

August 19, 2022

TO: Mayor and City Council Members

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

SUBJECT: City Council Work Session of Wednesday, August 24, 2022

As a reminder, City Council is scheduled to meet in Work Session on Wednesday, August 24 at 7:00 p.m.

Work Session

1. Call to Order
2. Roll Call
3. Special Presentations
 - a. Dave and Ashley Herberger will be presented with a Certificate of Appreciation as the Beautification and Tree Commission Summer Seasons of Beauty Winners
4. Guest and Residents
5. Legislation for Consideration this Evening
6. Establishing an Agenda for September 7, 2022 Business Session

Pending Legislation

New Legislation

- a. A Resolution to 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—Please find the attached correspondence from Interim Finance Director Chris Bigham requesting City Council to approve a Resolution to 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 Tuesday, August 16, 2022. 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.

Add this Resolution to the September 7, 2022 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.

- b. An Ordinance Accepting Dedicated Streets Within The City—Please find the attached correspondence from Law Director Terry Donnellon requesting that City Council adopt this Ordinance identifying various streets within the City of Montgomery which have been dedicated for public use but had never been properly accepted. Several years ago, we updated the Hamilton County records to reflect various streets within the City which had been dedicated on the various subdivision plats. However, the Developer had not followed through to have the streets accepted after construction was complete.

Add this Ordinance to the September 7, 2022 Business Session agenda and assign it to a City Council Member for first reading that evening. The second reading of the Ordinance will be held at the October 5, 2022 Business Session. The third reading of the Ordinance will be held at the November 2, 2022 Business Session with adoption of the Ordinance requested at that meeting.

- 7. Administration Report
- 8. Law Director Report
- 9. City Council Member Reports
 - a. Mr. Cappel
 - b. Vice Mayor Bissmeyer
 - c. Mr. Dobrozsi
 - d. Mrs. Naiman
 - e. Mr. Suer
 - f. Mr. Messer
 - g. Mayor Margolis
- 10. Approval of Minutes- August 3, 2022 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
Department Heads
Terry Donnellon, Law Director

August 24, 2022

City Hall

7:00 p.m.

1. Call to Order

2. Roll Call

3. Special Presentation

- a. Dave and Ashley Herberger will be presented with a Certificate of Appreciation as the Beautification and Tree Commission Summer Seasons of Beauty Winners

4. Guests and Residents

5. Legislation for Consideration This Evening

6. Establishing an Agenda for the September 7, 2022 Business Session

New Legislation

- a. A Resolution to 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

Add this Resolution to the September 7, 2022 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.

- b. An Ordinance Accepting Dedicated Streets Within The City

Add this Ordinance to the September 7, 2022 Business Session agenda and assign it to a City Council Member for first reading that evening. The second reading of the Ordinance will be held at the October 5, 2022 Business Session. The third reading of the Ordinance will be held at the November 2, 2022 Business Session with adoption of the Ordinance requested at that meeting.

7. Administration Report

8. Law Director Report

9. City Council Member Reports

- a. Mr. Cappel
b. Vice Mayor Bissmeyer
c. Mr. Dobrozsi
d. Mrs. Naiman

- e. Mr. Suer
- f. Mr. Messer
- g. Mayor Margolis

10. Approval of Minutes- August 3, 2022 Business Session

11. Mayors Court Report

12. Other Business

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C: Connie Gaylor, Executive Assistant
Department Heads
Terry Donnellon, Law Director



CITY OF

MONTGOMERY

Certificate of Appreciation

to

Dave and Ashley Herberger

10446 Deerfield Road

WHEREAS, the Montgomery Beautification and Tree Commission has selected the home of **Dave and Ashley Herberger**, as the 2022 Summer Seasons of Beauty Award Winner; and,

WHEREAS, the **Herberger's** home is a prominent feature along Deerfield Road, with the front and side yards providing a stunning display of perennials in carefully manicured beds and containers surrounding the home; and,

WHEREAS, the **Herberger's** thoughtfully designed plant combinations chosen for birds and pollinators or for using in cut flower arrangements; and,

WHEREAS, along the front of the house, a variety of hydrangeas burst into bloom in mid-summer. Bold-leaved hostas and perennial grasses add a contrast of textures and graceful movement to beds and containers. Bubblegum pink petunias show off on the back and side of the house, and pollinators love the colorful catmint, coreopsis, and coneflowers that bloom all season long. A stone border wraps around the house to create a natural feel and complements the home's features; and,

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

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

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

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



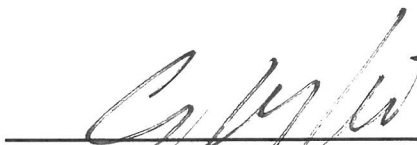
Lee Ann Bissmeyer, Councilmember



Mike Cappel, Councilmember



Chris Dobrozsi, Councilmember



Craig Margolis, Councilmember



Ron Messer, Councilmember



Sasha Naiman, Councilmember



Ken Suer, Councilmember

August 19, 2022

TO: Brian K. Riblet, City Manager

FROM: Christopher A. Bigham, Interim Finance Director *CB*

SUBJECT: Approval of 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 15, 2022, finding of the Montgomery Tax Incentive Review Council. The Tax Incentive Review Council has 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 follow all standards. The meeting agenda and minutes from the Council's meeting are attached for your review.

City of Montgomery
Tax Incentive Review Council

AGENDA

Tuesday, August 16, 2022, at 3:00 p.m.
City Hall Council Chambers

1. Call to order
2. Approval of Minutes of August 10, 2021
3. Review of outstanding tax incentive financing districts operating within the City of Montgomery:
 - a. Montgomery Triangle Development
 - b. Vintage Club Phase One
 - c. Montgomery Quarter
4. Approval of Annual TIF Financial Report
5. Other Business- Vintage Club Phase Two
6. Adjournment

Montgomery Tax Incentive Review Council
August 10, 2021
Minutes

Present: Greg Jarvis, Hamilton County Auditor's Office, Chairman
Brian Riblet, Montgomery City Manager
Katie Smiddy, Montgomery Finance Director
Ben VanHorn, Great Oaks
Beth Weber, Sycamore Community Schools

The meeting of the Montgomery Tax Incentive Review Council was called to order at 2:07 p.m. by Chairman Greg Jarvis.

The minutes of the June 24, 2020 meeting were approved as submitted, with a motion by Beth Weber, seconded by Greg Jarvis, with all concurring.

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

1. Montgomery Triangle Development
2. Vintage Club

Greg Jarvis made a motion to find all TIF Districts to be in compliance with all requirements of the TIF legislation, and this was seconded by Ben VanHorn, with all concurring.

Under Other business, Katie Smiddy and Brian Riblet discussed the City's progress regarding the Montgomery Quarter and provided an update on the north portion of the Vintage Club Development.

There being no further business to discuss, Greg Jarvis made a motion to adjourn, seconded by Ben VanHorn, with all concurring. The Tax Incentive Review Council meeting was adjourned at 2:51 p.m.

Secretary

March 4, 2022

TO: Brian K. Riblet, City Manager

FROM: Katie Smiddy, Finance Director

SUBJECT: Tax Increment Financing Report FYE 2021

Please find attached a schedule of activities which details the amounts received and spent, both year-to-date and cumulative, for the two Tax Increment Financing projects in the City. The annual reports for the following TIF's have been electronically submitted to the Ohio Department of Development:

- Vintage Club (TIF Value Tax Year 2021 **\$116,147,686**)
- Triangle/Gateway (TIF Value Tax Year 2021 **\$5,850,950**)

Total combined TIF value is **\$121,998,636**. Copies of each report are attached for your information.

An aggregate recap of all activities both year to date and cumulative are presented below:

Amount of service payments and other sources deposited into TIF funds in 2021:

| | |
|--|---------------------|
| Service Payments | \$ 2,502,831 |
| Cumulative Service Payments and Other Sources | \$ 2,694,975 |

Expenditures of funds from tax increment equivalent funds in 2021:

| | |
|---|---------------------|
| School Payments & Infrastructure Improvements | \$ 342,555 |
| Cumulative Expenditures | \$ 2,797,443 |

Please let me know if you would like any additional information.

c: Kevin Chesar, Community Development Director
Connie Gaylor, Administrative Coordinator

City of Montgomery
Summary of Assessed Value of TIF Projects
For Tax Year 2021

| Project Name | Project # | Total TIF Assessed |
|---|------------------|------------------------------|
| Vintage Club Phase One | 90086 | \$ 26,529,390 |
| Vintage Club Phase One | 90104 | \$ 5,238,370 |
| Vintage Club Phase One | 90133 | \$ 674,830 |
| Vintage Club Phase One | 90156 | \$ 3,510,050 |
| Vintage Club Phase One | 90162 | \$ 1,258,560 |
| Total TIF Values (Assessed Values) | | <u>\$ 37,211,200</u> |
| Total Value | | \$ 106,317,714 |
| | | |
| Vintage Club Phase Two | TBD | \$ 3,440,490 |
| Total TIF Values (Assessed Values) | | <u>\$ 3,440,490</u> |
| Total Value | | \$ 9,829,971 |
| Total Value Vintage Club TIF Phase One and Two | | \$ 116,147,686 |
| | | |
| Triangle/Gateway | 90080 | \$ 179,767 |
| Triangle/Gateway | 90108 | \$ 1,868,066 |
| Total TIF Values (Assessed Values) | | <u>\$ 2,047,833</u> |
| Total Value | | <u>\$ 5,850,950</u> |
| Total Combined TIF Value | | <u>\$ 121,998,636</u> |



Department of
Development

TIFF REPORT – 2021

- 1 and 2. Name of Local Jurisdiction and County: *City of Montgomery Hamilton*
3. Jurisdiction that created the TIF ("County", "Municipal", or "Township"): *Municipal*
4. TIF type ("Parcel TIF or "Incentive District TIF"): *Incentive District TIF*
5. Date Created (mm/dd/yy): *10/19/05*
6. Identify Affected School District(s): *Sycamore*
7. Project Information/Name: *Triangle TIF*
8. Type of Project: *Commercial* (C=Commercial, I=Industrial, M=Mixed Use, R=Residential)
9. Type of Public Improvements: *Roadway Improvements, Pedestrian Walkways, Public Space. Green Space Enhancement*
10. Exemption %: *100.0* Exemption Term: *20.0*
11. Project Investment: Real Property Personal Property (if applicable)
- | | | |
|------------------------------------|-----------------------|-------|
| Projected (at time of legislation) | <i>\$6,500,000.00</i> | _____ |
| Actual (as of 12/31/2021) | <i>\$5,850,950.00</i> | _____ |
12. Employment Information: Retained Created
- | | | |
|------------------------------------|-------|-------|
| Projected (at time of legislation) | _____ | _____ |
| Actual (as of 12/31/2021) | _____ | _____ |
13. Dollar amount of service payments deposited into the TIF's tax increment equivalent fund:
- | | | | |
|-------------------------|---------------------|---------------------------------|-----------------------|
| In Calendar Year 2021 | <i>\$172,442.00</i> | Cumulative (through 12/31/2021) | <i>\$2,674,557.00</i> |
| Year first payment made | <i>2006</i> | | |
14. Expenditures of money from the tax increment equivalent fund for the public infrastructure associated with the TIF
- | | | | |
|-------------------------|---------------------|---------------------------------|-----------------------|
| In Calendar Year 2021 | <i>\$167,140.00</i> | Cumulative (through 12/31/2021) | <i>\$3,637,739.00</i> |
| Year first expense made | <i>2009</i> | | |
15. Date of most recent Tax Incentive Review Council (TIRC): *08/10/21*
16. TIRC recommendation (e.g.: compliance, non-compliance, etc.): *Compliance*

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the TIF project as of December 31, 2021.

Katie Smiddy
Signature of Authorized Representative

Finance Director *2/25/2022*
Title Date

Katie Smiddy
Printed name of Authorized Representative



Department of
Development

TIFF REPORT – 2021

- 1 and 2. Name of Local Jurisdiction and County: *City of Montgomery Hamilton*
3. Jurisdiction that created the TIF ("County", "Municipal", or "Township"): *Municipal*
4. TIF type ("Parcel TIF or "Incentive District TIF"): *Incentive District TIF*
5. Date Created (mm/dd/yy): *07/23/14*
6. Identify Affected School District(s): *Sycamore*
7. Project Information/Name: *Vintage Club Ph I TIF*
8. Type of Project: *Mixed* (C=Commercial, I=Industrial, M=Mixed Use, R=Residential)
9. Type of Public Improvements: *Parking facilities, Green space, Roadway Improvements, Public Utilities*
10. Exemption %: *100.0* Exemption Term: *30.0*
11. Project Investment: Real Property Personal Property (if applicable)
- | | | |
|------------------------------------|-------------------------|-------|
| Projected (at time of legislation) | <i>\$211,660,825.00</i> | _____ |
| Actual (as of 12/31/2021) | <i>\$106,317,714.00</i> | _____ |
12. Employment Information: Retained Created
- | | | |
|------------------------------------|-------|-------|
| Projected (at time of legislation) | _____ | _____ |
| Actual (as of 12/31/2021) | _____ | _____ |
13. Dollar amount of service payments deposited into the TIF's tax increment equivalent fund:
- | | | | |
|-------------------------|-----------------------|---------------------------------|------------------------|
| In Calendar Year 2021 | <i>\$2,330,389.00</i> | Cumulative (through 12/31/2021) | <i>\$13,332,937.00</i> |
| Year first payment made | <i>2016</i> | | |
14. Expenditures of money from the tax increment equivalent fund for the public infrastructure associated with the TIF
- | | | | |
|-------------------------|-----------------------|---------------------------------|------------------------|
| In Calendar Year 2021 | <i>\$2,630,303.00</i> | Cumulative (through 12/31/2021) | <i>\$13,312,093.00</i> |
| Year first expense made | <i>2014</i> | | |
15. Date of most recent Tax Incentive Review Council (TIRC): *08/10/21*
16. TIRC recommendation (e.g.: compliance, non-compliance, etc.): *Compliance*

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the TIF project as of December 31, 2021.

Katie Smiddy

Signature of Authorized Representative

Finance Director

Title

2/25/2022

Date

Katie Smiddy

Printed name of Authorized Representative

3/4/2022

[illegible]

Montgomery Tax Incentive Review Council
August 16, 2022
Minutes

Present: Greg Jarvis, Hamilton County Auditor's Office, Chairman
Brian Riblet, Montgomery City Manager
Tracy Henao, Montgomery Assistant City Manager
Chris Bigham, Montgomery Interim Finance Director
Ben VanHorn, Great Oaks
Beth Weber, Sycamore Community Schools

The meeting of the Montgomery Tax Incentive Review Council was called to order at 3:00 p.m. by Chairman Greg Jarvis.

The minutes of the August 10, 2021, meeting were approved as submitted, with a motion by Beth Weber, seconded by Greg Jarvis, with all concurring.

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

1. Montgomery Triangle Development
2. Vintage Club, Phase One
3. Montgomery Quarter

Beth Weber made a motion to find all TIF Districts to be in compliance with all requirements of the TIF legislation, and this was seconded by Greg Jarvis, with all concurring.

Under Other business, Chris Bigham and Brian Riblet discussed the City's progress regarding the Montgomery Quarter and provided an update on Vintage Club Phase Two.

There being no further business to discuss, Ben VanHorn made a motion to adjourn, seconded by Greg Jarvis, with all concurring. The Tax Incentive Review Council meeting was adjourned at 3:10 p.m.

Secretary

RESOLUTION NO. , 2022

**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 2022 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.

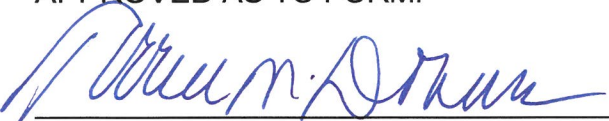
SECTION 2. This Resolution shall be in full force and effect from and after its passage.

PASSED: _____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

Craig D. Margolis, Mayor

APPROVED AS TO FORM:



Terrence M. Donnellon, Law Director

TO: Mayor Craig D. Margolis
Members of City Council

FROM: Terrence M. Donnellon

RE: Accepting Dedicated Streets

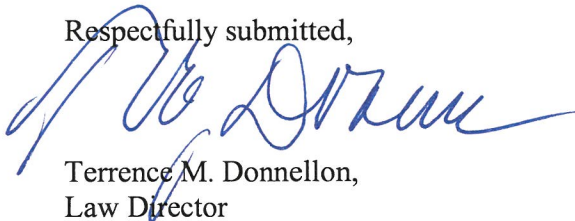
DATE: August 17, 2022

Several years ago we updated the Hamilton County records to reflect various streets within the City which had been dedicated on the various subdivision plats. However, the Developer had not followed through to have the streets accepted after construction was complete. These various streets had been titled in the name of the City of Montgomery, and while we had not paid taxes on those parcels, they did not reflect appropriate acceptance, which is the second of the two-step process to create a public street.

In a recent review of community records, the Director of Public Works discovered that there were a number of streets within developed subdivisions where portions of the streets had not been appropriately accepted and which were still titled in the name of the Developer. Some of these streets date back only a few years and one street within Fairwind Acres dates back decades. It has never been an issue for the City to maintain these streets, but this clears up the record that the streets have been dedicated, as noted on the County plats, and are now being accepted as public improvements.

Attached for you are CAGIS images of those portions of the streets which had not been accepted, which images identify the street by Auditor parcel number and identify the portion of the street which is now being accepted.

Respectfully submitted,



Terrence M. Donnellon,
Law Director

TMD/lld

Enclosures

cc: Brian Riblet, City Manager
Connie Gaylor, Administrative Coordinator
Department Heads
File

ORDINANCE NO. , 2022

AN ORDINANCE ACCEPTING DEDICATED STREETS WITHIN THE CITY

WHEREAS, by Ordinance 6, 2016, recorded in Hamilton County Official Records at Book 13356, Page 02025, the City did accept various streets throughout the community which had been dedicated in various subdivision plats filed with the City and the County, but had not been properly documented as accepted; and

WHEREAS, in a comprehensive review of streets within the City, it was discovered that there were additional dedicated, but not accepted streets within the City, which parcels were dedicated by the subdivision developer, but remained in the name of the subdivision developer; and

WHEREAS, Council does desire by enacting this Ordinance to take the appropriate steps to accept these streets which have been inspected and recommended for acceptance by the Director of Public Works.

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

SECTION 1. The following parcels identified in the records of the Hamilton County Auditor and properly dedicated on a recorded plat for the City of Montgomery are hereby accepted as public improvements to be retained and maintained by the City of Montgomery, Ohio:

| <u>Parcel No.</u> | <u>Subdivision</u> | <u>Record Owner</u> |
|--------------------------|---------------------------|--------------------------------|
| 603-0014-0093 | Fairwind Acres | Hare Kett Development Co. |
| 603-0023-0333 | Reserve of Montgomery | Traditions Investments I, Inc. |
| 603-0023-0347 | Reserve of Montgomery | Traditions Investments I, Inc. |
| 603-0023-0411 | Reserve of Montgomery | Traditions Investments I, Inc. |
| 603-0024-0358 | Tanager Woods | Simpson Creek Construction Co. |
| 603-0025-0059 | Weller Station | Murphy Development Co. |

SECTION 2. The City Manager or his designee is authorized to execute such additional documentation as may be necessary to implement the dedication and acceptance of these public streets.

SECTION 3. The Clerk of Council is hereby directed to forward a certified copy of this Ordinance to the Auditor and Recorder of Hamilton County, Ohio to place these Ordinances of public record to allow the books and records of Hamilton County, Ohio to show that the portion of these streets are now dedicated to public use and are hereby accepted by the City of Montgomery.

SECTION 4. All Ordinances or parts of Ordinances inconsistent herewith are hereby appropriately amended and/or repealed.


SECTION 5. This Ordinance shall take effect the earliest opportunity as allowable by law.

PASSED: _____

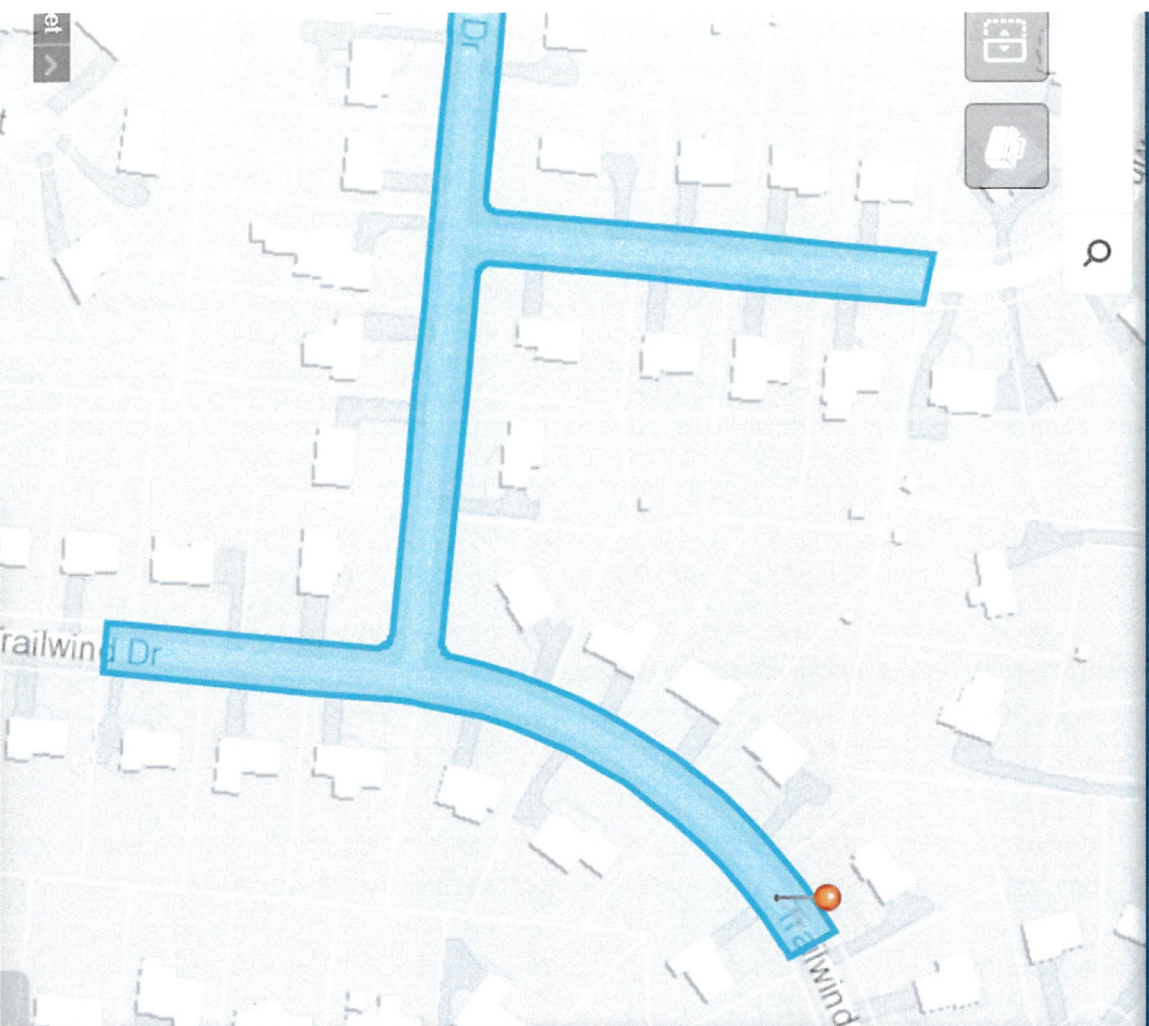
ATTEST: _____
Connie M. Gaylor, Clerk of Council

Craig D. Margolis, Mayor

APPROVED AS TO FORM:



Terrence M. Donnellon, Law Director



Parcel Data

060300140093

060300140093

6030014009300

Legal Description - 50 FT IRR STS IN FAIRWIND ACRES 3RD SUB STS DED BUT

Property Appraisal

Deeded Acreage

Number of Parcel

INSTTY

Flags ?

Property Report

Value Summary

Sale Date 2/3/1993

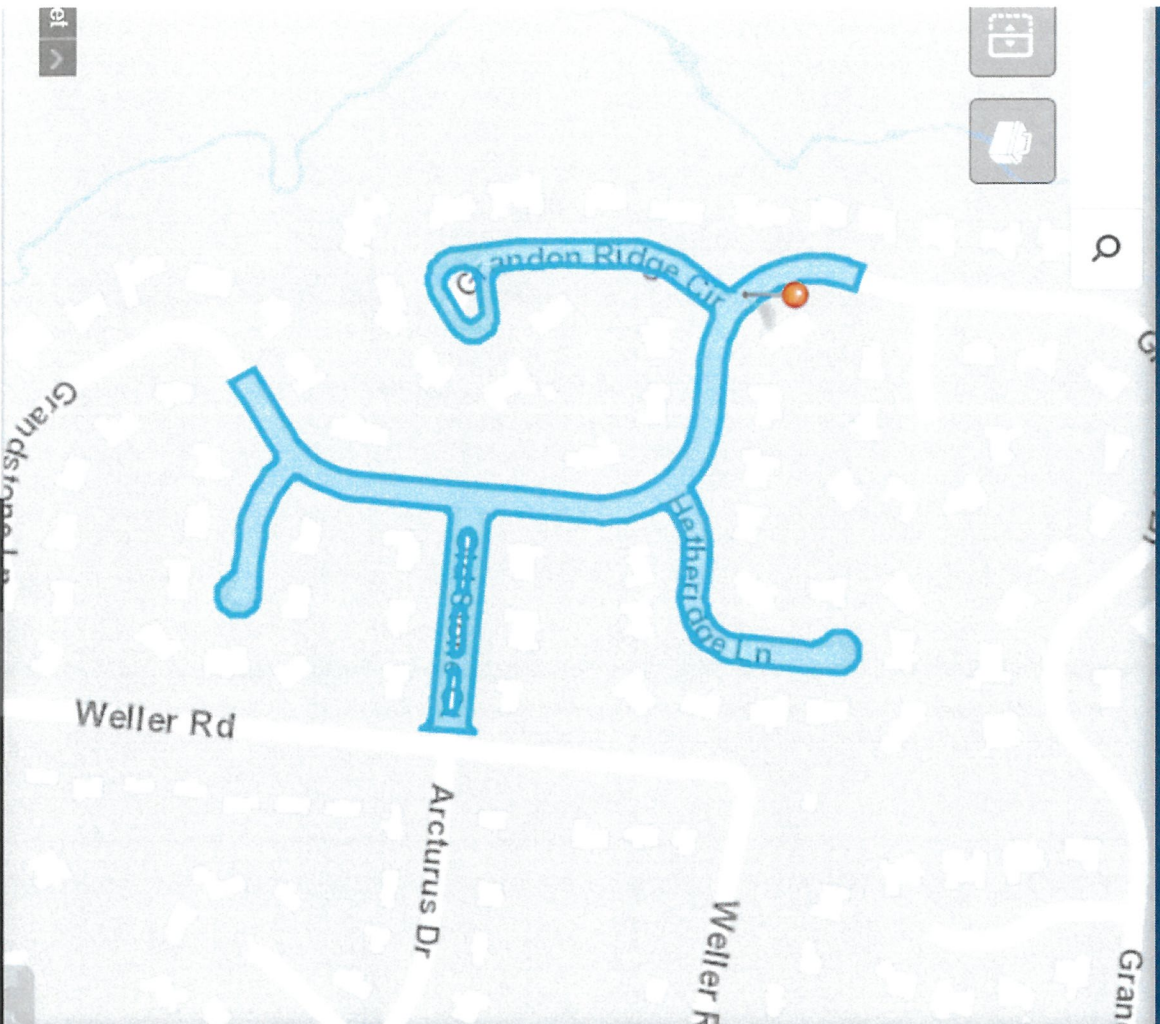
Parcel Data

Parcel ID 060300230333
Group Parcel ID 060300230333
Auditor Property ID 6030023033300

Legal Description - GRANDSTONE LN 50 X FT IRR DBNA

Property Appraisal

Deeded Acreage 4.44
Number of Parcel 1
INSTTY WE



Property Report

Value Summary

Sale Date 9/16/1993

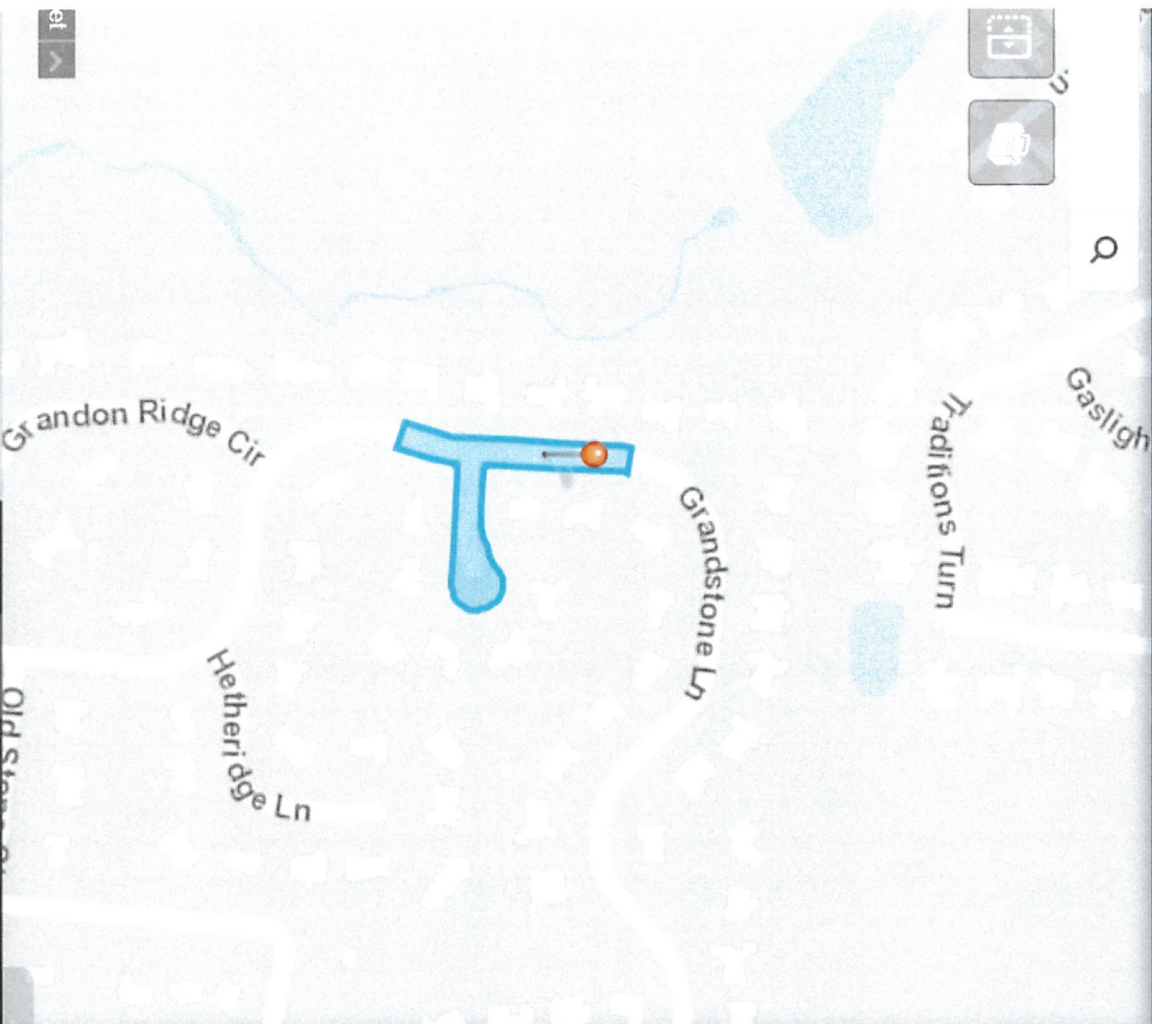
Parcel Data

Parcel ID 060300230347
Group Parcel ID 060300230347
Auditor Property ID 6030023034700

Legal Description - GRANDSTONE LN 50 X FT IR DED BUT NOT ACCPT

Property Appraisal

Deeded Acreage 0.9390000000000001
Number of Parcel 13
INSTTY NS



Property Report

Value Summary

Sale Date

11/17/1994

Parcel Data

Parcel ID

060300230411

Group Parcel ID

060300230411

Auditor Property ID

6030023041100

Legal Description - COR WELER-GRANDSTONE LN 50 X FT IRR DED BUT NOT,

Property Appraisal

Deeded Acreage

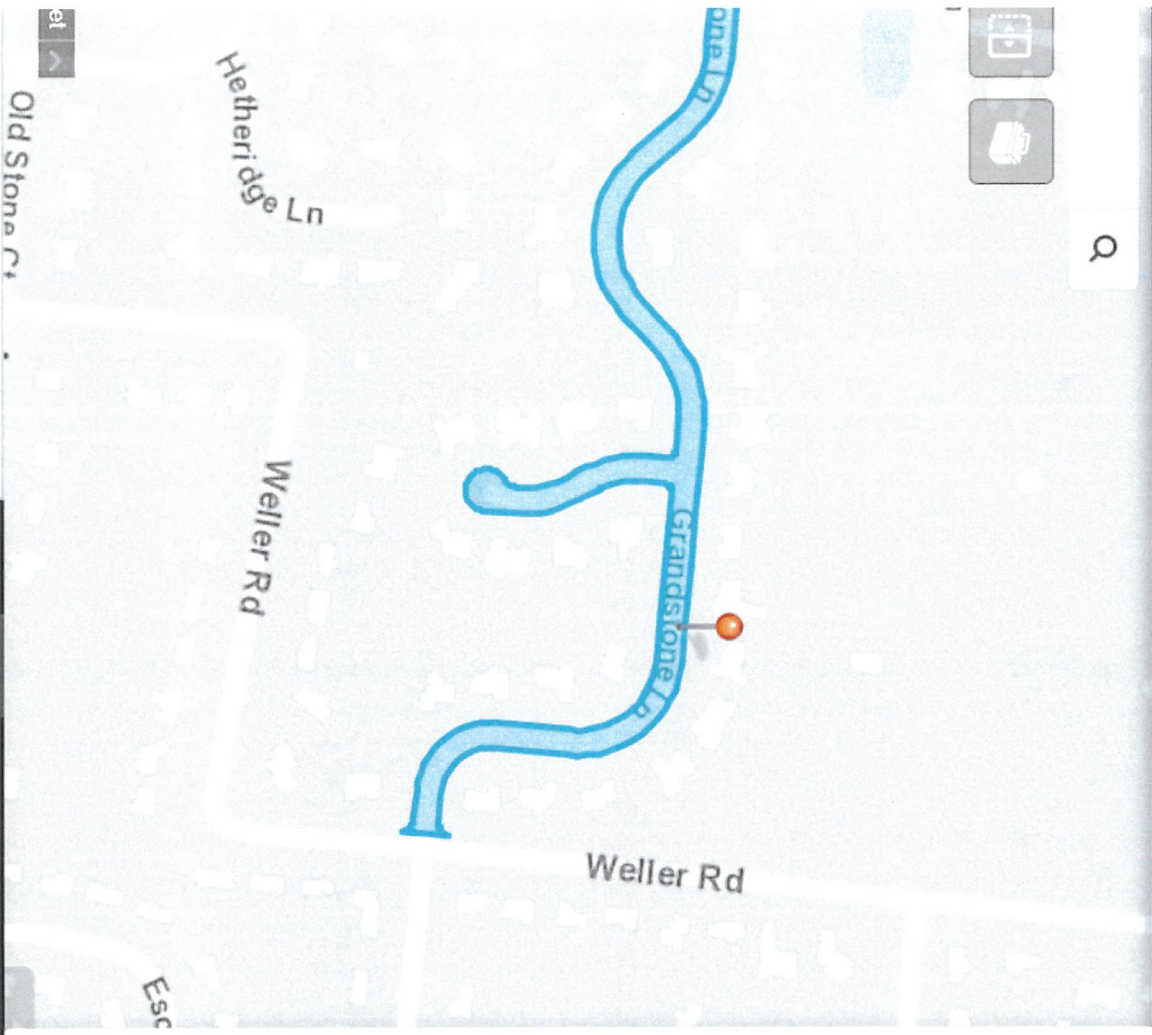
3.5370000000000004

Number of Parcel

46

INSTTY

NS



Value Summary

Sale Date

12/31/1899

Parcel Data

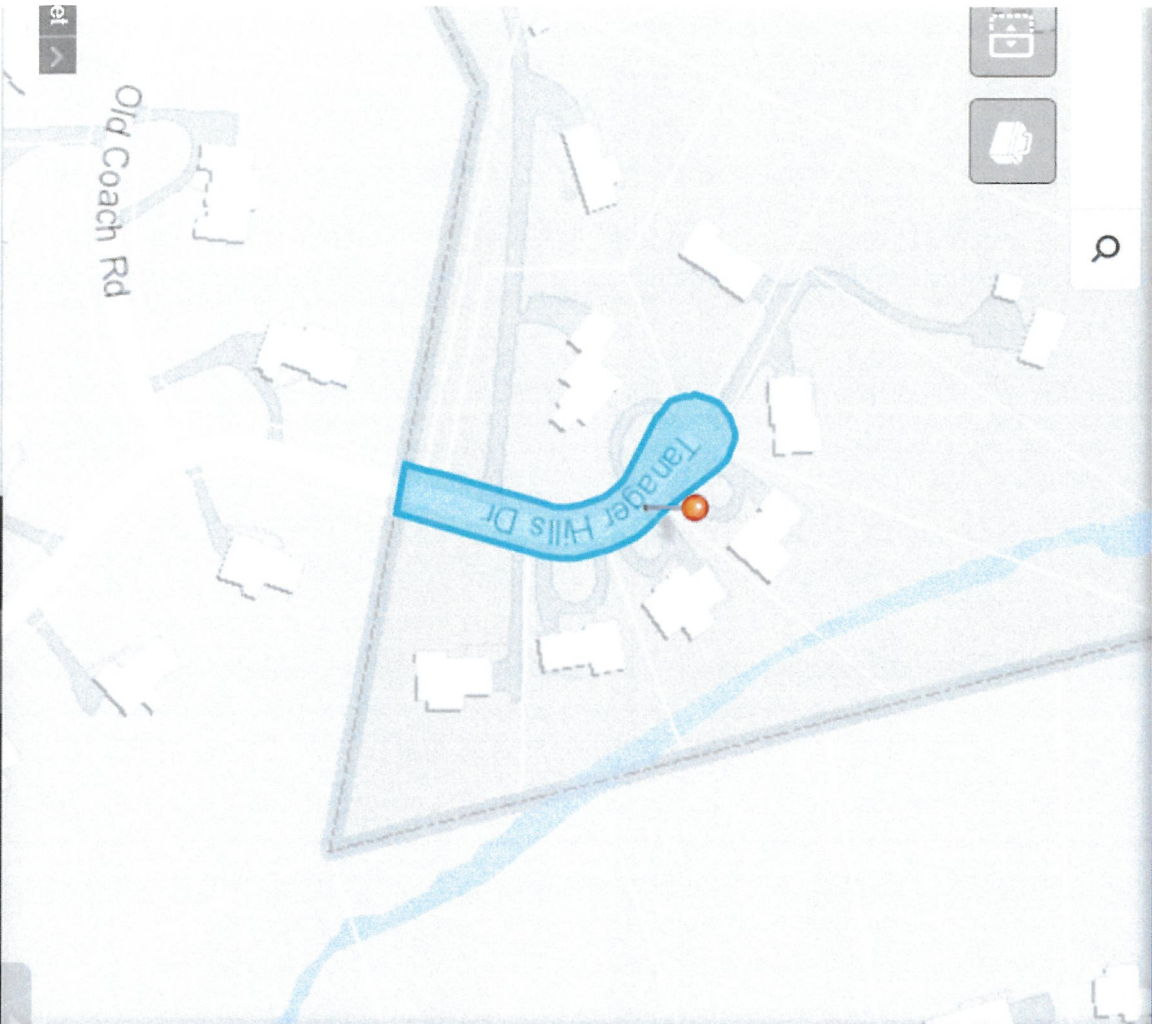
| | |
|---------------------|---------------|
| Parcel ID | 060300240358 |
| Group Parcel ID | 060300240358 |
| Auditor Property ID | 6030024035800 |

Legal Description - TANAGERHILLS DR FT IRR ST IN TANAGER WOODS SUB BL

ACCEPTED

Property Appraisal

| | |
|------------------|---|
| Deeded Acreage | C |
| Number of Parcel | 1 |
| INSTTY | V |



Property Report

Value Summary

Sale Date

12/31/1899

Parcel Data

Parcel ID

060300250059

Group Parcel ID

060300250059

Auditor Property ID

6030025005900

Legal Description - WELLERSTATION DR 50 X FT IR ST DED NOT ACCEPTED WE

Property Appraisal

Deeded Acreage

1.0230000000000001

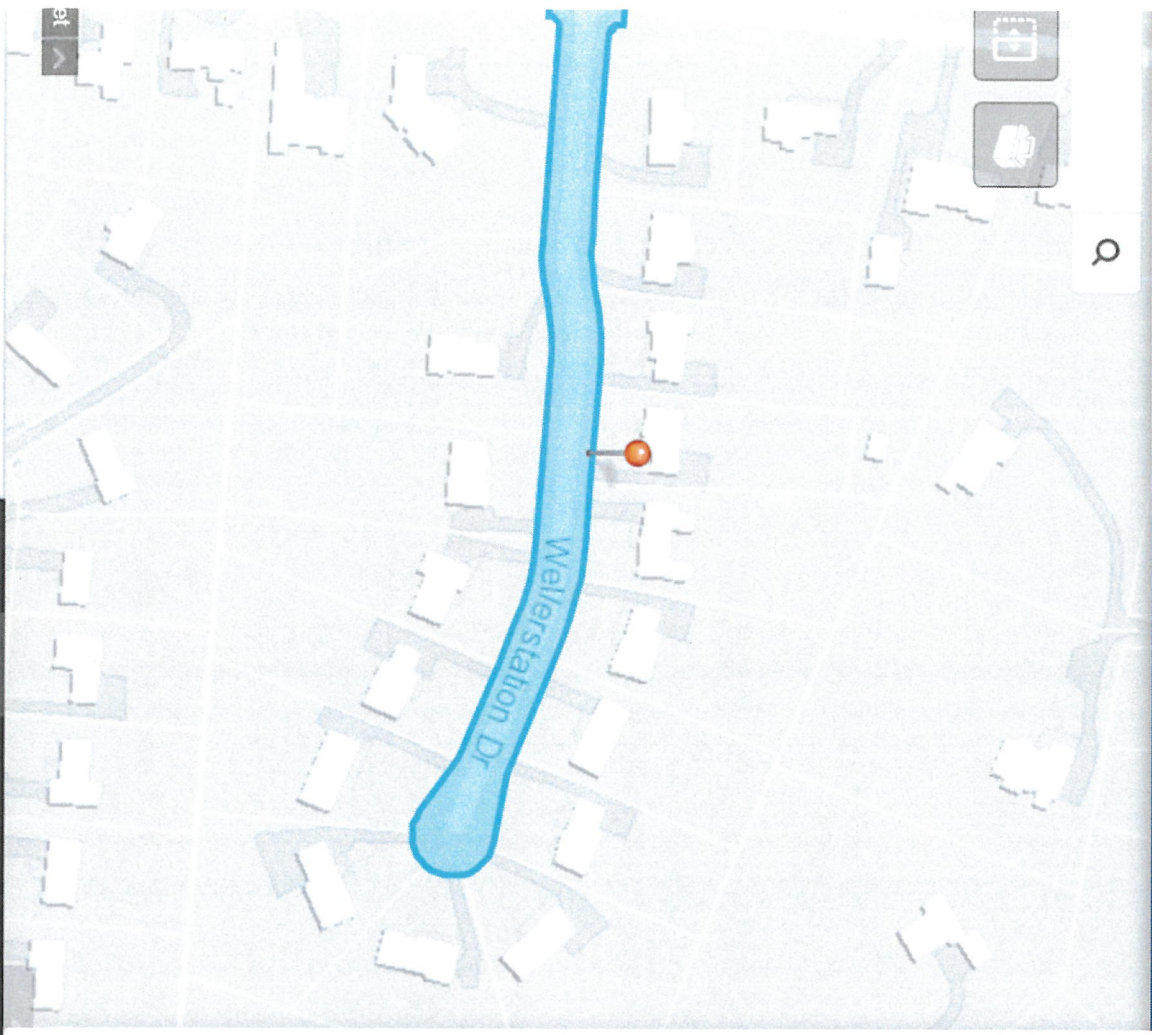
Number of Parcel

1

INSTTY

WE

Flags ⓘ



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
August 3, 2022

Present

Brian Riblet, City Manager
Kevin Chesar, Community Dev. Director
John Crowell, Police Chief
Gary Heitkamp, Public Works Director
Paul Wright, Fire Chief
Connie Gaylor, Clerk of Council
Amy Frederick, Community Engagement Coordinator

City Council Members Present

Craig Margolis, Mayor
Lee Ann Bissmeyer, Vice Mayor
Mike Cappel
Chris Dobrozsi
Ron Messer
Sasha Naiman
Ken Suer

City Council its Business Session for August 3, 2022 at 7:00 p.m. at City Hall with Mayor Margolis presiding.

ROLL CALL

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

Mr. Cappel made a motion to dispense with the roll call. Mr. Messer seconded. City Council unanimously agreed.

SPECIAL PRESENTATIONS

John Jacobs Director of Health and Fitness Pavilion and Ambulatory Support Services was presented a proclamation in honor of TriHealth Pavilion's 25th Anniversary.

LEGISLATION TO BE CONSIDERED THIS EVENING

NEW LEGISLATION

A Resolution authorizing the City Manager to enter into Contract with Morton Salt Inc. pursuant to a joint purchasing bid with Hamilton County for 2022 – 2023 Deicing Rock Salt

Mr. Cappel moved to read the Resolution by title only. Mr. Messer seconded. City Council unanimously agreed.

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

Mr. Cappel explained that information has been previously supplied on this legislation that, if approved, would authorize the City Manager to enter into a contract with Morton Salt Inc. pursuant to a joint purchasing bid with Hamilton County for 2022-2023 de-icing rock salt. The purchase of deicing rock salt for the 2022-2023 winter season is included in the City budget in the 261.000.5380 Street Maintenance, 265.000.5380 State Highway Fund, and 266.000.5380 Permissive MVL Fund. If approved, the request would authorize a maximum purchase of 1100 tons of deicing rock salt in the amount of \$88,297.00 (\$80.27 per ton).

Mr. Cappel asked if there were any updates.

Mr. Heitkamp replied there were none.

The roll was called and showed the following vote:

AYE: Cappel, Bissmeyer, Dobrozsi, Margolis, Naiman, Suer, Messer (7)
NAY: (0)

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

August 3, 2022

Page 2

A Resolution Establishing City Contributions To Employee Health Savings Accounts And Health Reimbursement Accounts

Mr. Dobrozsi moved to read the Resolution by title only. Mr. Cappel seconded. City Council unanimously agreed.

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

Mr. Dobrozsi explained that information has been previously supplied on this legislation that, if approved, would continue the City's incentive contribution to employees' Health Savings Accounts (and to Health Reimbursement Accounts for employees who, as a result of being enrolled in Medicare, are no longer eligible for a Health Savings Account) for the period beginning September 1, 2022 through August 31, 2023. The City's contribution to employees' Health Savings Accounts is recommended to be continued at \$1050 for a family plan and \$750 for a single plan for the twelve-month period of September 1, 2022 through August 31, 2023. In addition to the base City incentive contribution, it is recommended that the City continue to match the employee's contribution to his/her Health Savings Account in an amount up to \$700 for employees with family plans and up to \$500 for employees with single plans. The City's contribution to employees' Health Reimbursement Accounts is recommended to be continued at \$1050 for a family plan and \$750 for a single plan for the twelve-month period of September 1, 2022 through August 31, 2023. Employees cannot make contributions to Health Reimbursement Accounts (HRA's); therefore, no matching employer contribution is recommended for HRA's.

Mr. Dobrozsi asked if there were any updates.

Mr. Riblet replied there were none.

The roll was called and showed the following vote:

AYE: Bissmeyer, Dobrozsi, Margolis, Naiman, Suer, Messer, Cappel (7)

NAY: (0)

A Resolution Establishing A Special Fund To Receive And Manage Local Government Settlement Proceeds From The OneOhio Opioid Settlements

Mr. Suer moved to read the Resolution by title only. Mr. Cappel seconded. City Council unanimously agreed.

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

Mr. Suer explained that information has been previously supplied on this Resolution that, if approved, will establish a special revenue fund to receive settlement proceeds and to restrict distribution of the funds received as part of the OneOhio Alliance of Local Governments opioid settlement. This Resolution establishes the fund and identifies the allowable list of expenditures from the fund.

Mr. Suer asked if there were any updates.

Mr. Riblet replied there were none.

The roll was called and showed the following vote:

AYE: Dobrozsi, Margolis, Naiman, Suer, Messer, Cappel, Bissmeyer (7)

NAY: (0)

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City Council Business Session Minutes
August 3, 2022
Page 3

ADMINISTRATION REPORT

Mr. Riblet reported the following items:

- City Council Work Session is scheduled for Wednesday, August 24 at 7:00 p.m.
- As a reminder, the Government Affairs Committee meeting was rescheduled for Monday, August 24 at 4:15 p.m.
- Mr. Riblet distributed an updated schedule of events for the remainder of 2022 to all of Council.

Hiring Updates

- Service Worker I – One of the two open Service Worker I positions has been filled. Cody Carlson is scheduled to start Monday, August 22. A candidate for the second open position is in the background investigation phase of the hiring process.
- Customer Service Representative (front desk) –The selected candidate's background investigation should be completed by the end of the week at which point a job offer can be presented.
- Patrol Officer – The top four candidates are being scheduled for second interviews with the City Manager and Chief later this month.
- Police Sergeant – Six employees took the written examination on July 29. All six candidates passed the written exam and will continue to the next step in the Civil Service process which is an oral exam. Oral exams will be conducted August 18 and 19.
- A Touch a Truck event is scheduled for tomorrow, Thursday August 4 at Weller Park from 9:00 am to noon.
- The Mitchells vs the Machines will be shown Friday in Montgomery Park at dusk.
- This year's Diversity Dinner will be held on Saturday at Swaim Park at the small shelter. The theme this year is a Mexican Dinner Party and will begin at 6:00 p.m.
- The Community Wide Garage Sale will also be held this Saturday from 9:00 a.m. to 1:00 p.m.
- As a reminder, the Top Workplace celebration picnic will be held next Friday (8/12) in Montgomery Park from 11:00 a.m. to 2:00 p.m. Come for great food, fun and some surprises celebrating the 4th consecutive year Montgomery has received this honor!

APPROVAL OF MINUTES

Mayor Margolis asked for a motion to approve the July 20, 2022 Work Session minutes.

Mr. Cappel moved to approve the minutes as written. Mr. Suer seconded. City Council unanimously agreed.

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
August 3, 2022
Page 4

MAYOR'S COURT REPORT

The July Mayor's Court Report will be presented on the August 24, Work Session Agenda.

OTHER BUSINESS

Liquor Permit—Police Chief John Crowell explained the request from the State of Ohio Liquor Control Board to transfer an existing license for BTB Enterprise, LLC dba Board and Brush at 9871 Montgomery Road. He stated this request was due to the change of locations within Montgomery and recommended no hearing was needed on this request.

Mr. Dobrozsi made a motion to not request a hearing with the Ohio Liquor Control Board on this request. Vice Mayor Bissmeyer seconded. City Council unanimously agreed.

Mr. Suer reported that auditing firm Plattenburg and Associates attended the recent Financial Planning meeting and reported no findings on the 2021 audit.

Vice Mayor Bissmeyer reported she would be out of town from August 5 through August 15.

Mr. Dobrozsi reported he would be out of town from August 6 to August 14.

Mayor Margolis reminded everyone of the Partners in Preparedness meeting being held on September 28 at the Sharonville Convention Center. He reported that Tom Sivak of FEMA would be speaking at the meeting.

Mayor Margolis reported that he and Mr. Riblet met with representatives of the Montgomery Farmers Market at the Montgomery Quarter to discuss opportunities for moving the farmers market to that location in the future.

ADJOURNMENT

Mayor Margolis asked if there was any other business to discuss. There being none, he asked for a motion to adjourn.

Vice Mayor Bissmeyer a motion to adjourn. Mr. Cappel seconded. City Council unanimously agreed.

City Council adjourned at 7:37 p.m.

Connie Gaylor, Clerk of Council

Monthly Mayor's Court Report

Montgomery Mayor's Court
Cash Flow for July 2022

Page : 1
Report Date : 08/11/2022
Report Time : 11:16:07

| | Current Period | Year-To-Date | Last Year-to-Date |
|----------------------------|-------------------|--------------------|--------------------|
| City Revenue From: | | | |
| Court Costs | | | |
| Court Costs | \$136.00 | \$1,385.00 | \$1,981.00 |
| Computer Fund | \$470.00 | \$3,790.00 | \$6,394.00 |
| Additional Costs | \$0.00 | \$0.00 | \$60.00 |
| Fines | | | |
| Overpayment / Adjustment | \$0.00 | \$5.00 | \$5.00 |
| City Revenue From Fines | \$3,825.00 | \$34,755.00 | \$48,428.00 |
| Fees | | | |
| NSF FEES | \$15.00 | \$15.00 | \$0.00 |
| EXPUNGEMENT FEES CITY | \$20.00 | \$80.00 | \$40.00 |
| Capias Fee | \$100.00 | \$3,300.00 | \$2,315.00 |
| Miscellaneous/Other | | | |
| Miscellaneous/Other | \$0.00 | \$645.00 | \$495.00 |
| Bond Forfeits | | | |
| Bond Forfeits | \$0.00 | \$0.00 | \$0.00 |
| Miscellaneous/Other | | | |
| Bond Administration Fees | \$0.00 | \$0.00 | \$0.00 |
| Total to City: | \$4,566.00 | \$43,975.00 | \$59,718.00 |
| State Revenue From: | | | |
| Court Costs | | | |
| Court Costs | \$1,255.00 | \$10,240.00 | \$15,890.00 |
| General Fund | \$0.00 | \$15.00 | \$15.00 |
| V/C | \$414.00 | \$3,330.00 | \$5,715.00 |
| DRUG LAW ENFORCEMENT FUND | \$157.50 | \$1,239.00 | \$2,131.50 |
| Fines | | | |
| Fines | \$75.00 | \$225.00 | \$165.00 |
| Seatbelt Driver | \$0.00 | \$30.00 | \$240.00 |
| Fees | | | |
| BMV FEE | \$0.00 | \$0.00 | \$0.00 |
| EXPUNGEMENT FEES STATE | \$30.00 | \$120.00 | \$60.00 |
| Miscellaneous/Other | | | |
| Expungement Fee - State | \$0.00 | \$30.00 | \$30.00 |
| Total to State: | \$1,931.50 | \$15,229.00 | \$24,246.50 |
| Other Revenue From: | | | |
| Court Costs | | | |
| Court Costs | \$67.50 | \$531.00 | \$913.50 |
| Area Fines | | | |
| Area Fines | \$25.00 | \$75.00 | \$75.00 |
| Fees | | | |
| Fees | \$0.00 | \$46.50 | \$75.00 |

Monthly Mayor's Court Report

Montgomery Mayor's Court
Cash Flow for July 2022

Page : 2
Report Date : 08/11/2022
Report Time : 11:16:07

| | Current Period | Year-To-Date | Last Year-to-Date |
|-----------------------------------|----------------|--------------|-------------------|
| Restitution | | | |
| Restitution | \$0.00 | \$587.00 | \$5,750.41 |
| Total to Other: | \$92.50 | \$1,239.50 | \$6,813.91 |
| TOTAL REVENUE * | \$6,590.00 | \$60,443.50 | \$90,778.41 |
| *Includes credit card receipts of | \$1,000.00 | \$11,412.00 | \$17,040.00 |

END OF REPORT

Monthly Distribution Journal

Montgomery Mayor's Court
Disbursal of fines and court costs for July 2022

Page : 1
Report Date : 08/11/2022
Report Time : 08:44:24

| Disbursal Category | Amount | |
|---|------------|-------------------|
| COSTS | | |
| Computer Fund | \$470.00 | |
| city-appearance | \$136.00 | |
| Total to City: | | \$606.00 |
| V/C | \$414.00 | |
| DRUG LAW ENFORCEMENT FUND | \$157.50 | |
| INDIGENT DEFENSE SUPPORT FUND - COST | \$1,255.00 | |
| Total to State: | | \$1,826.50 |
| INDIGENT DRIVERS ALC TREATMENT FUND-COST | \$67.50 | |
| Total to Other: | | \$67.50 |
| Total Costs: | | \$2,500.00 |
| FINES | | |
| City Revenue From Fines | \$3,825.00 | |
| Total to City: | | \$3,825.00 |
| INDIGENT DEFENSE SUPPORT FUND - FINE | \$75.00 | |
| Total to State: | | \$75.00 |
| Total Fines: | | \$3,900.00 |
| AREA FINES - OUTGOING | | |
| INDIGENT DRIVER ALC TREATMENT FUND - FINE | \$25.00 | |
| Total to Other: | | \$25.00 |
| Total Area Fines - Outgoing: | | \$25.00 |
| FEES | | |
| NSF FEES | \$15.00 | |
| EXPUNGEMENT FEES CITY | \$20.00 | |
| Capias Fee | \$100.00 | |
| Total to City: | | \$135.00 |
| EXPUNGEMENT FEES STATE | \$30.00 | |
| Total to State: | | \$30.00 |
| Total Fees: | | \$165.00 |

Monthly Distribution Journal

Montgomery Mayor's Court
Disbursal of fines and court costs for July 2022

Page : 2
Report Date : 08/11/2022
Report Time : 08:44:24

| Disbursal Category | Amount |
|--|-------------------|
| TOTALS | |
| Total to State: | \$1,931.50 |
| Total Fines to Other External Agencies: | \$25.00 |
| Total to Other Entities, including Restitution: | \$67.50 |
| Total Bonds Forfeited to City: | \$0.00 |
| Total to City including Misc. Receipts, Adjustments, & BA Fee: | \$4,566.00 |
| TOTAL TO BE DISBURSED: | \$6,590.00 |

END OF REPORT