,500	308,800	1,294,428
TOTAL BUDGET	\$ 56,070,661	\$ 34,590,068	\$ 35,892,429	\$54,768,300

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### **Revenues Estimates**

Ms. Gray stated that the 2026 Operating and Capital Budget includes a few revenue assumptions as listed below:

- Earnings Tax estimate of \$13,525,200 is a very conservative 2% increase over FY 2025. Year over year, earnings tax averages an almost 4% increase.
- The 2026 Property tax collections are estimated to increase 1% over 2025 collections. In 2024, collections averaged 20% higher with the revaluation of property in 2023.
- All other revenue sources to remain relatively flat over the next five years

### **Expenditures Assumptions**

Ms. Gray explained that personnel estimates are in line with current union agreements and include a 3.75% COLA in FY 2026. Any savings in 2025 are a direct result of vacancies. The 2026 Non-personnel line items such as contractual services, materials and supplies for the General Fund have increased an average of 4% from 2025.

### **General Fund Budget**

Ms. Gray explained the following details for the revenue and expenditures in the General Fund.

- FY 2026 General Fund Revenues are very slightly lower, less than half a percent, than the 2025 anticipated revenues due to conservative estimates.
- The earnings tax projection to includes a conservative 2% increase overall. Earnings tax is currently distributed 75% to the General Fund, 20% to the Capital Improvements Fund and 5% to the Bond Retirement Fund.
- The budget includes staffing all positions at 100% of cost so any vacancies will generate budget savings while the position is recruited and ultimately filled unless overtime is needed. These savings are trued up following the subsequent year budget meeting at the end of the year. The purpose of this is to reduce variances.

### **Capital Improvement Fund**

Ms. Gray provided the following details regarding the Capital Improvement Fund.

- City Pool- Fund 275 includes the addition of a water feature at the City pool in 2026.
- General Government-Fund 715 Fleet Management Program includes expenditure of \$450,000 in 2026.
- Street Maintenance and Repair- Fund 261 includes Annual Street Resurfacing on Village Green Drive, Golf Green Drive and Carriage Lane

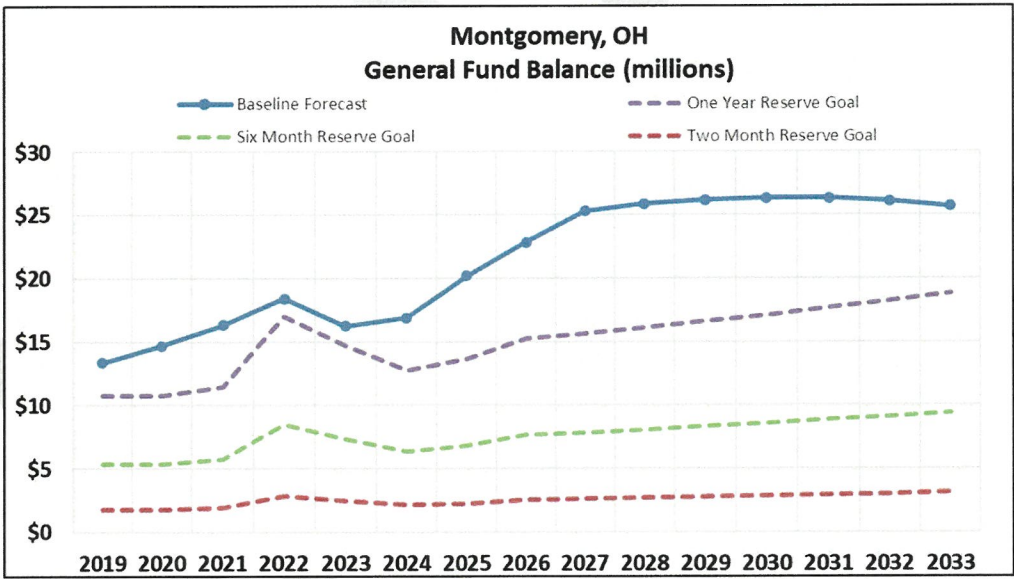
### **Fund Balance Policy**

Ms. Gray provided a summary and forecast of the fund balance policy as depicted below:

City of Montgomery  
General Fund Budget Summary  
Fiscal Year 2026

Projected Beginning Balance	22,760,145
Estimated Revenues and Transfers In	16,110,264
Estimated Expenditures and Transfers Out	15,248,928
Positive Variance	861,336
Projected Ending Balance	23,621,481
6 Months Reserve Policy	7,624,464
Unreserved Fund Balance	\$ 15,997,017

Fund Balance Baseline



Fund Balance Policy – Other Funds

- General Fund (established target of six-twelve months of operating expenditures)
- Capital Improvement Fund 410 - established at \$1,000,000
- Arts and Amenities Fund 485 (established at \$376,237, equivalent to two substantial restricted bequests to the fund)
- Fire/EMS Levy Fund 223 (established as six – twelve months of operating expenditures)

**10-year General Fund Forecast Scenarios**

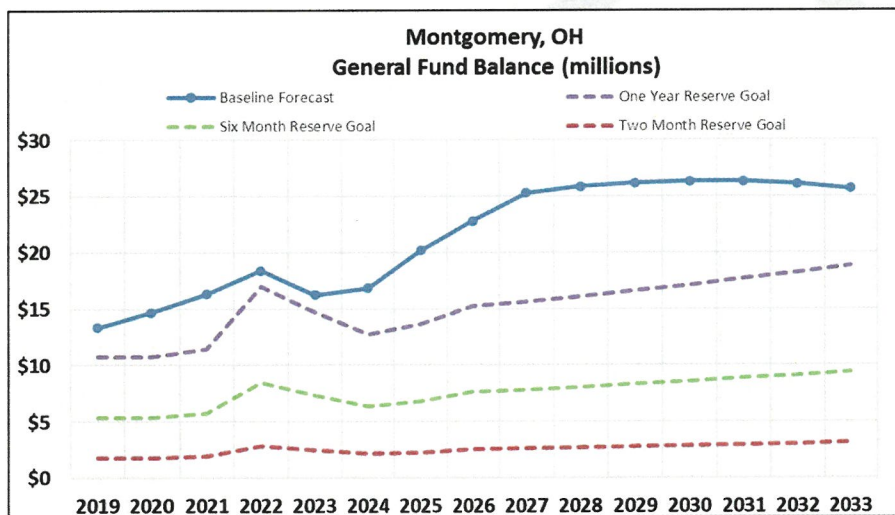
Mr. Riblet continued the discussion of fund balance baselines with a ten year forecast. He stated that baseline assumptions regarding revenue and expenses are as follows:

Revenues:

- Earnings Tax annual growth of 2%
- Real Estate Property Taxes annual growth of 1%
- All other revenue types are a 1% annual growth
- Conservative estimates below historic results

Expenditures:

- Salaries increase at 4% for FY 2025, 3.75% for FY 2026 and out years at 3.5%
- Healthcare projected to increase 10% annually



Mr. Riblet noted that projected revenues outpace projected expenditures resulting in an upward sloping curve. He stated that this projection does not factor in any budget savings which will be reconciled or evened out annually to reduce variances. The excess is returned to fund balance. This projection also does not factor in any earnings taxes increase resulting from various developments being completed in the coming years. Even with these conservative estimates, the fund balance is projected well above the one-year reserve goal.

Mr. Riblet explained that staff has prepared several alternatives for Council's consideration and explained them as follows:

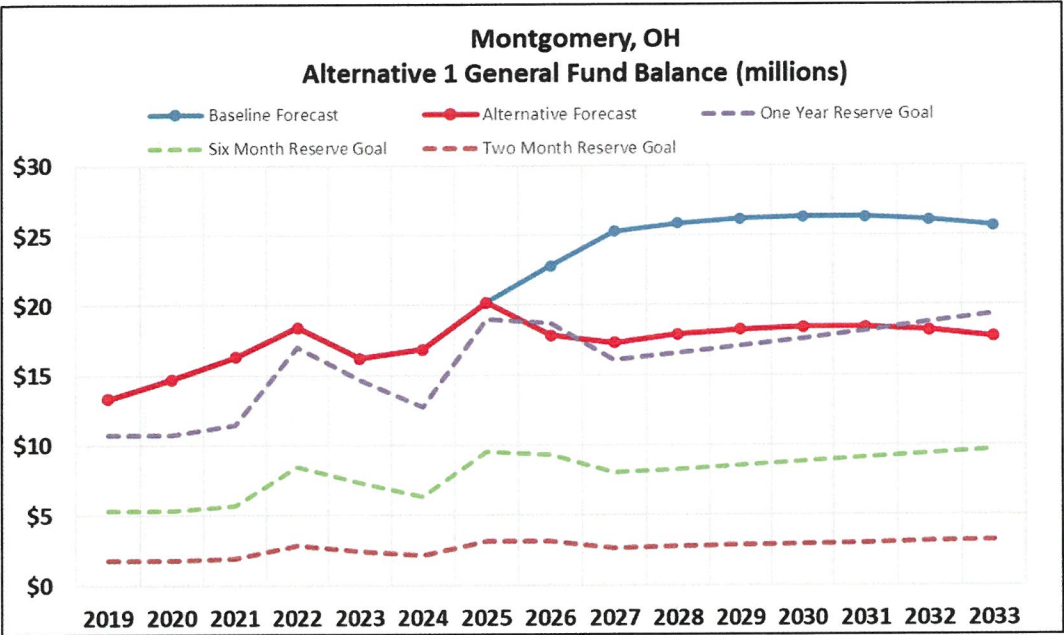
**Alternative 1 – Potential capital investments using General Fund Reserves of:**

- \$950K in FY 2025 (MCIC Transfer)
- \$4M in FY 2025 (Safety Center Renovation/Addition)
- \$1M in FY 2026 (Acquisition)
- \$2M in FY 2026 (Hopewell Cemetery Columbarium)

All other baseline assumptions remain the same.

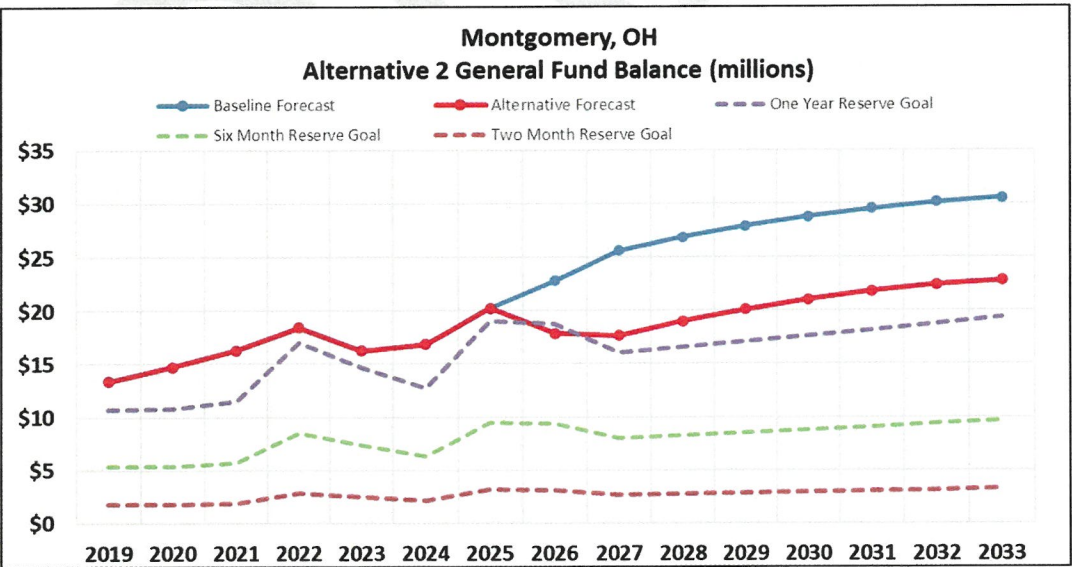


Pay \$7.95 million towards capital investments between FY 2025 and FY 2026.



Alternative 2 - Forecast Notes

- Income tax allocation 80% to General Fund.
- All other income assumptions are at baseline.
- Expense assumptions are at baseline levels.
- Includes proposed capital expenditures.





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Mr. Riblet and Ms. Gray concluded their presentations at which time staff and Council continued through each department's budget lines and discussed 2025 accomplishments and 2026 requests.

City Council thanked all staff for their continued good work of delivering a budget with a conservative approach to spending.

Mr. Suer stated that with the reserve balances the City is in a very healthy position, but it is good to bear in mind that reserves can get too high and can be viewed critically. He stated that he felt we needed to keep those reserves at a more manageable level.

Mr. Riblet stated that with the hotel tax generating 3% earning tax that can support additional staff that he will monitor the need for additional staff in the upcoming years to support the needs of the Montgomery Quarter once it is completed. He stated they would be looking at staffing levels in the police, recreation and public works departments.

**OTHER BUSINESS**

Mayor Messer asked if there was any further business to discuss in Public Session. There being none, he asked for a motion to adjourn.

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

The Special Budget Review Session of City Council adjourned at 7:26 p.m.

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Connie Gaylor, Clerk of Council