CITY OF
MONTGOMERY
A CHARMING PAST. A GLOWING FUTURE.

MEMORANDUM

August 14, 2026

TO: Mayor and City Council Members

FROM: Brian K. Riblet, City Manager BKR

SUBJECT: City Council Work Session of Wednesday, August 19, 2026

As a reminder, City Council is scheduled to meet in Work Session on Wednesday, August 19, 2026 at 6:00 p.m.

Work Session

1. Call to Order
2. Roll Call
3. Special Presentation
4. Guest and Residents
5. Legislation for Consideration this Evening

   a. 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, 2026—(Mr. Suer) Information has been previously provided on this Ordinance requesting Council approve an increase to the appropriation of the Capital Improvements Fund of $2,400,000. This change is due to appropriating funds for phase one of the Safety Center Construction Project.

   Mayor Bissmeyer ask for a Motion to add to the Agenda

   Council Member - Make a motion to add to the agenda

   Voice Vote

   Mayor Bissmeyer- This Legislation was assigned to Council Member Suer at the August 5 meeting.

   Assigned Council Member - Move to read the Ordinance by title only

   Voice Vote

Assigned Council Member-Move to suspend the rules requiring three readings

Roll Call Vote

Mr. Riblet Explain the Ordinance

Roll Call Vote

6. Establishing an Agenda for September 2, 2026 Business Session

Pending Legislation

New Legislation

a. A Resolution To Adopt Recommendation Of The Montgomery Tax Incentive Review Council With Respect To The Compliance Of All Tax Increment Financing Districts Within The City Of Montgomery—Please find attached correspondence from Chris Bigham, Finance Director, requesting that City Council consider approving a Resolution that, if adopted, will adopt the recommendation of the Montgomery Tax Incentive Review Council with respect to the compliance of all Tax Increment Financing Districts within the City of Montgomery. The Montgomery Tax Incentive Review Council met on Wednesday, August 4, 2026. Ohio Law mandates that City Council approve, reject, or remand the decision of the Tax Incentive Review Council relative to the compliance of the tax increment financing districts with their enabling legislation prior to September 1, 2026.

Mayor Bissmeyer to Assign to a Council Member

Mr. Riblet to explain the request

Add this Resolution to the September 2, 2026 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening

b. A Resolution Authorizing An Assessment For The Cutting Of Noxious Weeds And Removal Of Debris/Trash At 10360 Southwind Drive, Montgomery, Ohio 45242—Please find attached correspondence from Greg Vonden Benken, Zoning & Code Compliance Officer, requesting that City Council authorize an assessment for the cutting of noxious weeds at 10360 Southwind Drive. Section 93.40 of the Code of Ordinances provides a prohibition against noxious weeds and grass that exceeds 6" in height. Sections 93.13 and 93.41 of the code allows the Community Development Department to have these nuisances abated by contract and the cost to be charged against the real property and a lien to be placed upon the property. The total assessment on this property will be $650.00 if the owner fails to comply with the notice.

Mayor Bissmeyer to Assign to a Council Member

Mr. Chesar to explain the request

Add this Resolution to the September 2, 2026 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening

c. A Resolution Authorizing An Assessment For The Cutting Of Noxious Weeds And Removal Of Debris/Trash At 10039 Windzag Lane, Montgomery, Ohio 45242—Please find attached correspondence from Greg Vonden Benken, Zoning & Code Compliance Officer, requesting that City Council authorize an assessment for the cutting of noxious weeds at 10039 Windzag Lane. Section 93.40 of the Code of Ordinances provides a prohibition against noxious weeds and grass that exceeds 6" in height. Sections 93.13 and 93.41 of the code allows the Community Development Department to have these nuisances abated by contract and the cost to be charged against the real property and a lien to be placed upon the property. The total assessment on this property will be $325.00 if the owner fails to comply with the notice.

Mayor Bissmeyer to Assign to a Council Member

Mr. Chesar to explain the request

Add this Resolution to the September 2, 2026 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening

d. A Resolution Authorizing An Assessment For The Cutting Of Noxious Weeds And Removal Of Debris/Trash At 8186 Monte Drive, Montgomery, Ohio 45242—Please find attached correspondence from Greg Vonden Benken, Zoning & Code Compliance Officer, requesting that City Council authorize an assessment for the cutting of noxious weeds at 8186 Monte Drive. Section 93.40 of the Code of Ordinances provides a prohibition against noxious weeds and grass that exceeds 6" in height. Sections 93.13 and 93.41 of the code allows the Community Development Department to have these nuisances abated by contract and the cost to be charged against the real property and a lien to be placed upon the property. The total assessment on this property will be $325.00 if the owner fails to comply with the notice.

Mayor Bissmeyer to Assign to a Council Member

Mr. Chesar to explain the request

Add this Resolution to the September 2, 2026 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. Mr. Margolis
    b. Mrs. Mills-Reynolds
    c. Mr. Forsthoefel
    d. Mr. Suer
    e. Vice Mayor Naiman
    f. Mr. Cappel
    g. Mayor Bissmeyer
10. Approval of Minutes-August 5, 2026 Business Session
11. Mayors Court Report
12. Other Business
13. Executive Session
14. Adjournment

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

C: Connie Gaylor, Executive Assistant/ Clerk of Council
Department Heads
Jack Hemenway, Law Director

CITY OF MONTGOMERY
A CHARMING PAST. A GLOWING FUTURE.

CITY COUNCIL WORK SESSION AGENDA
10101 Montgomery Road • Montgomery, Ohio 45242
(513) 891-2424 • Fax (513) 891-2498

August 19, 2026
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
    a. 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, 2026

    Mayor Bissmeyer ask for a Motion to add to the Agenda

    Council Member - Make a motion to add to the agenda

    Voice Vote

    Mayor Bissmeyer- This Legislation was assigned to Council Member Suer at the August 5 meeting.

    Assigned Council Member - Move to read the Ordinance by title only

    Voice Vote

    Assigned Council Member-Move to suspend the rules requiring three readings

    Roll Call Vote

    Mr. Riblet Explain the Ordinance

    Roll Call Vote
6. Establishing an Agenda for the September 2, 2026 Business Session

Pending Legislation

New Legislation

a. A Resolution To Adopt Recommendation Of The Montgomery Tax Incentive Review Council With Respect To The Compliance Of All Tax Increment Financing Districts Within The City Of Montgomery

Add this Resolution to the September 2, 2026 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening

b. A Resolution Authorizing An Assessment For The Cutting Of Noxious Weeds And Removal Of Debris/Trash At 10360 Southwind Drive, Montgomery, Ohio 45242

Add this Resolution to the September 2, 2026 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening

c. A Resolution Authorizing An Assessment For The Cutting Of Noxious Weeds And Removal Of Debris/Trash At 10039 Windzag Lane, Montgomery, Ohio 45242

Add this Resolution to the September 2, 2026 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening

d. A Resolution Authorizing An Assessment For The Cutting Of Noxious Weeds And Removal Of Debris/Trash At 8186 Monte Drive, Montgomery, Ohio 45242

Add this Resolution to the September 2, 2026 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. Mr. Margolis
    b. Mrs. Mills-Reynolds
    c. Mr. Forsthoefel
    d. Mr. Suer
    e. Vice Mayor Naiman
    f. Mr. Cappel
    g. Mayor Bissmeyer
10. Approval of Minutes-August 5, 2026 Business Session
11. Mayors Court Report
12. Other Business
13. Executive Session
14. Adjournment

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

C: Connie Gaylor, Executive Assistant/Clerk of Council
Department Heads
Jack Hemenway, Law Director

ORDINANCE NO. , 2026

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, 2026

WHEREAS, on December 3, 2025, Council adopted Ordinance No. 15, 2025 entitled, *An Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City of Montgomery, State of Ohio, During The Fiscal Year Ending December 31, 2026,* ("Appropriation Ordinance"), appropriating a total of $36,776,618 for the year 2026; and

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

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

SECTION 1. Effective immediately, in order to provide for the ongoing expenses and other expenditures of the City of Montgomery, Ohio for fiscal year 2026 to balance appropriations in certain Funds, the attached Schedule, Adjustment to Appropriations, is hereby adopted as if fully set forth herein, and funds are hereby re-appropriated consistent therewith.

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

PASSED:_____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

LA Bissmeyer
Lee Ann Bissmeyer, Mayor

APPROVED AS TO FORM

_____
Jack B. Hemenway, Law Director

SCHEDULE A
2026 ADJUSTMENT TO APPROPRIATIONS

Fund Number	Fund Title	Initial Appropriation	Increase/Decrease Appropriation	Adjusted Fund
410	Capital Improvements	$3,883,400	$2,400,000	$6,283,400

CITY OF
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MEMORANDUM

August 14, 2026

TO: Brian K. Riblet, City Manager

FROM: Chris Bigham, Finance Director

SUBJECT: Approval of Anticipated Action by Montgomery Tax Incentive Review Council

Request

In accordance with ORC Section 5709.85, it is necessary for City Council to adopt legislation to approve the August 4, 2026, finding of the Montgomery Tax Incentive Review Council. The Tax Incentive Review Council determined that all current tax increment financing districts are in compliance with the requirements of the legislation that created the districts.

Background

The City of Montgomery Tax Incentive Review Council meets annually to review all existing tax increment financing districts to ensure their compliance with all requirements of the agreements that created the districts. This Tax Incentive Review Council is comprised of one representative from the Hamilton County Auditor's Office, one representative of the Sycamore Community Schools, one representative of the Great Oaks Joint Vocational School District, one Montgomery City Council Member, and the City Manager.

Recommendation

Staff recommends City Council adopt a Resolution to affirm the action of the Montgomery Tax Incentive Review Council relative to the compliance of the current tax increment financing districts. The meeting agenda of the Council's meeting is attached for your review.

City of Montgomery

Tax Incentive Review Council

AGENDA

Tuesday, August 4, 2026 at 10:00 AM

City Hall Council Chambers

1. Call to order

2. Approval of Minutes of August 20, 2025

3. Review of outstanding tax incentive financing districts operating within the City of Montgomery:
    a. Montgomery Triangle Development
    b. Vintage Club Phase One
    c. Vintage Club Phase Two
    d. Montgomery Quarter

4. Approval of Annual TIF Financial Report

5. Other Business

6. Adjournment

Montgomery Tax Incentive Review Council
August 4, 2026
Minutes

Present: Jessica Miranda, Hamilton County Auditor, Chairperson
Connor Moreton, Hamilton County Auditor's Office
Brian Riblet, Montgomery City Manager
Tracy Henao, Montgomery Assistant City Manager
Chris Bigham, Montgomery Finance Director
Jack Hemenway, Montgomery Law Director
Patrick Swan, Sycamore Schools Treasurer
Brian Rabe, Great Oaks Treasurer/CFO
Greg Jarvis, Montgomery resident

The meeting of the Montgomery Tax Incentive Review Council was called to order at 10:03 a.m. by Chairperson, Hamilton County Auditor Jessica Miranda.

The August 20, 2025 meeting minutes were approved as submitted, with a motion by Brian Riblet, seconded by Tracy Henao, with all concurring.

The Council reviewed the following TIF Districts in place in the City of Montgomery:

1. Montgomery Quarter
2. Vintage Club Phase 1
3. Vintage Club Phase 2
4. Montgomery Triangle Development

Tracy Henao made a motion to find all TIF Districts to be in compliance with all requirements of the TIF legislation, and this was seconded by Jessica Miranda, with all concurring.

Brian Riblet gave a brief overview of updates at the Vintage Club and Montgomery Quarter, including new residential development in both projects and a soon-to-be-announced office tenant at Montgomery Quarter

There being no further business to discuss, Patrick Swan made a motion to adjourn, seconded by Brian Riblet, with all concurring. The Tax Incentive Review Council meeting was adjourned at 10:09 a.m.

_____
Secretary

City of Montgomery
Summary of Assessed Value of TIF Projects
For Tax Year 2025

Project Name	Project #		2025 Total TIF Assessed
Montgomery Quarter	90270	$	19,359,074
Total TIF Values (Assessed Values)		$	19,359,074
Total Value		$	55,311,640
Vintage Club Phase I	90086	$	47,604,606
Total TIF Values (Assessed Values)		$	47,604,606
Total Value		$	136,013,160
Vintage Club Phase II	90220	$	9,823,328
Total TIF Values (Assessed Values)		$	9,823,328
Total Value		$	28,066,650
Total Value Vintage Club TIF Phase I and II		$	164,079,810
Triangle/Gateway	90080	$	278,667
Triangle/Gateway	90108	$	1,780,832
Total TIF Values (Assessed Values)		$	2,059,498
Total Value		$	5,884,280
Total Combined TIF Value		**$**	**225,275,730**

RESOLUTION NO. , 2026

A RESOLUTION TO ADOPT RECOMMENDATION OF THE MONTGOMERY TAX INCENTIVE REVIEW COUNCIL WITH RESPECT TO THE COMPLIANCE OF ALL TAX INCREMENT FINANCING DISTRICTS WITHIN THE CITY OF MONTGOMERY

WHEREAS, the Council of the City of Montgomery, Ohio has approved tax increment financing districts to encourage economic development of certain properties within the City limits; and

WHEREAS, the Montgomery Tax Incentive Review Council meets annually to review these districts for compliance with payments in lieu of real estate taxes and other requirements as set forth in the legislation which created the districts; and

WHEREAS, ORC Section 5709.85 requires, annually, that the recommendations of Tax Incentive Review Councils to be adopted by the legislative authority of the political subdivision in which the district is located, and such legislation forwarded to the Ohio Department of Development.

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

SECTION 1. The Council of the City of Montgomery, Ohio, having received the 2026 report of the Montgomery Tax Incentive Review Council, hereby adopts the recommendation of that Council, a copy of which is attached hereto, with respect to the compliance of each tax increment financing district within the corporate limits of the City of Montgomery.

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

PASSED:_____

ATTEST:_____ _____
Connie M. Gaylor, Clerk of Council Lee Ann Bissmeyer, Mayor

APPROVED AS TO FORM:



_____
Jack B. Hemenway, Law Director

0012283.0818325 4901-3948-0774v2

Montgomery Tax Incentive Review Council
August 4, 2026
Minutes

Present: Jessica Miranda, Hamilton County Auditor, Chairperson
Connor Moreton, Hamilton County Auditor's Office
Brian Riblet, Montgomery City Manager
Tracy Henao, Montgomery Assistant City Manager
Chris Bigham, Montgomery Finance Director
Jack Hemenway, Montgomery Law Director
Patrick Swan, Sycamore Schools Treasurer
Brian Rabe, Great Oaks Treasurer/CFO
Greg Jarvis, Montgomery resident

The meeting of the Montgomery Tax Incentive Review Council was called to order at 10:03 a.m. by Chairperson, Hamilton County Auditor Jessica Miranda.

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Tracy Henao made a motion to find all TIF Districts to be in compliance with all requirements of the TIF legislation, and this was seconded by Jessica Miranda, with all concurring.

Brian Riblet gave a brief overview of updates at the Vintage Club and Montgomery Quarter, including new residential development in both projects and a soon-to-be-announced office tenant at Montgomery Quarter

There being no further business to discuss, Patrick Swan made a motion to adjourn, seconded by Brian Riblet, with all concurring. The Tax Incentive Review Council meeting was adjourned at 10:09 a.m.

_____
Secretary

CITY OF
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MEMORANDUM

Monday, August 10, 2026

TO: Brian K. Riblet, City Manager
Kevin Chesar, Community Development Director

FROM: Greg Vonden Benken, Zoning & Code Compliance Officer GV

RE: Authorizing an Assessment for Property Maintenance

Request

It is requested that City Council adopt a Resolution Authorizing an Assessment for the cutting of Noxious Weeds and Grass at 10360 Southwind Drive in Montgomery, Ohio. Hamilton County Auditors Parcel Number 603-0010-0071-00.

Background

Due to the neglect of the property owner, the City has been forced to cut the grass on two occasions, August 18, 2025, and July 18, 2026, in order to bring the property into compliance with our property maintenance code. This property is located at 10360 Southwind Drive in Montgomery, Ohio.

Section 302.11 provides a prohibition against noxious weeds and grass that exceed 6" in height. Section 107 of the code allows the Community Development Director to have these nuisances abated by contract and the cost charged against the real property and a lien to be placed upon the property.

The owner of the property is Theodore Ferdinand who is currently living in the home. Staff have been in contact with the owner on multiple occasions and have left multiple door hangers, abatement violation notices on the front door and Certified Mail in an attempt to have the homeowner pay the invoices generated by our contract mower.

After providing the required notices and the resulting lack of mowing, the City had the yard cut by a contract mower. The total cost of the cuttings was $600. To provide options for payment the invoice was mailed twice, including Certified Mail. Unfortunately, the actions have not prompted payment.

The City now desires to assess a lien upon the property for the cost incurred and an additional administrative fee of $25 per each occurrence as allowable by law. The total assessment is $650.

Recommendation

At this time, it is necessary to certify to the Hamilton County Auditor the costs of this maintenance so they may be assessed on the property for this location.

Therefore, it is staff's recommendation that this Resolution be placed on the agenda for the August 19, 2026, Work Session and passed at the September 2, 2026, Business Session. This timing will place the assessment on the Hamilton County 2026 tax bill with a payment in 2027.

Attachment: Invoices-City and Contractor
Copy of Certified Mail Receipt

CITY OF
MONTGOMERY
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INVOICE

CITY OF MONTGOMERY

To: Theodore Ferdinand
10360 Southwind Drive
Montgomery, Ohio 45242

Attn: Community Development, Greg Vonden Benken
10101 Montgomery Road
Montgomery, Ohio 45242
Phone (513) 891-2424

Date: 8/19/2025

Invoice #: 10360 Southwind Drive
August 18, 2025

QUANTITY	DESCRIPTION		AMOUNT
1	Overgrown Property Maintenance DUE UPON RECEIPT UNPAID INVOICES WILL BE CHARGED AGAINST YOUR PROPERTY AS A TAX ASSESSMENT.		$ 300.00
		SUBTOTAL Admin Fee	$ 300.00 $ 25.00
		TOTAL DUE	$ 325.00

Make all checks payable to: The City of Montgomery

If you have any questions concerning this invoice, contact Greg Vonden Benken at 513-792-8347 or gvondenbenken@montgomeryohio.gov

THANK YOU!

CPM (Cutters Property Maintenance LLC)

PO Box 530
Loveland, OH 45140
(513) 697-1559

To:
City of Montgomery Zoning and Code Compliance (Greg Vonden Benken)
10101 Montgomery Road
Montgomery, OH 45242

p: (513) 792-8347

Invoice #	23907
Invoice Date	08/18/2025
Due Date	08/28/2025
Amount Due	**$300.00**

Item	Quantity	Price	Line Total
Overgrown Property Maintenance - 10360 Southwind Drive	1.0	$300.00	$300.00

Subtotal:	$300.00
Tax:	$0.00
Past Due Amount:	$0.00
Amount Due:	**$300.00**

You may pay using the following options:
1. Cash or Check (CPM)
2. Venmo @cpm2020 or 513-697-1559
3. Credit Card (4% processing fee automatically applied to the total when you choose to pay online or over the phone)

Notes
Thank you for the opportunity to earn your business!

SCAN WITH PHONE CAMERA TO OPEN THIS INVOICE ONLINE

PAY FROM
101.407.5368

8/19/2025

Pay Online: https://www.yardbook.com/112576/pay_now

9589 0710 5270 2037 7984 69

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 1
Total Postage and Fees
$
Sent To Ted Ferdinand
Street and Apt. No., or PO Box No. 10360 Southwind
City, State, ZIP+4® Montgomery

CINCINNATI, OHIO 45242
SYCAMORE BRANCH
AUG 19 2025
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ted Ferdinand
10360 Southwind
Montgomery, OH
45242

9590 9402 9365 5002 2858 94

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
8-21-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

9589 0710 5270 2037 7984 69

☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CITY OF
MONTGOMERY
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INVOICE

Make all checks payable to:

CITY OF MONTGOMERY

To: Ted Ferdinand
10360 Southwind Drive
Montgomery, Ohio 45242

Attn: Finance Department
10101 Montgomery Road
Montgomery, Ohio 45242

Phone (513) 891-2424

Date: 7/18/2026

Invoice #: 10360 Southwind Dr. Grass Abatement

QUANTITY	DESCRIPTION		AMOUNT
1	Property Maintenance Abatement 7/18/2026 Grass Cutting 10360 Southwind Drive Montgomery, Ohio 45242 Due Upon Receipt If invoice remains unpaid it will be charged as a tax assessment on the property tax bill in 2027.		$ 300
		SUBTOTAL Admin Fee	$ 300 $ 25
		TOTAL DUE	$ 325

If you have any questions concerning this invoice, contact Greg Vonden Benken at (513) 792-8347 or email gvondenbenken@montgomeryohio.gov

THANK YOU!

603525

Statement

DATE 7-18-26 | TERMS

TO 10360 Southwind Dr
(Nuisance)

IN ACCOUNT WITH Y2K Landscaping
2548 McHenry Rd
Goshen OH 45122

7/18		mowing			$ 300	-

CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT	300	-

adams OC5812 01-11

101-407-5368

7/21/2026

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ted Ferdinand
10360 Southwind Dr.
Montgomery, OH 45242

9590 9402 9365 5002 2860 44

9589 0710 5270 2037 7985 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 7/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 2037 7985 13

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

RESOLUTION NO. , 2026

A RESOLUTION AUTHORIZING AN ASSESSMENT FOR THE CUTTING OF NOXIOUS WEEDS AND REMOVAL OF DEBRIS/TRASH AT 10360 SOUTHWIND DRIVE, MONTGOMERY, OHIO 45242

WHEREAS, the City of Montgomery, in Chapter 302 of the Property Maintenance Code, regulates against noxious weeds and the accumulation of debris/trash upon private property within the City, provides a method for notifying non-complying property owners to cut said weeds and to remove debris/trash, and further outlines a procedure by which the City may cut and remove the weeds and litter if the owner fails to take action within the time allowed; and

WHEREAS, the Montgomery Code of Ordinances and Ohio law allows the City to place a lien against real property for the charges for the services in cutting noxious weeds and removal of debris/trash and the fees incurred administratively to provide notice to the non-complying property owner; and

WHEREAS, the City has followed its Code of Ordinances in notifying the owner of the real property at 10360 Southwind Drive, Montgomery, Ohio 45242, being Auditor's Parcel Number 603-0010-0071 as set forth in the attached copies of Affidavits; and

WHEREAS, the owner has failed or refused to take action within the time allowed pursuant to such notices; and

WHEREAS, the City, after submitting such notices, has twice entered upon the real property as permitted by law to cut and remove the weeds at a cost of $600.00; and

WHEREAS, the City now desires to assess a lien upon said real property for the cost incurred by the City to cut and remove such weeds and an additional administrative fee of $50.00 as allowable by law.

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

SECTION 1. Pursuant to Ohio law and the Code of Ordinances of the City of Montgomery, Council hereby makes this written return to the Auditor of Hamilton County, Ohio, and requests that the Auditor place a lien against the real property located at 10360 Southwind Drive, Montgomery, Ohio 45242, being Auditor's Parcel Number 603-0010-0071, in the amount of $650.00, which includes the cost of abatement and the administrative fee. The Auditor is requested to place said assessment against the real property upon the tax duplicate as is authorized by Ohio law to collect the same according to law and to return such collections to the City.

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

PASSED _____

ATTEST _____
Connie M. Gaylor, Clerk of Council

_____
Lee Ann Bissmeyer, Mayor

APPROVED AS TO FORM

_____
Jack B. Hemenway, Law Director

0012283.0818325 4910-1320-6982v2

CITY OF
MONTGOMERY
A CHARMING PAST. A GLOWING FUTURE.

MEMORANDUM

Monday, August 10, 2026

TO: Brian K. Riblet, City Manager
Kevin Chesar, Community Development Director

FROM: Greg Vonden Benken, Zoning & Code Compliance Officer GV

RE: Authorizing an Assessment for Property Maintenance

Request

It is requested that City Council adopt a Resolution Authorizing an Assessment for the cutting of Noxious Weeds and Grass at 10039 Windzag Lane, in Montgomery, Ohio. Hamilton County Auditors Parcel Number 603-0014-0184-00.

Background

Due to the neglect of the property owner, the City has been forced to cut the grass on May 30, 2026, in order to bring the property into compliance with our property maintenance code. This property is located at 10039 Windzag Lane in Montgomery, Ohio.

Section 302.11 provides a prohibition against noxious weeds and grass that exceed 6" in height. Section 107 of the code allows the Community Development Director to have these nuisances abated by contract and the cost charged against the real property and a lien to be placed upon the property.

The owner of the property is Allan Wilson, and he currently lives in the home. Staff has posted numerous violations and sent Certified Mail in an attempt to have the invoice paid that was generated by our contract mower.

After providing the required notices and the resulting lack of mowing, the City had the yard cut by a contract mower. The total cost was $300. To provide options for paying the invoice was mailed twice, including Certified Mail. Unfortunately, the actions have not prompted payment.

The City now desires to assess a lien upon the property for the cost incurred and an additional administrative fee of $25 as allowable by law. The total assessment is $325.

Recommendation

At this time, it is necessary to certify to the Hamilton County Auditor the costs of this maintenance so they may be assessed on the property for this location.

Therefore, it is staff's recommendation that this Resolution be placed on the agenda for the August 19, 2026, Work Session and passed at the September 2, 2026, Business Session. This timing will place the assessment on the Hamilton County 2026 tax bill with a payment in 2027.

Attachment: Invoice-City and Contractor
Copy of Certified Mail Receipt

CITY OF
MONTGOMERY
A CHARMING PAST. A GLOWING FUTURE.

INVOICE

CITY OF MONTGOMERY

Attn: Finance Department
10101 Montgomery Road
Montgomery, Ohio 45242
Phone (513) 891-2424

To: Allan Wilson
10039 Windzag Lane
Montgomery, Ohio 45242

Date: 6/1/2026

Invoice #: Wilson/10039 Windzag Ln.

QUANTITY	DESCRIPTION		AMOUNT
1	Property Maintenance Abatement 5/30/2026 Grass Cutting 10039 Windzag Ln Montgomery, OH 45242 Due Upon Receipt If invoice remains unpaid it will be charged as a tax assessment on the property tax bill in 2027.		$ 300
		SUBTOTAL Admin Fee TOTAL DUE	$ 300 $25 $ 325

Make all checks payable to: The City of Montgomery

If you have any questions concerning this invoice, contact Greg Vonden Benken at (513) 792-8347 or email gvondenbenken@montgomeryohio.gov

THANK YOU!

603518

Statement

DATE 5-30-26 | TERMS

TO
10039 Windzag
TAX Abatement

IN ACCOUNT WITH
Y2K Landscaping
2548 McHenry Rd
Goshen OH 45122

5/30	Mowing		$	300-

CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT
			300

adams DC5812 01-11

101.407.5368
6/1/2026
Mary J. Doerman Benken

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Allan Wilson
10039 Windzag Ln.
Montgomery, OH 45242

9590 9402 9365 5002 2860 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 6/3/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ il
- ☐ il Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

9589 0710 5270 2037 7985 06

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 2037 7985 06

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

SYCAMORE BRANCH

Sent To Allan Wilson
Street and Apt. No., or PO Box No. 10039 Windzag Ln
City, State, ZIP+4® Montgomery, OH 45242

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

RESOLUTION NO. , 2026

A RESOLUTION AUTHORIZING AN ASSESSMENT FOR THE CUTTING OF NOXIOUS WEEDS AND REMOVAL OF DEBRIS/TRASH AT 10039 WINDZAG LANE, MONTGOMERY, OHIO 45242

WHEREAS, the City of Montgomery, in Chapter 302 of the Property Maintenance Code, regulates against noxious weeds and the accumulation of debris/trash upon private property within the City, provides a method for notifying non-complying property owners to cut said weeds and to remove debris/trash, and further outlines a procedure by which the City may cut and remove the weeds and litter if the owner fails to take action within the time allowed; and

WHEREAS, the Montgomery Code of Ordinances and Ohio law allows the City to place a lien against real property for the charges for the services in cutting noxious weeds and removal of debris/trash and the fees incurred administratively to provide notice to the non-complying property owner; and

WHEREAS, the City has followed its Code of Ordinances in notifying the owner of the real property at 10039 Windzag Lane, Montgomery, Ohio 45242, being Auditor's Parcel Number 603-0014-0184 as set forth in the attached copies of Affidavits; and

WHEREAS, the owner has failed or refused to take action within the time allowed pursuant to such notices; and

WHEREAS, the City, after submitting such notices, has entered upon the real property as permitted by law to cut and remove the weeds at a cost of $300.00; and

WHEREAS, the City now desires to assess a lien upon said real property for the cost incurred by the City to cut and remove such weeds and additional administrative fees of $25.00 as allowable by law.

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

SECTION 1. Pursuant to Ohio law and the Code of Ordinances of the City of Montgomery, Council hereby makes this written return to the Auditor of Hamilton County, Ohio, and requests that the Auditor place a lien against the real property located at 10039 Windzag Lane, Montgomery, Ohio 45242, being Auditor's Parcel Number 603-0014-0184, in the amount of $325.00, which includes the cost of abatement and the administrative fees. The Auditor is requested to place said assessment against the real property upon the tax duplicate as is authorized by Ohio law to collect the same according to law and to return such collections to the City.

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

PASSED _____

ATTEST _____
Connie M. Gaylor, Clerk of Council

_____
Lee Ann Bissmeyer, Mayor

APPROVED AS TO FORM

_____
Jack B. Hemenway, Law Director

0012283.0818325 4910-5580-5638v2

CITY OF
MONTGOMERY
A CHARMING PAST. A GLOWING FUTURE.

MEMORANDUM

Monday, August 10, 2026

TO: Brian K. Riblet, City Manager
Kevin Chesar, Community Development Director

FROM: Greg Vonden Benken, Zoning & Code Compliance Officer GV

RE: Authorizing an Assessment for Property Maintenance

Request

It is requested that City Council adopt a Resolution Authorizing an Assessment for the cutting of Noxious Weeds and Grass at 8186 Monte Drive, in Montgomery, Ohio. Hamilton County Auditors Parcel Number 603-0005-0099-00.

Background

Due to the neglect of the property owner, the City has been forced to cut the grass on May 17, 2026, in order to bring the property into compliance with our property maintenance code. This property is located at 8186 Monte Drive in Montgomery, Ohio.

Section 302.11 provides a prohibition against noxious weeds and grass that exceed 6" in height. Section 107 of the code allows the Community Development Director to have these nuisances abated by contract and the cost charged against the real property and a lien to be placed upon the property.

The owners of the property are both deceased and the home is vacant. A relative of the deceased claims that the property is currently in probate and that no money is available for upkeep of the property. Staff has posted numerous violations and sent Certified Mail in an attempt to have the invoice paid that was generated by our contract mower.

After providing the required notices and the resulting lack of mowing, the City had the yard cut by a contract mower. The total cost was $300. To provide options for paying the invoice was mailed twice, including Certified Mail. Unfortunately, the actions have not prompted payment.

The City now desires to assess a lien upon the property for the cost incurred and an additional administrative fee of $25 as allowable by law. The total assessment is $325.

Recommendation

At this time, it is necessary to certify to the Hamilton County Auditor the costs of this maintenance so they may be assessed on the property for this location.

Therefore, it is staff's recommendation that this Resolution be placed on the agenda for the August 19, 2026, Work Session and passed at the September 2, 2026, Business Session. This timing will place the assessment on the Hamilton County 2026 tax bill with a payment in 2027.

Attachment: Invoice-City and Contractor
Copy of Certified Mail Receipt

CITY OF
MONTGOMERY
A CHARMING PAST. A GLOWING FUTURE.

INVOICE

CITY OF MONTGOMERY

Attn: Finance Department
10101 Montgomery Road
Montgomery, Ohio 45242
Phone (513) 891-2424

To: Konow Residence
8186 Monte Drive
Montgomery, Ohio 45242

Date: 5/18/2026

Invoice #: Konow/8186 Monte Drive

QUANTITY	DESCRIPTION		AMOUNT
1	Property Maintenance Abatement 5/17/2026 Grass Cutting 8186 Monte Drive Montgomery, OH 45242 Due Upon Receipt If invoice remains unpaid it will be charged as a tax assessment on the property tax bill in 2027.		$ 300
		SUBTOTAL Admin Fee	$ 300 $25
		TOTAL DUE	$ 325

Make all checks payable to: The City of Montgomery

If you have any questions concerning this invoice, contact Greg Vonden Benken at (513) 792-8347 or email gvondenbenken@montgomeryohio.gov

THANK YOU!

603515

Statement

DATE 5-17-2026

TERMS

TO 9736 Cooper Ln.
8186 Monte

IN ACCOUNT WITH Y2K Landscaping
2548 McHenry Rd
Goshen OH 45122

9736 Cooper Ln. Mowing	$	300-
8186 Monte Mowing	$	300-

CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT	600-

01-11

adams DC5812

101.407.5368

Amy J. Overholt

5/18/2026

Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

SYCAMORE BRANCH
Postmark Here
MAY 15 2026
CINCINNATI OH 45242

Sent To Konow Residence
Street and Apt. No., or PO Box No. 8186 Monte DR
City, State, ZIP+4® Montgomery, OH 45242

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

RTIFIED MAIL

CITY OF
MONTGOMERY
A CHARMING PAST. A GLOWING FUTURE.

10101 Montgomery Road
Montgomery, Ohio 45242

ADDRESS SERVICE REQUESTED

CINCINNATI OH 450
18 MAY 2026PM 5 L

9589 0710 5270 2037 7995 89

$10.44 0
US POSTAGE IMI
FIRST-CLASS
063S0002280989
FROM 45242

B23952 02

Konow Residence
8186 Monte DRIVE
-R-T-S- 45242-RFS-1N *95 H5242
06/04/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER

5/20

RESOLUTION NO. , 2026

A RESOLUTION AUTHORIZING AN ASSESSMENT FOR THE CUTTING OF NOXIOUS WEEDS AND REMOVAL OF DEBRIS/TRASH AT 8186 MONTE DRIVE, MONTGOMERY, OHIO 45242

WHEREAS, the City of Montgomery, in Chapter 302 of the Property Maintenance Code, regulates against noxious weeds and the accumulation of debris/trash upon private property within the City, provides a method for notifying non-complying property owners to cut said weeds and to remove debris/trash, and further outlines a procedure by which the City may cut and remove the weeds and litter if the owner fails to take action within the time allowed; and

WHEREAS, the Montgomery Code of Ordinances and Ohio law allows the City to place a lien against real property for the charges for the services in cutting noxious weeds and removal of debris/trash and the fees incurred administratively to provide notice to the non-complying property owner; and

WHEREAS, the City has followed its Code of Ordinances in notifying the owner of the real property at 8186 Monte Drive, Montgomery, Ohio 45242, being Auditor's Parcel Number 603-0005-0099 as set forth in the attached copies of Affidavits; and

WHEREAS, the owner has failed or refused to take action within the time allowed pursuant to such notices; and

WHEREAS, the City, after submitting such notices, has entered upon the real property as permitted by law to cut and remove the weeds at a cost of $300.00; and

WHEREAS, the City now desires to assess a lien upon said real property for the cost incurred by the City to cut and remove such weeds and additional administrative fees of $25.00 as allowable by law.

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

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

PASSED _____

ATTEST _____
Connie M. Gaylor, Clerk of Council

_____
Lee Ann Bissmeyer, Mayor

APPROVED AS TO FORM

_____
Jack B. Hemenway, Law Director

0012283.0818325 4929-7319-2390v2

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
Business Session Minutes
August 5, 2026

Present
Brian Riblet, City Manager
Jack Hemenway, Law Director
Tracy Henao, Asst. City Manager
Chris Bigham, Finance Director
Kevin Chesar, Community Dev. Director
John Crowell, Asst. Police Chief
Gary Heitkamp, Public Works Director
Ben Shapiro, Fire Chief
Matthew Vanderhorst, Community and Information Services Director
Amy Frederick, Community and Engagement Coordinator
Connie Gaylor, Clerk of Council

City Council Members Present
Lee Ann Bissmeyer, Mayor
Sasha Naiman, Vice Mayor
Frank Forsthoefel
Craig Margolis
Ken Suer

City Council Members Absent
Catherine Mills-Reynolds
Mike Cappel

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

ROLL CALL

Mayor Bissmeyer asked for a roll call as Mr. Cappel and Mrs. Mills-Reynolds were both absent. Mr. Margolis moved to excuse both Mr. Cappel and Mrs. Mills-Reynolds as they had both informed Council previously of their absences. Mr. Forsthoefel seconded. City Council unanimously agreed.

Mayor Bissmeyer asked for a moment of silence in recognition of the recent passing of former Law Director and dear friend, Terry Donnellon.

SPECIAL PRESENTATIONS

LEGISLATION TO BE ADDED TO THE AGENDA

A Resolution Approving A Construction Manager At Risk Agreement With Conger Construction Group, Inc. For The Montgomery Safety Center Renovation/Addition Project

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

Mr. Forsthoefel stated that due to a family member being employed by Conger Construction Group, he will recuse himself from discussions regarding this piece of legislation and the following piece of legislation and will abstain from any formal vote related to Conger's work with the city. Mr. Forsthoefel exited the dais.

Mayor Bissmeyer assigned the Resolution to Mr. Suer.

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

Mr. Suer read the title and moved for passage. Mr. Cappel seconded.

Mr. Riblet explained that on April 6, 2026, the City of Montgomery entered into an AIA Document A133-2019 agreement with Conger Construction Group, Inc. to provide pre-construction services for the Montgomery Safety Center Renovation/Addition Project in an amount of $38,107.00. He stated that since that time, App Architecture, the design firm, has worked collaboratively with city staff and Conger Construction Group, Inc. to produce Schematic Drawings for the proposed project followed by Design Drawings for the proposed project. At each

phase Conger Construction Group, Inc., has received pricing proposals to complete the project and have worked diligently to keep the project on track. The project is anticipated to begin in early September of this year and be completed prior to the pool opening in 2028. This schedule allows site work, footers and foundations of the new fire apparatus bay to be completed this fall prior to the winter months. And this schedule also provides a benefit as it only creates potential inconveniences to the Montgomery Community Pool for the 2027 pool season.

Mr. Riblet added that this request is for the initial Guaranteed Maximum Price for Phase of the project (GMP#1) and includes General Requirements, Masonry, Metals, Specialties, Exterior Improvements, Utilities, Soft Costs, and an Alternate consisting of the Generator and Transfer Switch. The GMP#1 total amount is $2,309,589 for all costs associated with Phase I of the project. Final Construction Drawings for the overall project are anticipated to be complete in mid-October with final pricing expected in mid to late November at which time we would bring GMP#2 to City Council for approval.

Mr. Margolis stated that the initial design of the Safety Center when built was not designed well. He explained that the staff has greatly contributed to the design to ensure that it functions well. He added that he attended the Planning Commission meeting and the only concern was from neighboring property owners regarding natural screening being maintained for privacy.

Mr. Suer agreed that the current structure does not meet the needs of the staff today. He stated that operations and staffing levels have changed over time and it's apparent of what does not work well. He added that the issue of the emergency vehicles entering and exiting on Hopewell Road is a very big concern and the new design will be better. He stated that he feels the design looks good and is in agreement for approval so the work can begin.

Vice Mayor Naiman asked about the timeline and how that would effect the 2027 pool season and proposed improvements.

Mr. Riblet replied that consideration was given with the initial work to accommodate parking for the 2027 pool season as well as the coordination of pool improvements with the construction.

Mayor Bissmeyer thanked staff again for their valued input and patience while the planning and design of the project has been done. She stated that she is happy to get the project moving.

Justin Conger, Conger Construction- Mr. Conger thanked the Chiefs, Staff, Mr. Margolis and Mr. Suer for their collaboration on designing the building. He explained that this will be the fourth Fire Station that his company has built and that he feels this is a really good product that will serve the city well. He added that he plans to get most of the site work completed before the pool opens in 2027 so that it will not disturb the pool operations or patrons.

There being no additional questions, the roll was called and showed the following vote:

AYE: Margolis, Bissmeyer, Suer, Naiman	(4)
ABSENT: Mills-Reynolds, Cappel	(2)
RECUSE: Forsthoefel	(1)

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, 2026

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

Mayor Bissmeyer assigned the Ordinance to Mr. Suer.

Mr. Suer moved to read the legislation by title only and to suspend the rules requiring three separate readings. Mr. Margolis seconded.

The roll was called and showed the following vote:

AYE: Bissmeyer, Suer, Naiman, Margolis	(4)
ABSENT: Mills-Reynolds, Cappel	(2)
RECUSE: Forsthoefel	(1)

Mr. Suer moved passage of the Ordinance. Mr. Margolis seconded.

Mr. Bigham explained that this request is an increase to the appropriation of the Capital Improvements Fund of $2,400,000. This change is due to appropriating funds for phase one of the Safety Center Construction Project.

There being no questions, the roll was called and showed the following vote:

AYE: Suer, Naiman, Margolis, Bissmeyer	(4)
ABSENT: Mills-Reynolds, Cappel	(2)
RECUSE: Forsthoefel	(1)

Mr. Forsthoefel rejoined Council on the dais.

PENDING LEGISLATION

Mayor Bissmeyer requested a motion to accept the Legislative Agenda and read all legislation by title only since all legislation has been made available to the public before the meeting.

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

An Ordinance Rezoning Lots On Montgomery Road From O-Office To D-3 Multi Family

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

Vice Mayor Naiman explained that information has been previously supplied requesting that City Council consider the approval of this Ordinance that, if passed, will rezone 1.69 acres located at 10667 Montgomery Road.

Vice Mayor Naiman asked if there were any updates.

Mr. Chesar replied there were none.

There being no questions. The roll was called and showed the following vote:

AYE: Forsthoefel, Bissmeyer, Suer, Naiman, Margolis	(5)
ABSENT: Mills-Reynolds, Cappel	(2)

NEW LEGISLATION

A Resolution authorizing the City Manager to enter into Contract with Compass Minerals America, Inc pursuant to a joint purchasing bid with Hamilton County for 2026 – 2027 Deicing Rock Salt

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

Mr. Forsthoefel explained that information has been previously supplied requesting that City Council authorize the City Manager to enter into a contract with Compass Minerals America, Inc. pursuant to a joint purchasing bid with Hamilton County for 2026-2027 de-icing rock salt. If approved, the request would authorize a maximum purchase of 1400 tons of deicing rock salt in the amount of $140,028 ($100.02 per ton).

Mr. Forsthoefel asked if there are any updates.

Mr. Heitkamp replied that there were none.

There being no questions. The roll was called and showed the following vote:

AYE: Bissmeyer, Suer, Naiman, Margolis, Forsthoefel	(5)
ABSENT: Mills-Reynolds, Cappel	(2)

ADMINISTRATION REPORT

Mr. Riblet gave the following report:

- City Council Work Session is scheduled for August 19, 2026.
- The Parks and Recreation, Government Affairs and Public Works Committees have cancelled their meetings for the month of August.
- Mr. Riblet explained that the city's financial accounts have been transitioned to give Mr. Bigham authority to provide oversight and or be a signor on City accounts. He requested that a Council member make a motion acknowledging the appointment of Chris Bigham as Finance Director by the City Manager and conduct a voice vote. Mr. Margolis made a motion acknowledging the appointment of Chris Bigham as Finance Director for the City of Montgomery. Mr. Forsthoefel seconded. City Council unanimously agreed.
- Mr. Riblet signed a three-year (2027-2029) agreement with Hamilton County to continue participation in the Community Development Block Grant program.

Human Resources

- A conditional offer of employment was extended to Nicholas Thompson for the Finance Specialist position.
- Met with AFSCME for first exchange of proposals on July 30. Next meeting to negotiate is August 13.

Events

- Touch a Truck will be held tomorrow at Weller Park and will run from 9:00 am to noon.

- Saturday, August 8 will be a busy day at the MQ. The first ever Montgomery Tennis Carnival: will be held from 4:00 – 6:00 p.m. The event will include tennis mini games, interactive challenges, and great prizes! These family-friendly on-court activities are designed for participants of all ages and skill levels. Following the Tennis Carnival, the Dora will kick off with Five O'clock Friday taking the stage at 7:00 p.m.

- A final reminder of the TWP Picnic on Friday 8/14 beginning at 11:00 and running to 2:30. Come celebrate our 8th TWP in a row! Be sure to join the fun as we come together to celebrate our GREAT team with great food, conversation and some surprises!

MINUTES

Mr. Forsthoefel moved to approve the July 15 Public Hearing and July 15 Work Session minutes as written. Vice Mayor Naiman seconded. City Council unanimously agree.

OTHER BUSINESS

There was no Other Business.

ADJOURNMENT

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

Mr. Margolis moved to adjourn. Mr. Forsthoefel seconded. City Council unanimously agreed.

City Council adjourned at 6:25 p.m.

_____
Connie Gaylor, Clerk of Council

Monthly Mayor's Court Report

Report Date : 08/05/2026
Report Time : 08:14:41

Montgomery Mayor's Court
Cash Flow for July 2026

	Current Period	Year-To-Date	Last Year-to-Date
City Revenue From:			
Court Costs			
Court Costs	$241.00	$1,974.00	$1,960.00
Computer Fund	$810.00	$4,380.00	$3,850.00
Additional Costs	$0.00	$0.00	$10.00
Fines			
Overpayment / Adjustment	$0.00	$5.00	$1.01
City Revenue From Fines	$8,905.00	$51,330.00	$48,090.00
Fees			
SUBP FEES	$0.00	$0.00	$75.00
EXPUNGEMENT FEES CITY	$0.00	$40.00	$0.00
Capias Fee	$520.00	$3,385.00	$4,045.00
Bond Forfeits			
Bond Forfeits	$0.00	$0.00	$0.00
Miscellaneous/Other			
Bond Administration Fees	$0.00	$0.00	$0.00
Total to City:	**$10,476.00**	**$61,114.00**	**$58,031.01**
State Revenue From:			
Court Costs			
Court Costs	$2,085.00	$11,260.00	$10,200.00
V/C	$729.00	$3,816.00	$3,325.00
DRUG LAW ENFORCEMENT FUND	$283.50	$1,470.00	$1,277.50
Fines			
Fines	$75.00	$150.00	$150.00
Seatbelt Driver	$0.00	$0.00	$90.00
Child Restraint	$0.00	$0.00	$205.00
Fees			
EXPUNGEMENT FEES STATE	$0.00	$60.00	$0.00
Total to State:	**$3,172.50**	**$16,756.00**	**$15,247.50**
Other Revenue From:			
Court Costs			
Court Costs	$121.50	$630.00	$547.50
Area Fines			
Area Fines	$25.00	$50.00	$50.00
Restitution			
Restitution	$165.00	$165.00	$0.00
Total to Other:	**$311.50**	**$845.00**	**$597.50**
TOTAL REVENUE *	**$13,960.00**	**$78,715.00**	**$73,876.01**
*Includes credit card receipts of	$4,175.00	$18,635.00	$19,945.00

END OF REPORT

Monthly Distribution Journal

Report Date : 08/05/2026
Report Time : 08:15:10

Montgomery Mayor's Court
Disbursal of fines and court costs for July 2026

Disbursal Category	Amount		
COSTS			
Computer Fund	$810.00		
city-appearance	$241.00		
Total to City:		**$1,051.00**	
V/C	$729.00		
DRUG LAW ENFORCEMENT FUND	$283.50		
INDIGENT DEFENSE SUPPORT FUND - COST	$2,085.00		
Total to State:		**$3,097.50**	
INDIGENT DRIVERS ALC TREATMENT FUND-COST	$121.50		
Total to Other:		**$121.50**	
Total Costs:			**$4,270.00**
FINES			
City Revenue From Fines	$8,905.00		
Total to City:		**$8,905.00**	
INDIGENT DEFENSE SUPPORT FUND - FINE	$75.00		
Total to State:		**$75.00**	
Total Fines:			**$8,980.00**
AREA FINES - OUTGOING			
INDIGENT DRIVER ALC TREATMENT FUND -FINE	$25.00		
Total to Other:		**$25.00**	
Total Area Fines - Outgoing:			**$25.00**
FEES			
Capias Fee	$520.00		
Total to City:		**$520.00**	
Total Fees:			**$520.00**
RESTITUTION			
City of Montomery - Testing	$165.00		
Total to Other:		**$165.00**	
Total Restitution:			**$165.00**

Monthly Distribution Journal

Montgomery Mayor's Court
Disbursal of fines and court costs for July 2026

Disbursal Category	Amount	
TOTALS		
Total to State:	**$3,172.50**	
Total Fines to Other External Agencies:	**$25.00**	
Total to Other Entities, including Restitution:	**$286.50**	
Total Bonds Forfeited to City:	**$0.00**	
Total to City including Misc. Receipts, Adjustments, & BA Fee:	**$10,476.00**	
TOTAL TO BE DISBURSED:		**$13,960.00**

END OF REPORT