

November 25, 2015

TO: Mayor and City Council Members

FROM: Wayne S. Davis, City Manager *WSD*

SUBJECT: City Council Business Session of Wednesday, December 2, 2015

As a reminder, City Council is scheduled to meet in Business Session on Wednesday, December 2, 2015 at 7:00 p.m. immediately following the conclusion of the Public Hearing scheduled for 6:30 p.m., at City Hall. Prior to the Business Session that evening, City Council is scheduled to hold the City Council Swearing-In Ceremony and Organizational Meeting beginning at 5:45 p.m.

### **Swearing-In Ceremony and Organizational Meeting**

At 5:45 p.m., the three incoming City Council Members, Mike Cappel, Gerri Harbison, and Craig Margolis, will be sworn in to their positions by the Honorable Curtis E. Kissinger.

Immediately after the swearing-in ceremony, and in accordance with the City's Charter, City Council will meet for the purpose of organization. At this time, it is anticipated that City Council will select the Mayor and Vice Mayor for the next Council term.

***Please note that Terry Donnellon will open the swearing in ceremony and organizational meeting until such time as a new Mayor and Vice Mayor are selected.***

A reception will follow the Swearing-In Ceremony and Organizational Meeting.

### **Public Hearing**

City Council is scheduled to conduct a Public Hearing to hear a request from Twin Lakes for the rezoning of the property at 9876 Montgomery Road from 'GB'—General Business District to 'D-2'—Multi-Family Residential District.

***City Council's options at the close of the presentation are to either Approve the Recommendation, Deny the Recommendation, Remand the matter to Planning Commission for more specific information, or take the matter under advisement and vote at another public meeting within thirty days. If City Council chooses this final option it is suggested City Council announce the date and time of the subsequent hearing when the matter will be discussed and considered for vote.***

### **Business Session**

1. Call to Order
2. Roll Call
3. Special Presentation

- a. Certificate of Appreciation to Todd Steinbrink (Mr. Dobrozsi) – Mr. Steinbrink will be present to accept a Certificate of Appreciation for his contributions to the City as a member of City Council and former Mayor.

#### **4. Guests and Residents**

#### **5. Legislation for Consideration Tonight**

##### **Pending Legislation**

- a. 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, 2016—(Mr. Dobrozsi-3<sup>rd</sup> Reading) Information has been previously supplied on this Ordinance that will establish the City's Budget for the year 2016. These documents were presented to and reviewed with the Financial Planning Committee of City Council at their September 15 meeting. On October 6, City Council conducted its formal review of the 2016 Operating and Capital Budget with Four Year Forecast and 2016-2020 Capital Improvement Program.

***Read the Ordinance by title only***

***Voice vote***

***Move to approve the third reading of the Ordinance***

***Roll call vote***

##### **New Legislation**

- a. A Resolution Authorizing a Contract with Dynegy Energy Services (East), LLC—(Mr. Margolis) Information has been previously supplied on this Resolution that will authorize the City Manager to sign a contract with Dynegy Energy Services (East), LLC to continue to provide electrical service to City of Montgomery facilities. The City has had a contract in place with Dynegy for several years and this Resolution authorizes the City Manager to execute the continuing contract. The rates proposed by Dynegy are competitive in the marketplace. The City will also have certain carrying costs with Duke, but overall staff believes this will result in cost effective electric service for the City.

***Read the Resolution by title only***

***Voice vote***

***Move to approve the Resolution***

***Roll call vote***

- b. A Resolution Adopting A Five Year Capital Improvement Program For The City Of Montgomery—(Mr. Suer) Information has been supplied previously on this Resolution that will adopt the City's proposed Five-Year Capital Improvement Program. This program was reviewed by City Council as a companion piece to the proposed 2016 Operating and Capital Budget with Four Year Forecast and represents a comprehensive planning tool for capital investment in the community over the next five years.

***Read the Resolution by title only***

***Voice vote***

***Move to approve the Resolution***

***Roll call vote***

- c. A Resolution Designating Records Managers and Training Designees for Public Officials in the City of Montgomery—(Mrs. Harbison) Information has been supplied previously on this Resolution that will designate Records Managers and Training Designees for Public Officials in the City of Montgomery. This Resolution will designate the Community Engagement Coordinator, Faith Lynch, and alternately the Administrative Coordinator, Connie Gaylor, as designated representatives of City Council to attend Ohio public records training and to serve as Records Managers for the City. Ohio law requires all public officials to either attend the training or to designate a person to attend on their behalf. Many Council Members have also attended the training even though the City has Designees in place.

***Read the Resolution by title only***

***Voice vote***

***Move to approve the Resolution***

***Roll call vote***

- d. An Ordinance Rezoning property located at 9441 Orchard Club Drive and Approving an Application for a Planned Development Overlay—(Ms. Roesch) Information has been supplied previously on this Ordinance rezoning the property located at 9441 Orchard Club Drive and approving an application for a Planned Development Overlay. Based on a motion made during the Public Hearing held on November 18, City Council moved to accept the recommendations of the Planning Commission to rezone this site to a D-3 District, to impose a Planned District Overlay on such site, and the terms and conditions of the Overlay District.

***The second reading of the Ordinance will be held at the January 6, 2016 Business Session. The third reading will be held at the February 3, 2016 Business Session with adoption of the Ordinance requested at that meeting.***

- e. A Resolution Authorizing An Amendment to the Current Contract With Donnellon, Donnellon And Miller For Legal Services To The City Of Montgomery—This Resolution will authorize an amendment to the current contract with Donnellon, Donnellon and Miller for legal services to the City of Montgomery. This Resolution is the result of the recent performance appraisal of the Law Director conducted by City Council and staff.

***Assign to a Council Member for reading***

***Read the Resolution by title only***

***Voice vote***

***Move to approve the Resolution***

***Roll call vote***

- f. An Ordinance Rezoning property located at 9876 Montgomery Road from 'GB' – General Business District to 'D-2' – Multi-Family Residential District —Please refer to tonight's Public Hearing packet requesting that City Council adopt an Ordinance rezoning the property located at 9876 Montgomery Road from 'GB' – General Business District to 'D-2' – Multi-Family Residential District. Staff believes that this rezoning will enhance the Montgomery Road Corridor and the Twin Lakes campus and it is requested that City Council consider accepting the recommendation of the Planning Commission to redone this site to a D-2 District.

***Add this Ordinance to the December 2, 2015 Business Session agenda, assign it to a City Council member for the first reading. The second reading of the Ordinance will be held at the January 6, 2016 Business Session. The third reading will be held at the February 3, 2016 Business Session with adoption of the Ordinance requested at that meeting.***

***If City Council does not approve Planning Commission's recommendation on this Application, this piece of legislation should be removed from the Agenda.***

**6. Administration Report**

**7. Approval of Minutes – November 18, 2015 Public Hearing and Work Session**

**8. Mayor's Court Report**

**9. Other Business**

**10. Executive Session**

**11. Adjournment**

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

C: Connie Gaylor, Administrative Coordinator  
Department Heads  
Terry Donnellon, Law Director  
File

**November 25, 2015**

**Swearing-In Ceremony and Organizational Meeting**

At 5:45 p.m., the three incoming City Council Members, Mike Cappel, Gerri Harbison, and Craig Margolis, will be sworn in to their positions by the Honorable Curtis E. Kissinger.

Immediately after the swearing-in ceremony, and in accordance with the City's Charter, City Council will meet for the purpose of organization. At this time, it is anticipated that City Council will select the Mayor and Vice Mayor for the next Council term.

Please note that Terry Donnellon will open the swearing in ceremony and organizational meeting until such time as a new Mayor and Vice Mayor are selected.

A reception will follow the Swearing-In Ceremony and Organizational Meeting.

**Public Hearing - 6:30 p.m.**

- a. A Public Hearing is requested to hear a request from Twin Lakes for the rezoning of the property at 9876 Montgomery Road from 'GB'—General Business District to 'D-2'— Multi-Family Residential District.

**City Council Business Session - immediately following the Public Hearing**

**1. Call to Order**

**2. Roll Call**

**3. Special Presentation**

- a. Certificate of Appreciation to Todd Steinbrink (Mr. Dobrozsi) – Mr. Steinbrink will be present to accept a Certificate of Appreciation for his contributions to the City as a member of City Council and former Mayor.

**4. Guests and Residents**

**5. Legislation for Consideration Tonight**

**Pending Legislation**

- a. 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, 2016—(Mr. Dobrozsi-3<sup>rd</sup> Reading)

***Read the Ordinance by title only***

***Voice vote***

***Move to approve the third reading of the Ordinance***

***Roll call vote***

## New Legislation

- a. A Resolution Authorizing a Contract with Dynegy Energy Services (East), LLC—(Mr. Margolis)

***Read the Resolution by title only***

***Voice vote***

***Move to approve the Resolution***

***Roll call vote***

- b. A Resolution Adopting A Five Year Capital Improvement Program For The City Of Montgomery—(Mr. Suer)

***Read the Resolution by title only***

***Voice vote***

***Move to approve the Resolution***

***Roll call vote***

- c. A Resolution Designating Records Managers and Training Designees for Public Officials in the City of Montgomery—(Mrs. Harbison)

***Read the Resolution by title only***

***Voice vote***

***Move to approve the Resolution***

***Roll call vote***

- d. An Ordinance Rezoning property located at 9441 Orchard Club Drive and Approving an Application for a Planned Development Overlay—(Ms. Roesch)

***The second reading of the Ordinance will be held at the January 6, 2016 Business Session. The third reading will be held at the February 3, 2016 Business Session with adoption of the Ordinance requested at that meeting.***

- e. A Resolution Authorizing An Amendment to the Current Contract With Donnellon, Donnellon And Miller For Legal Services To The City Of Montgomery

***Assign to a Council Member for reading***

***Read the Resolution by title only***

***Voice vote***

***Move to approve the Resolution***

***Roll call vote***

- f. An Ordinance Rezoning property located at 9876 Montgomery Road from 'GB' – General Business District to 'D-2' – Multi-Family Residential District

***Add this Ordinance to the December 2, 2015 Business Session agenda, assign it to a City Council member for the first reading. The second reading of the Ordinance will be held at the January 6, 2016 Business Session. The third reading will be held at the February 3, 2016 Business Session with adoption of the Ordinance requested at that meeting.***

***If City Council does not approve Planning Commission's recommendation on this Application, this piece of legislation should be removed from the Agenda.***

6. **Administration Report**
7. **Approval of Minutes**—November 18, 2015 Public Hearing and Work Session
8. **Mayor's Court Report**
9. **Other Business**
10. **Executive Session**
11. **Adjournment**

# The City of Montgomery, Ohio



## Certificate of Appreciation to Todd Steinbrink

**WHEREAS**, Todd Steinbrink has served the citizens of Montgomery as a member of City Council from 2004 to 2013 and as Mayor from 2013 to 2015; and,

**WHEREAS**, in addition to his service on City Council Todd served as a member of the Board of Zoning Appeals from 2002 to 2003; and,

**WHEREAS**, in his role as City Council member and Mayor, Todd served the community as a professional, thoughtful, open-minded leader who always had the best interests of the City at heart; and,

**WHEREAS**, during his tenure on City Council, Todd contributed greatly to the continued development of the City's friendship with its Sister City, Neuilly-Plaisance, France, playing an integral part of the 2014 Exchange Program and serving as a host family for two of the delegates, traveling to Neuilly-Plaisance to participate in the 2015 July 4<sup>th</sup> Festivities held in honor of the City of Montgomery, and opening each Bastille Day Celebration in Montgomery in honor of Neuilly-Plaisance; and

**WHEREAS**, Todd looked forward to attending many City sponsored events including the annual Car Show where he could be found judging and assisting with clean-up efforts, the annual Bastille Day celebration, Holiday in the Village for the lighting of the tree, and the annual employee luncheon where he thanked City Staff; and

**WHEREAS**, Todd brought outstanding business acumen, fiscal stewardship and knowledge of both the public and private sector and applied it to the strategic direction of the City; and

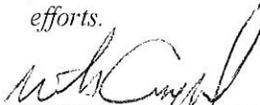
**WHEREAS**, Todd enjoyed interaction and dialogue with the citizens, businesses, volunteers, visitors, City staff and his fellow City Council members; and

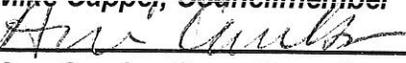
**WHEREAS**, Todd performed all of his many duties with zeal, passion, professionalism and a warm and welcoming approach; and

**WHEREAS**, his meritorious service to his community should be acknowledged as he leaves office.

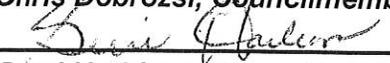
**NOW THEREFORE, BE IT CERTIFIED** by the City Council of the City of Montgomery, Ohio, all members concurring:

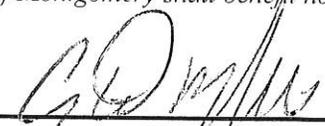
**SECTION 1.** On behalf of all citizens of the City of Montgomery, the City Council wishes to thank Todd Steinbrink for his commitment and dedication to our community. The citizens of Montgomery shall benefit now and hereafter from his efforts.

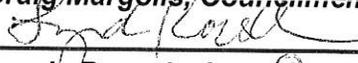
  
\_\_\_\_\_  
Mike Cappel, Councilmember

  
\_\_\_\_\_  
Ann Combs, Councilmember

  
\_\_\_\_\_  
Chris Dobrozsi, Councilmember

  
\_\_\_\_\_  
Gerri Harbison, Councilmember

  
\_\_\_\_\_  
Craig Margolis, Councilmember

  
\_\_\_\_\_  
Lynda Roesch, Councilmember

  
\_\_\_\_\_  
Ken Suer, Councilmember

ORDINANCE NO. \_\_\_\_\_, 2015

**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, 2016**

**WHEREAS**, Council previously did approve and submit to the Budget Commission a budget for revenues and expenses for the fiscal year commencing January 1, 2016 and ending December 31, 2016; and

**WHEREAS**, the proposed budget has been accepted and approved, and Council does desire to appropriate funds according to the budget to meet current expenses and other expenditures for the 2016 fiscal year.

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

**SECTION 1.** Commencing January 1, 2016 and for the fiscal year ending December 31, 2016, in order to provide for the current expenses and other expenditures of the City, the sums detailed on the attached schedule are hereby appropriated as if such schedule is fully set forth herein.

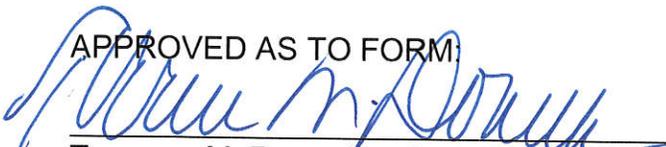
**SECTION 2.** This Ordinance shall be in full force and effect from and after the earliest period allowed by law.

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

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

\_\_\_\_\_  
\_\_\_\_\_, Mayor

APPROVED AS TO FORM:

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

RESOLUTION NO. , 2015

**A RESOLUTION AUTHORIZING A CONTRACT WITH  
DYNEGY ENERGY SERVICES (EAST), LLC**

**WHEREAS**, the City of Montgomery, Ohio as an energy customer has been serviced by Dynegy Energy Services (East), LLC for the past several years; and

**WHEREAS**, the Electric Service Agreement for such energy services is set to expire; and

**WHEREAS**, the Administration, after reviewing the proposed Agreement, does desire to continue Dynegy Energy Services (East), LLC as the supplier for all electricity requirements for the various service locations of the City; and

**WHEREAS**, Council does accept the recommendation of the Administration and intends by this legislation to authorize the City Manager to enter into a new contract extending through December 2016.

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

**SECTION 1.** The proposed Electric Service Agreement from Dynegy Energy Services (East), LLC to provide electricity service to the various locations owned and operated by the City of Montgomery, Ohio, is hereby accepted. The City Manager is authorized to execute such Agreement to continue such energy services through December 2016. Further, the City Manager is authorized to execute any and all additional documentation necessary to implement this continuing Agreement.

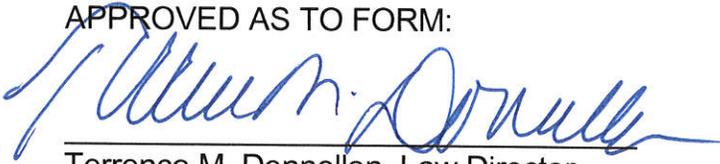
**SECTION 2.** This Resolution shall be in full force and effect from and after its passage.

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

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

\_\_\_\_\_  
\_\_\_\_\_, Mayor

APPROVED AS TO FORM:

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

RESOLUTION NO. \_\_\_\_\_, 2015

**A RESOLUTION ADOPTING A FIVE YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF MONTGOMERY**

**WHEREAS**, the City Manager has recommended and this Council has considered a Five Year Capital Improvement Program (CIP) for the years 2016 through 2020; and

**WHEREAS**, the CIP should be approved by City Council so that projects may be planned and implemented.

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

**SECTION 1.** The Council hereby adopts the Five Year Capital Improvement Program for the years 2016 through 2020.

**SECTION 2.** The City Manager is hereby authorized and directed to implement the Five Year Capital Improvement Program and to report on its progress from time to time to the Council.

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

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

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

\_\_\_\_\_, Mayor

APPROVED AS TO FORM:

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

RESOLUTION NO.           , 2015

**A RESOLUTION DESIGNATING RECORDS MANAGERS AND TRAINING  
DESIGNEES FOR PUBLIC OFFICIALS IN  
THE CITY OF MONTGOMERY**

**WHEREAS**, under RC § 109.43, public officials are either required to obtain training in the policies and procedures for appropriate public records management or to designate persons (*Designee* under RC § 109.43) who will receive such training and oversee the management of the public records policy during their term; and

**WHEREAS**, Council does desire to designate the appropriate offices within the City who shall have responsibility for receiving and directing training within the City, developing the appropriate public policy for adoption by Council, and overseeing records management.

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

**SECTION 1.** The Community Engagement Coordinator, currently Faith Lynch, is hereby designated by City Council as its Designee to attend the appropriate certified training program and seminars directed by the Ohio Office of the Attorney General to provide training in the management and accessibility of public records. The Administrative Coordinator, currently Connie Gaylor, is hereby designated as the alternate to the principal Designee to assume such responsibilities for education, training and records management in the absence of, or the vacancy in office of, the Community Engagement Coordinator. Council hereby designates the appropriate offices for such training and whoever should succeed either Faith Lynch or Connie Gaylor in those offices

shall be the appropriate Designee for future compliance with the requirements of the Ohio Public Records Law. The Administration is hereby authorized to file any appropriate certification which may be required to verify this designation.

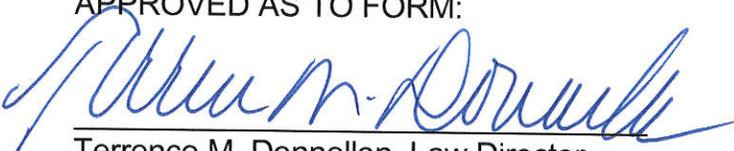
**SECTION 2.** This Resolution shall take effect the earliest opportunity as allowable by law.

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

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

\_\_\_\_\_  
\_\_\_\_\_, Mayor

APPROVED AS TO FORM:

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

**ORDINANCE NO.                   , 2015**

**AN ORDINANCE REZONING PROPERTY AT 9441 ORCHARD CLUB DRIVE,  
MONTGOMERY, OHIO AND APPROVING AN APPLICATION FOR A  
PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT FOR SUCH PROPERTY**

**WHEREAS**, Bayer Becker as applicant, on behalf of the property owner, Montgomery Swim and Tennis Club, Inc., and the anticipated Developer, Camden Homes, Inc. and/or its subsidiary, has petitioned the City to rezone property at 9441 Orchard Club Drive, Montgomery, Ohio, currently owned and operated as the Montgomery Swim and Tennis Club to rezone such property as part of the process to approve a Planned Unit Development Overlay District (“PUD”) and General Development Plan for such property; and

**WHEREAS**, the Planning Commission has reviewed the application and recommended the approval of a Planned Unit Development Overlay District with specific conditions, the General Development Plan with an equivalency allowing open area within a conservation easement to satisfy the open space requirements of the PUD, and further rezoning the property to a Residential D-3 District allowing for the development of single-family homes; and

**WHEREAS**, Council did hold a public hearing on November 18, 2015 to consider the recommendation and findings from the Planning Commission after appropriate public notice was completed as required by the Montgomery Zoning Code; and

**WHEREAS**, Council did accept the recommendations and findings of the Planning Commission which support rezoning these properties to D-3 Residential as a

part of a Planned Unit Development Overlay District with conditions specific to such PUD district, and Council did accept the General Development Plan September 3, 2015 with the equivalency to meet the open space requirements; and

**WHEREAS**, Council does find that the zoning amendment, as proposed and accepted at the public hearing, will be consistent with the Comprehensive Community Plan for the City.

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

**SECTION 1.** Property currently owned by Montgomery Swim and Tennis Club, Inc., being Auditor's parcel number 603-0018-0178, and more commonly known as 9941 Orchard Club Drive, Montgomery, Ohio 45242, as more particularly described on Schedule A attached hereto and incorporated herein by reference, shall be rezoned to the D-3 Residential District.

**SECTION 2.** The property proposed for development by Camden Homes, Inc. currently owned by the Montgomery Swim and Tennis Club, Inc. encompassing Auditor's Parcel number 603-0018-0178 is hereby approved as a Planned Unit Development Overlay District pursuant to Chapter 150.13 of the Code of Ordinances.

**SECTION 3.** In addition to the underlying zoning district regulations for a D-3 Residential District, the property in the Planned Unit Development Overlay shall be subject to the general conditions and specific conditions as set forth in Schedule B attached hereto and incorporated herein by reference. To the extent that the general and specific conditions of the Planned Unit Development District as described on

Schedule B are inconsistent with the underlying zoning district regulations, the regulations of the Planned Unit Development District shall supersede.

**SECTION 4.** The Community Development Director is hereby directed to make a change in the Zoning Map to reflect the new underlying zone, the Planned Unit Development Overlay District, and the boundaries for such zone and District.

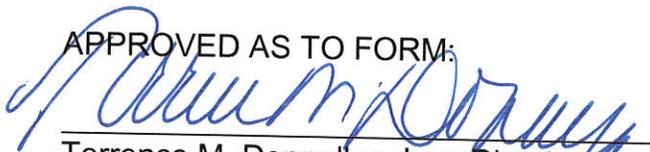
**SECTION 5.** This Ordinance shall take effect the earliest opportunity as allowable by law.

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

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

\_\_\_\_\_  
\_\_\_\_\_, Mayor

APPROVED AS TO FORM:

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

RESOLUTION NO. \_\_\_\_\_, 2015

**A RESOLUTION AUTHORIZING AN AMENDMENT  
TO THE CURRENT CONTRACT WITH DONNELLON, DONNELLON & MILLER  
FOR LEGAL SERVICES TO THE CITY OF MONTGOMERY**

**WHEREAS**, in May 1997 the City did contract with Terrence M. Donnellon to serve as Law Director under the terms of a Legal Services Agreement; and

**WHEREAS**, Council does desire to continue the terms of that agreement, but to amend Article III concerning compensation and billing effective January 1, 2016.

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

**SECTION 1.** Commencing January 1, 2016, Article III of the Legal Services Agreement with Terrence M. Donnellon shall be amended to provide that the City shall pay the Law Director the sum of Two Hundred Thirty Five Dollars (\$245.00) per hour or professional services.

**SECTION 2.** All other provisions of the Legal Services Agreement dated May 1, 1997 as amended shall remain in full force and effect.

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

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

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

\_\_\_\_\_, Mayor

APPROVED AS TO FORM:

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

ORDINANCE NO. , 2015

**AN ORDINANCE REZONING PROPERTY AT 9876 MONTGOMERY ROAD  
MONTGOMERY, OHIO TO THE D-2 MULTI-FAMILY RESIDENTIAL DISTRICT**

**WHEREAS**, Twin Lakes, operating in the City as a retirement community, has petitioned the City to rezone a portion of the property which it owns at 9876 Montgomery Road, Montgomery, Ohio, being Hamilton County Auditor's parcel number 603-0008-0009, to the D-2 Multi-Family Residential District; and

**WHEREAS**, such lot currently is situated in the GB General Business District, however the property to the east of the subject lot is owned by Twin Lakes and is similarly zoned within the D-2 Multi-Family Residential District; and

**WHEREAS**, rezoning the subject lot will facilitate the expansion of the retirement campus onto such lot, and it will not disrupt the Montgomery Road Commercial Corridor as the companion lot frontage will remain in the GB General Business District; and

**WHEREAS**, Council did hold a public hearing on December 2, 2015 to consider the recommendation and findings from the Planning Commission after appropriate public notice was completed as required by the Montgomery Zoning Code; and

**WHEREAS**, Council did accept the recommendations and findings of the Planning Commission which support rezoning the property to the D-2 Multi-Family Residential District; and

**WHEREAS**, Council does find that the zoning amendment, as proposed and accepted at the public hearing, will be consistent with the Comprehensive Community Plan for the City.

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

**SECTION 1.** Property currently owned by Twin Lakes, being Auditor's parcel number 603-0008-0009, more commonly known as 9876 Montgomery Road, Montgomery, Ohio 45242, as more particularly described on Schedule A attached hereto and incorporated herein by reference, shall be rezoned to the D-2 Multi-Family Residential District.

**SECTION 2.** The Community Development Director is hereby directed to make a change in the Zoning Map to reflect the new residential zone and the boundaries for such zone and District.

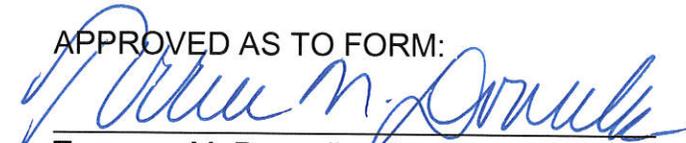
**SECTION 3.** This Ordinance shall take effect the earliest opportunity as allowable by law.

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

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

\_\_\_\_\_  
\_\_\_\_\_, Mayor

APPROVED AS TO FORM:

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

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

City of Montgomery  
City Council Public Hearing Minutes  
November 18, 2015

Present

Wayne Davis, City Manager  
Terry Donnellon, Law Director  
Tracy Roblero, Community Development Director  
Paul Wright, Fire Chief  
Don Simpson, Police Chief  
Brian Riblet, Public Works Director  
Michelle Greis, Finance Director  
Matthew Vanderhorst, Community and Information Services Director  
Faith Lynch, Community Engagement Coordinator  
Connie Gaylor, Clerk of Council

City Council Members Present

Todd Steinbrink, Mayor  
Gerri Harbison  
Craig Margolis  
Chris Dobrozsi  
Ann Combs  
Lynda Roesch  
Ken Suer

---

City Council convened in Council Chambers to conduct a Public Hearing at 6:30 p.m. with Mayor Steinbrink presiding.

Ms. Roblero explained that it is requested that City Council consider a request from Bayer Becker, on behalf of Camden Homes, to rezone 7.87 acres of property at 9441 Orchard Club from 'O' Office, 'D-3' Multi-Family Residential and 'C' Two Family and Single Family Residential to 'D-3' Multi-Family Residential to develop a single family detached residential subdivision of twenty-nine (29) lots. The applicant is also requesting that a Planned Development (PD) overlay zoning classification be established for the 7.87 acres. As part of the PD zoning request, the applicant is requesting approval of the general development site plan for this area with an equivalency for the open space requirement.

Ms. Roblero explained that when the Montgomery Swim and Tennis Club (MSTC) made the decision to close, the MSTC Board issued a Request for Proposals (RFP) to developers. Since then, staff has had multiple meetings and conversations with developers regarding the potential uses for the property. Many developers expressed interest in the site for multi-family residential projects with a density that is well above the permitted density in the 'D-3' District, even with a Planned Development Overlay. Staff has also had meetings with developers who are interested in the site for other uses, including retirement villages, churches and age-restricted apartments.

Camden Homes has a contract to purchase the property and is proposing a single family detached residential Planned Development (PD). In many ways, the proposed project is an extension of the Orchard Club Planned Development to the north of the subject property. The proposed lot size is slightly smaller than the minimum lot size in the Orchard Club; however, the proposed building setbacks are the same as the setbacks for the Orchard Club with the exception of the rear yard setback. At the time that the PD for the Orchard Club was created in 1993, the City did not have separate Planned Development regulations which would require open space, project perimeters etc. Therefore, the PD for this project simply allowed for smaller lot sizes and setbacks than the underlying zoning permitted.

The applicant has stated that they anticipate that the proposed project will be similar to the Courtyard Home section of the Vintage Club in terms of lot layout and price point. The proposed lot size is slightly smaller than the Courtyard homes; however, the proposed building setbacks are the same as the setbacks at the Vintage Club with the exception of the rear yard setback. The Courtyard homes at the Vintage Club have proven to be very successful and recently the developer modified the plan to include more Courtyard Homes than the original plan called for in 2006.

Ms. Roblero stated to City Council that the Planning Commission met three times to discuss the proposed project.

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 Public Hearing Minutes

November 18, 2015

Page 2.

53 The first meeting on August 17 was to consider a concept plan for the project from Camden Homes; however, a  
54 formal application had not yet been submitted. Several items were discussed at the meeting, including open  
55 space, buffers, conservation easements, parking and density as well as the underlying zoning. The applicant took  
56 suggestions and feedback from the Planning Commission and decided to move forward with a formal application.  
57 Mayor Steinbrink asked if there were any questions by City Council members.  
58

59 The Planning Commission met twice to discuss the formal application. The first meeting was on September 28 at  
60 which the Planning Commission heard comments from staff, the applicant and residents. Several concerns were  
61 brought up by residents including density, lot size, buffers, price point and market demand, traffic, parking along  
62 the north side of Orchard Club Drive, loss of existing walking path which connects Imperial Woods with the  
63 former Montgomery Swim and Tennis Club property and loss of wooded area, particularly along the west  
64 property line. There has been concern expressed that at the time of development of the Montgomery Swim and  
65 Tennis Club a condition was placed upon approval to require a 150' buffer between the development and the  
66 homes in Imperial Woods. City staff has reviewed the file as well and found no record of a condition upon the  
67 development and there is no easement recorded with Hamilton County although the Montgomery Swim and  
68 Tennis Club did maintain a 135' of separation between structures and the shared property line. The Montgomery  
69 Swim and Tennis Club was approved as a conditional use and the conditions placed upon approval are specific to  
70 the project and use and do not run with the land as would be the case with a variance. At the conclusion of the  
71 meeting, the Planning Commission voted to table the application to give the applicant time to respond to the  
72 concerns voiced by residents and to allow the applicant time to conduct a traffic study.  
73

74 The Planning Commission met to consider the application again on October 19. At this meeting the applicant  
75 presented the changes that were made to the site plan in response to the concerns raised at the September 28  
76 meeting and also shared the results of the traffic study. The changes to the site plan resulted in a loss of one lot,  
77 increased open space, increased separation between the proposed homes and the existing surrounding homes, the  
78 incorporation of the pedestrian connection between the proposed project and the neighborhood to the west and  
79 increased perimeter buffer. The traffic study showed that the Level of Service at the intersection today is an F  
80 during the AM peak hour and an E during the PM peak hour. In 2018, if no building occurred, the Level of  
81 Service would be an F for both the AM and PM peak hours and would also be a Level of Service F if the proposed  
82 development was constructed. At this intersection the LOS for Orchard Club Lane is poor due to the high traffic  
83 volumes on Montgomery Road.  
84

85 A peak hour traffic signal warrant was analyzed for the AM and PM peak hours and it was determined that a  
86 traffic signal is not warranted based on the existing traffic, anticipated growth in traffic and additional traffic from  
87 the proposed project. An evaluation of adding another lane exiting Orchard Club Drive was analyzed and the  
88 results do not improve the level of service significantly. The City's traffic engineer determined that based on the  
89 existing conditions at Orchard Club drive and high traffic volumes on Montgomery Road there is no practical  
90 mitigation for the proposed development. In regard to traffic safety, the report did suggest removing a portion of  
91 on-street parking in front of the medical office on the northwest corner of Montgomery and Orchard Club Drive  
92 due to narrow roadway and only one vehicle can pass through when vehicle are parked on roadway which could  
93 create unsafe passing maneuvers. The Planning Commission discussed this and made a recommendation to  
94 prohibit parking on the north side of Orchard Club Drive from Montgomery Road to the west driveway for the  
95 medical office building at 10663 Montgomery Road.  
96

97 Ms. Roblero stated that the applicant requested an equivalency to allow for approximately four percent of the  
98 required twenty percent open space to be provided in conservation easements at the rear of several lots within the  
99 development versus being platted in dedicated open space. After much discussion, the Planning Commission  
100 voted to recommend approval of the General Development Plan as submitted with an equivalency. This was a  
101 split vote with four votes in the affirmative and one dissenting vote by Mr. Dong.

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 Public Hearing Minutes

November 18, 2015

Page 3.

102 Ms. Roblero explained that if the D-3 with a Planned Development overlay is approved that no changes would be  
103 accepted after that point. She further explained that the proposed density for the project is in-line with the  
104 densities permitted in the 'C' and 'D-3' District and far below what could be approved with a PD overlay. Staff  
105 supports rezoning the underlying property to the same zoning district to avoid the zoning district boundary line  
106 from running through individual properties which often leads to issues. Staff supports the underlying property be  
107 rezoned to 'D-3' - Multi-Family Residential, which would be consistent with the approach taken for the courtyard  
108 home section of the Vintage Club and for a large portion of the Orchard Club PD and the lot requirement in the  
109 'D-3' District most closely matches the lot size being proposed by the applicant.  
110

111 Ms. Roblero stated that staff supports the request for an equivalency for several reasons, including the fact that it  
112 is a small site with topography issues and an encroachment of a parking lot, the adjacent properties would not be  
113 negatively impacted and the applicant is proposing additional features to enhance the quality of the overall  
114 development, such as creating a higher quality design due to the allowance of the curvilinear street layout,  
115 providing two pocket parks and the inclusion of the walking path which connect Imperial Woods with the  
116 proposed development, the inclusion of street trees, street lights and uniform mailboxes. The applicant has also  
117 stated they would be willing to enhance the landscaping along the eastern property line.  
118

119 Mr. Margolis asked what the definition of multi-family was in the Montgomery Zoning Code.  
120

121 Ms. Roblero replied that currently the site could have up to nine units on the property that could consist of  
122 apartment buildings, condos and townhomes.  
123

124 Mr. Dobrozsi asked Ms. Roblero if the residents would notice any difference in the development if an equivalency  
125 was granted as requested.  
126

127 Ms. Roblero replied that approximately four percent of the required twenty percent open space is requested to be  
128 provided in conservation easements at the rear of several lots within the development versus being platted in  
129 dedicated open space. Ms. Roblero stated that there would be covenants in place for this area to be deemed as a  
130 conservation easement in which only landscaping would be accepted.  
131

132 Mr. Margolis asked if there were options in changing the traffic flow to avoid the delay of coming onto  
133 Montgomery Road.  
134

135 Ms. Roblero stated that the only option would be to restrict left turns onto Montgomery Road.  
136

137 Mrs. Combs asked if the trees that are in the open space of lots 12 and 13 would be retained.  
138

139 Ms. Roblero replied that they would.  
140

141 Mr. Suer asked if there were provisions set for the maintenance of the walking path from Orchard Club to Wild  
142 Orchard.  
143

144 Ms. Roblero replied that within the development plans it is stated that the sidewalks would tie into the walking  
145 path. Ms. Roblero also stated that the walking path does go through private property and that currently those  
146 homeowners have maintained it.  
147

148 Mr. Dutch Cambuzzi of Camden Homes gave a short presentation and answered questions from City Council and  
149 the audience.  
150

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 Public Hearing Minutes

November 18, 2015

Page 4.

151 Mr. Bob Garlock of Bayer Becker, Civil Engineers and Landscape Architects, briefly summarized the  
152 development plan, highlighting the changes made as required by the Planning Commission which entailed the  
153 removal of a building lot, connecting the walking path, and the addition of the conservation easement. Mr.  
154 Garlock explained that according to current zoning code that a total of 38 units could be approved but that at the  
155 request of the Planning Commission that was reduced to 29 lots.  
156

157 Ms. Katie Dillenburger of Bayer Becker summarized the traffic studies that were performed and answered  
158 questions from City Council and the audience.  
159

160 Ms. Roblero explained to City Council that staff has searched records and contacted the Hamilton County  
161 Recorder and have not found any recorded easement for a 150' buffer that residents are stating was agreed upon.  
162 The current zoning indicates that there is a 30 foot buffer required.  
163

164 Ms. Roblero explained that within the 150 foot area that is in question on the property that a significant portion  
165 has already been cleared for the existing pool deck, parking lot and pavement used by the Montgomery Swim and  
166 Tennis Club.  
167

168 Mr. Margolis asked if there will be any trees added.  
169

170 Mr. Cambuzzi replied that there would one street tree planted on every lot as well as supplemental landscaping  
171 that is indicated on the plan.  
172

173 Mayor Steinbrink opened the floor to questions from the audience.  
174

175 Brian Monk-9834 Orchard Club Drive, addressed City Council by reading a letter he submitted to the Clerk of  
176 Council (attached) regarding his concerns for the application by Camden Homes and the development of the  
177 property.  
178

179 Kaye Gaffney-10545 Crescendo Court, addressed City Council by stating that she has lived in the Imperial Woods  
180 subdivision for 46 years. She stated that there has been a 150 foot buffer in place for 26 years and she is  
181 concerned that the proposed density of the project will impede on the buffer. She requested that City Council save  
182 the greenbelt.  
183

184 Gigi Sayer-7920 Symphony, addressed City Council by stating that she has been a resident for 30 years. She  
185 stated that in the proposed development each lot is approximately 6,000 square feet which is roughly 1/8 of an  
186 acre. She stated that the average lot size in Montgomery was 16,520 square feet and in the Vintage Club it was  
187 7,811 square feet for the courtyard homes. She stated that at the Vintage Club, residents also have a traffic signal  
188 at the entrance of the subdivision to provide for safe ingress and egress from the development and offered 37%  
189 green space to the 45 courtyard homes. She asked if the demand for these types of homes existed at the price point  
190 they would be sold at. She stated that indicated on the proposed development plan, that each home only had five  
191 (5) feet of property in between each home, which would include a 3 foot sidewalk to the entrance.  
192

193 Kathy Schear-10592 Tanagerhills Drive, addressed City Council by thanking the Planning Commission for the  
194 recommended approval of the proposed development plan. She stated that there was a great need in the  
195 community for smaller empty nester style patio homes. She felt that residents want to stay in the community and  
196 down size out of their larger family homes. She asked City Council to consider the needs of the entire community  
197 and the amount of residents we are losing as they move to find affordable empty nester homes.  
198

199 Mr. Jim Kokenge, President of the Montgomery Swim and Tennis Club (MSTC) addressed City Council by

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 Public Hearing Minutes

November 18, 2015

Page 5.

200 that the Board members of the MSTC have received multiple proposals for the property that consisted of nursing  
201 home facilities and multi-family, apartment units. He stated that the Board was very concerned with what would  
202 be a good fit within the community and felt that what Camden Homes has proposed was the best for the  
203 community.

204  
205 Jeff Buka-9842 Orchard Club Drive, addressed City Council by stating that he was an empty nester and that if the  
206 proposed development plans had less lots on them that he would be supportive of it. He questioned why there was  
207 a traffic survey performed and what it accounted for. He felt that it didn't account for traffic coming onto  
208 Montgomery Road from Orchard Club and not entering into the development. He felt that the study doesn't  
209 mention blind spots or the angle of the road. He didn't feel like Camden Homes was making an effort to change  
210 the development plan. He stated that he doesn't understand how the development of multi families and apartment  
211 units could be built on the property without the approval coming before City Council. He inquired if there could  
212 be temporary access on Wild Orchard during the construction phase of the project.

213  
214 Geri Goldman-10632 Zephyr Lane, addressed City Council by stating that she has been a realtor for over 30 years  
215 and feels the lot size should be 8,400 to 12,545 in lot size in comparison to other empty nester developments. She  
216 feels the density is wrong and questions if the lots are buildable.

217  
218 Margaret Nelsen-7859 Wild Orchard, addressed City Council by stating that there are six major trees that will be  
219 removed due to the development. She explained how the trees help to clean the air of contaminates produced by  
220 the diesel fuel emitted in the air from the three (3) surrounding major highways and roadways. She provided  
221 information related to this to the Clerk of Council (attached).

222  
223 Greg Wilkins-7966 Wild Orchard Lane, addressed City Council by stating that 22 years ago Orchard Club Drive  
224 was developed. At that time there were rumors that Wild Orchard would connect to Montgomery Road, but that  
225 did not happen. He supports keeping the greenspace. He feels that due to the size of the lots that people will not  
226 want to live that close to another property and that the lots won't sell.

227  
228 Christine Riley-7979 Symphony Lane, addressed City Council by stating she supported the greenspace as she  
229 feels the families and neighborhoods surrounding it will be negatively impacted by the tree removal.

230  
231 Tom Fryman-7884 Symphony Lane, addressed City Council by stating that he was a landscape architect and that  
232 he didn't like the plan. He supports less density and made suggestions on how Camden homes could remove three  
233 (3) home sites, change proposed retaining walls and the entrance to decrease density and increase greenspace.

234  
235 Mayor Steinbrink asked if there were any additional comments from guests and residents.

236  
237 There being none he asked Mr. Donnellon, Law Director to explain the issues to consider.

238  
239 Mr. Donnellon explained that City Council could continue deliberations for up to 30 days. If they moved to do  
240 that they would need to set a date and time for a future Public Hearing meeting at which time they would make  
241 their decision. He also explained that they could consider one motion for all three issues or make a motion for  
242 each separate issue.

243  
244 Mayor Dobrozsi asked if City Council was ready to make a motion.

245  
246 Mr. Dobrozsi asked Ms. Roblero what the average lot size of the surrounding area was.

247  
248 Ms. Roblero stated that the average lot size in Imperial Woods was 20,000 square feet, Orchard Club is 9,700

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 Public Hearing Minutes

November 18, 2015

Page 6.

249 square feet and that the multi-family development in Mayfair was a condo plat. She also stated that the setbacks  
250 for Orchard Club Drive were 25 feet for the front yard, 30 feet for the rear yard and 5 feet for the side yard.  
251

252 Mr. Monk asked to address City Council again. He asked Ms. Roblero if the equivalency was not granted would  
253 more than 50 percent of the open space be used for detention/retention.  
254

255 Ms. Roblero deferred to Bob Garlock to answer.  
256

257 Bob Garlock of Bayer Becker stated that although a final design has not been drawn on the detention pond that he  
258 can verify that the pond will meet less than 50 percent of the required open space.  
259

260 Mrs. Harbison stated to City Council and the audience that she has thoroughly reviewed the documents and  
261 carefully listened to the comments presented to City Council and understands that change is hard. She also  
262 explained that as a realtor she also understands the real need for empty nester housing. For this reason she stated  
263 that she supports the development plan as recommended by the Planning Commission and Staff.  
264

265 Mr. Margolis stated that the City has a land use code that has been written to provide for buffering between the  
266 different zoned areas and properties. He feels that the proposed development plan is adhering to that code. He  
267 stated that he supports the development plan.  
268

269 Ms. Roesch explained to the audience that among the survey results from the Citizens Survey conducted in the  
270 spring that one of the reoccurring responses was that the residents want to see a diversity of housing stock and  
271 empty nester housing. She stated that it is up to City Council to consider the needs of the entire community and  
272 not just one area. She stated that as a Council Liaison for the Beautification and Tree and Parks and Recreation  
273 Commissions that she hopes that the developer will work to save as many trees as possible. She stated that she  
274 supports the development plan.  
275

276 Mrs. Combs stated that she supports the development plan over the possibility of the density of apartments that  
277 could be built in that area and feels like there is a reasonable tree buffer allowed in the plan. She stated that she  
278 supports the recommendation by the Planning Commission.  
279

280 Mr. Suer stated that he has walked the property and viewed the area that is considered the 150 foot buffer. He  
281 stated that there is no perfect plan but felt that the plan proposed by Camden Homes has more positives than  
282 negatives. He stated that he is in support of the development plan.  
283

284 Mr. Dobrozsi stated that he considered what the real take down of trees would be, what the community really  
285 needs at this time and the quality of the developer and product. He stated that after considering all these things he  
286 supports the development plan.  
287

288 Mayor Steinbrink explained that when the 150 foot buffer was originally discussed that the purpose of it was to  
289 provide a noise buffer between the Montgomery Swim and Tennis Club and the surrounding properties. He stated  
290 that this plan is a good compromise to the development of multi-family and apartment units. He stated that he  
291 supports the development plan as proposed.  
292

293 Mayor Steinbrink then asked City Council to either make a motion to table the recommendation from the Planning  
294 Commission pending further review or to make a motion to accept or deny all three recommendations.  
295

296 Mr. Donnellon explained to City Council that can make a motion to include all three issues or separate them into  
297 three separate motions. He explained that the recommendation for the equivalency would require no further

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 Public Hearing Minutes

November 18, 2015

Page 7.

298 legislation whether approved or not.

299

300 Mr. Margolis moved to combine all three issues into one motion and to accept and approve the recommendation  
301 to rezone the site to a D-3 district; approve the Planned Unit Overlay District (PUD) as well as the terms and  
302 conditions of the Overlay District as recommended by the Planning Commission; and to approve the equivalency  
303 with the approval of the General Development Plan allowing a portion of the conservation easement to satisfy the  
304 open space requirements of the PUD.

305

306 Mrs. Harbison seconded. City Council unanimously agree.

307

308 The roll was called and showed the following vote:

309

310 AYE: Margolis, Combs, Harbison, Steinbrink, Roesch, Suer, Dobrozsi (7)

311 NAY: (0)

312 ABSENT: (0)

313

314 With no further discussion about this topic, Mayor Steinbrink asked for a motion to adjourn the meeting.

315

316 Mrs. Harbison moved to adjourn the meeting. Mrs. Combs seconded.

317

318 The meeting was adjourned at 8:04 p.m.

319

320

321

---

Connie Gaylor, Clerk of Council

Brian M Monk  
9834 Orchard Club Drive  
Cincinnati, OH 45242

City Council  
City of Montgomery  
10101 Montgomery Road  
Montgomery, OH 45242

November 18, 2015

Dear Council Members,

Over the past two months, several of my neighbors and I have visited the chambers of Montgomery City Hall several times to express our concerns relative to the application by Camden Homes for the redevelopment of approximately 7.87 acres of property formerly used for the Montgomery Swim and Tennis Club at 9441 Orchard Club Drive.

Because we understand that the alternatives to the proposed Planned Development Overlay are less favorable than this proposal, we (my family and my neighbors) favor this developer and the framework of his plan over many such alternatives. Camden Home's reputation and track record for building in Montgomery give us confidence that this developer is sound and competent. Our issue is not with the developer, but, instead, with the plan as it currently exists and with the Planning Commission's decisions to support the request for equivalency with regard to Section 150.1414 of the code.

We take issue with the following:

- During the September 28, 2015 Planning Commission Meeting, Chairman Matre took great lengths to explain to the residents present that, regardless of personal opinion, "Commission members needed to base their approval on Montgomery's regulations. If the plan met the Code, the Commission was required to recommend it to City Council.
- During the October 19, 2015 Planning Commission Meeting, Chairman Harbison became impassioned (reference lines 293-309 of the draft meeting minutes) with regard to the plan's treatment of Section 151.1305 (c) Open Space—so much so that he read from the Code, "The Planned Unit Development shall provide for the preservation within the tract to be developed with a significant amount of land that is common, public, open space. He reiterate—common and public open space. This may include such areas as pedestrian corridors, public gathering places, park land or sensitive environmental areas. This common Open Space shall be conveyed to a legally established property owner, association, or trust. The area shall be in a composition and configuration that has to be desirable as a gathering place or passageway and should not consist of isolated or fragmented pieces of land that provide no public use." He continued to point out where persons would have to go through peoples' yards to get to one of these open spaces. He declared, "It (is) not common or public. It is fragmented." And, he asked the applicant to reconfigure this to provide access to everyone and to meet the code.

So, in the context of two meetings, the two acting chairpersons declared adherence to the code as a requirement and all but demanded that the tract be reconfigured to meet the code. Yet, when push came to shove, only Mr. Dong had the courage to hold to the code.

I and my neighbors need to understand how this could occur. I have read the code.

Section 150.1409 (B) ensures that the appropriate use and value of the property within and adjacent to the area will be safeguarded. And, (D) The development will have adequate open spaces that meet the objectives of the Comprehensive Community Plan. The current traffic load threatens our neighborhood's safety, and hence its value; adding to a traffic

study rating of "F" will only further diminish the desirability to live in our neighborhood. Further, the main open space feature in this plan is a drainage ditch—albeit one that is accessible to no one.

Section 150.1410 (D) ensures that adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property. Based on the naked eye, and a traffic study which revealed the lowest possible service rating of "F"—a dangerous, failing grade—how does this fall within code or good judgement?

The Equivalency Provision, Section 150.1414 (2) and Section 150.1414 (3) codifies that "through imaginative and skillful design in the arrangement of buildings, open space, streets, access drives and other features, as disclosed by the application, the proposal results in a development of equivalent or higher quality than that which could be achieved through strict applications of such standards and requirements; and the development, as proposed, shall have no adverse impact upon the surrounding properties, upon the health, safety, or general welfare of the community." This plan, clearly does not meet this threshold; if it did the equivalency would be unnecessary. So why the exception?

Nowhere in the Equivalency Provision is there language about difficult topography or "complications of this site" such as Mr. Cambruzzi reference that trumps the code. Nowhere in the Equivalency Provision is there language about profitability with regard to the applicant. So I must ask why, in this case, would the Commission contradict itself and make an exception allowing an equivalency based on the developers desires, rather than an imaginative or skillful design which would actually meet the code? What is in it for them? Why is this developer's desire more important than the wishes of my neighbors, neighbors who currently pay taxes in this city? Why is this developer's desire to profit more important than the safety of my children on a street that already has too much vehicular traffic?

As I have asked before, on the record in the September and October Planning Commission meetings, I would ask the Council to put this plan back on the drawing board. Please require the professionals, those who should be safeguarding the value of our homes and the safety of our children, to amend this plan. We would like to see the inclusion of the requisite open space—even if this means a modification of the size or type of homes planned the further reduction of the number of homes planned—and a sufficient plan to ensure a safe passage for vehicles on our street. Ultimately, as each Commissioner has declared (and backed off of the declaration), require the development to meet code, even if it takes imagination and skill; I'm sure we can come to a happy resolution if we approach this with code and compromise in mind.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Monk". The signature is fluid and cursive, with a large initial "B" and "M".

Brian Monk

# 2014 Research Annual Report

## Asthma Research



### Division Summary

#### RESEARCH AND TRAINING DETAILS

Number of Faculty	7
Number of Joint Appointment Faculty	2
Number of Research Fellows	4
Number of Research Students	12
Number of Support Personnel	22
Direct Annual Grant Support	<b>\$3,596,379</b>
Peer Reviewed Publications	16

#### CLINICAL ACTIVITIES AND TRAINING

Number of Clinical Staff	1
--------------------------	---

### Division Photo



Row 1: G Khurana Hershey, T Mersha, H Ji, M Butsch Kovacic

Row 2: B Myers, W Chen U Sivaprasad

## Significant Accomplishments

### Genetic and Environmental Influences on Asthma Development Systems

Gurjit Khurana Hershey, MD, PhD, is the principal investigator of an NIH-funded Asthma and Allergic Diseases Cooperative Research Center and serves on its steering committee. The Cincinnati Center is one of only 11 such centers in the United States. The Center has identified several epithelial genes with previously unrecognized roles in asthma. Further analyses suggest that some of these genes are specific to one epithelial surface and are associated with one allergic disease, while others are common to multiple surfaces and disorders. By identifying epithelial genes and pathways that predispose individuals to allergic disorders, we are advancing the search for novel, targeted therapeutics. Furthermore, integration of data will provide novel insights into a key question in allergy - What are the mechanisms underlying tissue specific disease manifestations of allergic inflammation? We have made significant progress and several manuscripts have been published, with more in preparation.

### Cincinnati Children's Studies Inner City Asthma

Cincinnati Children's is one of nine contracted clinical research sites funded to study the treatment and prevention of asthma in inner-city asthma populations by conducting several clinical trials and mechanistic studies in order to understand the immunopathogenesis of the disease and to evaluate and develop effective interventions tailored to inner-city populations. Khurana Hershey is the PI of the Inner City Asthma Consortium (ICAC) at the Cincinnati site. The study's goals are to improve asthma control, to improve asthma phenotyping

using biomarkers, to develop allergen immunotherapy approaches for cockroach allergy, to conduct further studies of asthma in the inner-city, and to develop, validate and implement the basic science methodology to support these objectives. ICAC is the nation's largest effort to study asthma in the inner city. To date, Cincinnati Children's has participated in three ICAC clinical trial studies and look forward to participating in many more in the years to come.

### **Ohio Children's Hospitals Collaborate to Analyze Asthma Hospitalizations**

Khurana Hershey has been working with five other children's hospitals in Ohio to develop the Ohio Pediatric Asthma Repository (OPAR) to identify practices that result in the best health outcomes for children with asthma. OPAR is being used to conduct observational, comparative effectiveness, and intervention studies for pediatric asthma. To date OPAR has enrolled 2,456 participants statewide.

## Research Highlights

Gurjit Khurana Hershey, MD, PhD

- Dr. Gurjit K Khurana Hershey was nominated and elected to serve as a member of the American Society for Clinical Investigation (ASCI). The ASCI established in 1908, is one of the nation's oldest and most respected medical honor societies. The ASCI represents active physician-scientists who are at the bedside, at the research bench, and at the blackboard. Many of its senior members are widely recognized leaders in academic medicine.
- Dr. Gurjit K Khurana Hershey was recently elected into the University of Cincinnati's Fellows of the Graduate School. The Fellows of the Graduate School is an organization that recognizes distinguished researchers and scholars from throughout the University of Cincinnati. Fellows are generally among the most experienced and accomplished graduate-student mentors at the University. Along with having an important role in graduate education and research, the Fellows are also called upon to provide regular feedback on new initiatives and to review research proposals at all levels of the University.
- Dr. Gurjit K. Khurana Hershey has been selected as a fellow in the Association of Medical School Pediatric Department Chairs' (AMSPDC) Pediatric Leadership Development Program. The PLDP fellowship program aims to help develop the next generation of pediatric chairs in North America, ensuring that they will be well poised to lead our profession through the rapidly changing environment of academic medicine and health care in general.

Melinda Butsch Kovacic, MPH, PhD

- Dr. Melinda Butsch Kovacic and colleagues were awarded a grant to fund a pilot study, "Resilient Kids", using surveys and biomarkers to assess stress and resiliency/coping in three distinct yet vulnerable populations (Appalachian, Latino, and African American) in partnership with the community.
- Dr. Melinda Butsch Kovacic partnered with the College of Allied Health to submit a grant to Aetna to support "Healthy Fun Fridays" at the Findlay Street Neighborhood House.
- Dr. Melinda Butsch Kovacic was accepted to the Cincinnati Regional Chamber of Commerce Leadership Action Class Program and joined the Cincinnati Children's Research Participant Advisory Council.

Tesfaye B Mersha, PhD

- Dr. Tesfaye Mersha was accepted to participate in the PRIDE (Programs to Increase Diversity Among Individuals Engaged in Health-Related Research) Program in Cardiovascular Genetic Epidemiology. The primary objective of the program funded by the National Heart, Lung, and Blood Institute (NHLBI) is to provide all-expense-paid training and mentoring in genetic epidemiology with a focus on Cardiovascular and other Heart, Lung, Blood, and Sleep Disorders to junior faculty and scientists from minority groups

that are under-represented in biomedical research. This program prepares the participant to competently and effectively develop independent research programs.

## Significant Publications

Brandt EB, Kovacic MB, Lee GB, Biagini Myers JM, Lindsey M, Gibson AM, Acciani T, Le Cras TD, Budelsky AL, **Khurana Hershey GK**. Diesel exhaust particle induction of IL17A contributes to severe asthma. *J Allergy and Clin Immunol*. 2013 Nov;132(5):1194-1204.e2.

In children with allergic asthma, diesel exhaust particles (DEP) exposure was found to be associated with more frequent asthma symptoms and increased IL-17A blood levels. Similarly, DEP exposure worsened the allergic asthma phenotype in an experimental asthma model, resulting in increased airway hyperresponsiveness, allergen sensitization, BALF T<sub>H</sub>2 and T<sub>H</sub>17 cytokines levels, and pulmonary eosinophilia compared with house dust mite alone. Exposure to DEPs alone induced a T<sub>H</sub>17 response associated with neutrophilia but did not result in airway hyperresponsiveness, eosinophilia, T<sub>H</sub>2 cytokines, or mucous production. IL-17A neutralization alleviated DEP-induced airway hyperresponsiveness in mice, indicating IL-17A might be a useful potential therapeutic strategy to counteract the asthma-promoting effects of traffic-related air pollution, especially in highly exposed patients with severe allergic asthma.

**Chen W, Sivaprasad U**, Gibson AM, Ericksen MB, Cunningham CM, Bass SA, Kinker KG, Finkelman FD, Wills-Karp M, **Khurana Hershey GK**. IL-13 Receptor Alpha 2 Contributes to Development of Experimental Allergic Asthma. *J Allergy Clin Immunol*. 2013 Oct;132(4):951-8.

IL-13 is a central mediator of allergic inflammation and asthma. IL-13 mediates its effects through receptors, including IL-4 receptor alpha, IL-13 receptor alpha 1, and IL-13 receptor alpha 2 (IL-13Ra2). Some IL-13 antagonists have already been tested in clinical trials. Most preclinical studies for these IL-13 antagonists were done in mice. Our data clearly demonstrate that human and murine IL-13 biology are markedly different, specifically with regards to IL-13Ra2. IL-13Ra2 binds IL-13 with high affinity and can modulate IL-13 responses. There are soluble and membrane forms of IL-13Ra2 generated by alternative splicing in mice, but human subjects express only the membrane form of IL-13Ra2. Mice have nanogram quantities of soluble IL-13Ra2 in their serum while humans lack serum soluble IL-13Ra2. The serum concentration of soluble IL-13Ra2 is ~10-fold greater than that of IL-13 on a molar basis, which is sufficiently high to inhibit IL-13 signaling in mice. Our early studies support a limited role for soluble form of IL-13Ra2 in humans, highlighting the potential importance of membrane form of IL-13Ra2 in human immunity. Our recent studies demonstrate that membrane form of IL-13Ra2 has a distinct role in the lung and contributes to the development of allergic inflammation. The studies on the roles of membrane versus soluble IL-13Ra2 will enable the design of the most effective targeted therapies.

Zhang Z, Xiao C, Gibson AM, Bass SA, **Khurana Hershey GK**. EGFR Signaling Blunts Allergen-Induced IL-6 Production and Th17 Responses in the Skin and Attenuates Development and Relapse of Atopic Dermatitis. *J Immunol*. 2014 Feb 1;192(3):859-66.

Despite the important role for epidermal growth factor (EGF) in epithelial homeostasis and wound healing, it has not been investigated in atopic dermatitis (AD). We used AD animal models to explore the role of EGF in AD. In an acute AD model, skin transepidermal water loss was significantly attenuated in EGF-treated mice. EGF treatment did not alter expression of skin barrier junction proteins or antimicrobial peptides in the AD model. However, EGF treatment attenuated allergen-induced expression of IL-17A, CXCL1, and CXCL2 and neutrophil accumulation in AD skin following cutaneous allergen exposure. IL-17A production was decreased in the in vitro restimulated skin-draining lymph node cells from the EGF-treated mice. Similarly, IL-17A was

increased in *waved-2* mice skin following allergen exposure. Whereas IL-6 and IL-1 $\beta$  expression was attenuated in the skin of EGF-treated mice, EGF treatment also suppressed allergen-induced IL-6 production by keratinocytes. Given the central role of IL-6 in priming Th17 differentiation in the skin, this effect of EGF on keratinocytes may contribute to the protective roles for EGFR in AD pathogenesis. In conclusion, our study provides evidence for a previously unrecognized protective role for EGF in AD and a new role for EGF in modulating IL-17 responses in the skin.

## Division Publications

1. Abdel-Hameed EA, Ji H, Sherman KE, Shata MT. **Epigenetic modification of FOXP3 in patients with chronic HIV infection.** *J Acquir Immune Defic Syndr.* 2014; 65:19-26.
2. Acciani TH, Brandt EB, Khurana Hershey GK, Le Cras TD. **Diesel exhaust particle exposure increases severity of allergic asthma in young mice.** *Clin Exp Allergy.* 2013; 43:1406-18.
3. Brandt EB, Gibson AM, Bass S, Rydyznski C, Khurana Hershey GK. **Exacerbation of allergen-induced eczema in TLR4- and TRIF-deficient mice.** *J Immunol.* 2013; 191:3519-25.
4. Brandt EB, Kovacic MB, Lee GB, Gibson AM, Acciani TH, Le Cras TD, Ryan PH, Budelsky AL, Khurana Hershey GK. **Diesel exhaust particle induction of IL-17A contributes to severe asthma.** *J Allergy Clin Immunol.* 2013; 132:1194-1204 e2.
5. Brandt EB, Ryan PH, Khurana Hershey GK. **Reply.** *J Allergy Clin Immunol.* 2014; 133:1496-7.
6. Chen W, Sivaprasad U, Gibson AM, Ericksen MB, Cunningham CM, Bass SA, Kinker KG, Finkelman FD, Wills-Karp M, Khurana Hershey GK. **IL-13 receptor alpha2 contributes to development of experimental allergic asthma.** *J Allergy Clin Immunol.* 2013; 132:951-8 e1-6.
7. Ding L, Abebe T, Beyene J, Wilke RA, Goldberg A, Woo JG, Martin LJ, Rothenberg ME, Rao M, Hershey GK, Chakraborty R, Mersha TB. **Rank-based genome-wide analysis reveals the association of ryanodine receptor-2 gene variants with childhood asthma among human populations.** *Hum Genomics.* 2013; 7:16.
8. Ding L, Kurowski BG, He H, Alexander ES, Mersha TB, Fardo DW, Zhang X, Pilipenko V, Kottyan L, Martin LJ. **Modeling of Multivariate Longitudinal Phenotypes in Family Genetic Studies with Bayesian Multiplicity Adjustment.** *BMC Proceedings.* 2014; 8:69.
9. Fardo DW, Zhang X, Ding L, He H, Kurowski B, Alexander ES, Mersha TB, Pilipenko V, Kottyan L, Nandakumar K, Martin LJ. **On family-based genome-wide association studies with large pedigrees: observations and recommendations.** *BMC Proceedings.* 2014; 8:26.
10. Johansson E, Reponen T, Vesper S, Levin L, Lockey J, Ryan P, Bernstein DI, Villareal M, Khurana Hershey GK, Schaffer C, Lemasters G. **Microbial content of household dust associated with exhaled NO in asthmatic children.** *Environ Int.* 2013; 59:141-7.
11. Kinker KG, Gibson AM, Bass SA, Day BP, Deng J, Medvedovic M, Figueroa JA, Hershey GK, Chen W. **Overexpression of dimethylarginine dimethylaminohydrolase 1 attenuates airway inflammation in a mouse model of asthma.** *PLoS One.* 2014; 9:e85148.
12. Mintz-Cole RA, Brandt EB, Bass SA, Gibson AM, Reponen T, Khurana Hershey GK. **Surface availability of beta-glucans is critical determinant of host immune response to *Cladosporium cladosporioides*.** *J Allergy Clin Immunol.* 2013; 132:159-69.
13. Pilipenko V, Kurowski BG, Alexander ES, Ding L, Mersha TB, Fardo DW, Martin LJ. **Using Mendelian inheritance errors as quality control criteria in whole genome sequencing dataset.** *BMC Proceedings.* 2014; 8:21.
14. Wei Q, Sha Y, Bhattacharya A, Abdel Fattah E, Bonilla D, Jyothula SS, Pandit L, Khurana Hershey GK, Eissa NT. **Regulation of IL-4 receptor signaling by STUB1 in lung inflammation.** *Am J Respir Crit Care*

- Med.* 2014; 189:16-29.
15. Wood RA, Togias A, Wildfire J, Visness CM, Matsui EC, Gruchalla R, Hershey G, Liu AH, O'Connor GT, Pongracic JA, Zoratti E, Little F, Granada M, Kennedy S, Durham SR, Shamji MH, Busse WW. **Development of cockroach immunotherapy by the Inner-City Asthma Consortium.** *J Allergy Clin Immunol.* 2014; 133:846-52 e6.
  16. Zhang Z, Xiao C, Gibson AM, Bass SA, Khurana Hershey GK. **EGFR signaling blunts allergen-induced IL-6 production and Th17 responses in the skin and attenuates development and relapse of atopic dermatitis.** *J Immunol.* 2014; 192:859-66.

## Faculty, Staff, and Trainees

### Faculty Members

**Gurjit Khurana Hershey, MD, PhD, Professor**

**Leadership** Division Director; Kindervelt Endowed Chair; Director, Medical Scientist Training Program; Co-Director, Office of Pediatric Clinical Fellowships

**Research Interests** Integrating clinical, translational, and basic research to identify genetic and environmental factors that promote asthma prevention, management, and treatment.

**Jocelyn Biagini Myers, PhD, Assistant Professor**

**Research Interests** Role of genetics in secondhand smoke-related pediatric asthma.

**Melinda Butsch Kovacic, MPH, PhD, Associate Professor**

**Leadership** Secretary/President, Cincinnati Children's Women's Faculty Association

**Research Interests** Using classical and molecular epidemiological approaches to evaluate environmental, infectious, genetic, and socioeconomic causes of chronic disease with current focuses on asthma and Fanconi anemia.

**Weiguo Chen, MD, PhD, Assistant Professor**

**Research Interests** Mechanisms underlying airway hyperresponsiveness, inflammation and remodeling of allergic asthma.

**Hong Ji, PhD, Assistant Professor**

**Leadership** Director, Pyrosequencing Core

**Research Interests** Epigenetic plasticity of development and disease; asthma epigenetics; environmental epigenetics; genome-wide and locus specific DNA methylation analysis; epigenetic regulation of gene expression

**Tesfaye Mersha, PhD, Assistant Professor**

**Research Interests** Integrating and using genomics, statistical genetics, biological profiling and pathway methods to elucidate the genetic architecture of complex diseases of public significance, including asthma.

**Umasundari Sivaprasad, PhD, Assistant Professor**

**Research Interests** Allergic inflammation; atopic dermatitis; asthma; development of anti-inflammatory therapies

### Trainees

- **Eric Brandt, PhD, PGY12, Institut Pasteur de Lille, France**
- **Lili Ding, PhD, PY3, University of Cincinnati**

- **Zonghua Zhang, MD**, PGY4, Vanderbilt University
- **Chang Xiao, MD, PhD**, PY3, University of Cincinnati
- **Hanna Johansson, PhD**, University of Cincinnati
- **Siddhartha Yavvari, MS**, University of Cincinnati
- **Esmond Geh, PhD**, University of Cincinnati

## Division Collaboration

Asthma and Allergic Diseases Cooperative Research Center funded by the NIH. (Gurjit K. Khurana Hershey, MD, PhD; Melinda Butsch Kovacic MPH, PhD; Umasundari Sivaprasad, PhD)

**Allergy and Immunology** » Pablo Abonia, MD, Simon Hogan, PhD, and Marc Rothenberg, MD, PhD

**Human Genetics** » Lisa J. Martin, PhD

The Division of Asthma Research partners with the Pulmonary Asthma Center to form the Cincinnati Children's Asthma Program to improve the health of children with asthma by integrating the evidence-based clinical care with innovative research that will lead to personalized asthma therapy for children living in the Greater Cincinnati area.

Drs. Gurjit Khurana Hershey and Carolyn Kerckmar participate in an NIH-funded study entitled "Inner City Asthma Consortium" aimed at preventing asthma in inner-city children. (Gurjit K. Khurana Hershey, MD, PhD)

**Pulmonary Medicine** » Carolyn Kerckmar, MD

Impact of Early Life Diesel Exposure on Immune Patterning and Lung Structure/Function grant. (Gurjit K. Khurana Hershey, MD, PhD)

**Section of Neonatology, Perinatal and Pulmonary Biology** » Tim LeCras, PhD

Ohio Pediatric Asthma Repository. (Gurjit K. Khurana Hershey, MD, PhD)

**Pulmonary Medicine** » Theresa Guilbert, MD and Carolyn Kerckmar, MD

**Hospital Medicine** » Jeffrey Simmons, MD

**Human Genetics** » Lisa J. Martin, PhD

HPV Replication and Transformation in FA Squamous Cell Carcinomas; HPV Prevalence Studies in Fanconi Anemia Population. (Melinda Butsch Kovacic, MPH, PhD)

**Cancer and Blood Diseases Institute** » Susanne Wells, PhD, Stella Davies, PhD, Kasiani Myers, MD, and Parinda Mehta, MD

**Pulmonary Medicine** » Daniel Grosseohme, Dmin

**Human Genetics** » Lisa J. Martin, PhD

Role of Serpinb3a in goblet cell hyperplasia. (Umasundari Sivaprasad, PhD)

**Section of Neonatology, Perinatal and Pulmonary Biology** » Jeffrey Whitsett, MD, Susan Wert, PhD, and Timothy LeCras, PhD

Epigenetic regulation of dendritic cell differentiation. (Hong Ji, PhD)

**Rheumatology** » Matt Weirauch, PhD

Transcriptional regulation of IL-17 induced genes in the nasal epithelium. (Gurjit K. Khurana Hershey, MD, PhD; Umasundari Sivaprasad, PhD)

**Immunobiology** » Ian Lewkowich, PhD

Epigenetic Analysis of Individuals with Asthma and Non-Asthmatic Controls. (Melinda Butsch Kovacic, MPH, PhD)

**Biostatistics and Epidemiology** » Patrick Ryan, PhD

Effects of environmental exposures on systemic oxidative stress levels and allergic disease risk and severity in individuals with asthma and allergies. (Melinda Butsch Kovacic, MPH, PhD)

**Biostatistics and Epidemiology** » Patrick Ryan, PhD and Nanhua Zhang, PhD

**Human Genetics** » Lisa J. Martin, PhD

Immunologic Basis for Adverse Health Effects of Particulate Exposure on Childhood Asthma. (Gurjit K. Khurana Hershey, MD, PhD; Jocelyn Biagini Myers, PhD)

**Section of Neonatology, Perinatal and Pulmonary Biology** » Timothy LeCras, PhD

**Biostatistics and Epidemiology** » Patrick Ryan, PhD

Nasal Epithelial Cell Study. (Gurjit K. Khurana Hershey, MD, PhD)

**Human Genetics** » Lisa J. Martin, PhD

Human Dendritic Cell Differentiation project. (Hong Ji, PhD)

**Immunobiology** » Edith Janssen, PhD

CoreChange Project & Findlay Street Neighborhood House Community Project. (Melinda Butsch Kovacic, MPH, PhD)

**Pediatric General and Thoracic Surgery** » Victor Garcia, MD

Personalized Multimedia Discharge Instructions Study. (Melinda Butsch Kovacic, MPH, PhD)

**Emergency Medicine** » Lisa Vaughn, PhD

**Biostatistics and Epidemiology** » Nanhua Zhang, PhD

**Pulmonary Medicine** » Carolyn Kerckmar, MD

Characterizing the mechanistic basis for the protective function of Stard7 in the lungs. (Gurjit K. Khurana Hershey, MD, PhD)

**Section of Neonatology, Perinatal and Pulmonary Biology** » Timothy Weaver, PhD

Ancestry informative markers development for morphine related pain medication. (Tesfaye Mersha, PhD)

**Anesthesiology** » Senthil Sadhasivam, MD, MPH

Admixture mapping in asthmatic African American children. (Tesfaye Mersha, PhD)

**Human Genetics** » Lisa J. Martin, PhD

Severe asthmatics and rare variants association in admixed asthmatic children. (Tesfaye Mersha, PhD)

**Pulmonary Medicine** » Carolyn Kerckmar, MD

Rare variants in admixed asthmatic children. (Tesfaye Mersha, PhD)

**Biostatistics and Epidemiology** » Lili Ding, PhD and Mekibib Altaye, PhD

Resilient Kids Study. (Melinda Butsch Kovacic, MPH, PhD)

**Emergency Medicine** » Lisa Vaughn, PhD

Cincinnati Childhood Asthma and Air Pollution Study. (Gurjit K. Khurana Hershey, MD, PhD)

**Biostatistics and Epidemiology** » Patrick Ryan, PhD

Unraveling relationships of TRAP, genes and development on lung and brain outcomes. (Gurjit K. Khurana Hershey, MD, PhD)

**Biostatistics and Epidemiology** » Patrick Ryan, PhD

**General and Community Pediatrics** » Kim Yolton, PhD

**Section of Neonatology, Perinatal and Pulmonary Biology** » Timothy LeCras, PhD, Charles Vorhees, PhD, and Timothy Weaver, PhD

Immunologic Basis for Adverse Health Effects of Particulate Exposure on Childhood Asthma. (Gurjit K. Khurana Hershey, MD, PhD; Jocelyn Biagini Myers, PhD)

**Biostatistics and Epidemiology** » Patrick Ryan, PhD

**Human Genetics** » Lisa J. Martin, PhD

**Section of Neonatology, Perinatal and Pulmonary Biology** » Timothy LeCras, PhD

Immunobiology Graduate Program. (Gurjit K. Khurana Hershey, MD, PhD)

**Immunobiology** » David Hildeman, PhD

Role of Vanin-1 in Difficult-to-treat asthma. (Gurjit K. Khurana Hershey, MD, PhD)

**Human Genetics** » Lisa J. Martin, PhD

**Rheumatology** » Matt Weirauch, PhD

Asthma Home Visits Study. (Gurjit K. Khurana Hershey, MD, PhD)

**General and Community Pediatrics** » Nicholas Newman, DO, MS, FAAP

Placenta Growth Factor links the Th2 response and the Leukotriene pathway and augment airway hyper-responsiveness. (Gurjit K. Khurana Hershey, MD, PhD)

**Experimental Hematology** » Punam Malik, MD

Birth Cohort Study. (Gurjit K. Khurana Hershey, MD, PhD)

**Perinatal Institute** » Louis Muglia, MD, PhD

## Grants, Contracts, and Industry Agreements

Grant and Contract Awards

Annual Direct

BUTSCH.KOVACIC, M

**Fanconi Anemia as a Model for Susceptibility to Human Papillomavirus Infection**

National Institutes of Health

R01 HL 108102

07/01/11-06/30/16

\$252,957

HERSHEY, G

**Epithelial Genes in Allergic Inflammation**

National Institutes of Health

U19 AI 070235	09/01/11-08/30/16		\$1,309,226
Rothenberg, M	Project 2		\$238,496
Martin, L	AADCRC Core		\$87,790

**Inner City Asthma Center**

National Institutes of Health(University of Wisconsin-Madison)

HHSN272200900052C	10/01/11-09/30/14		\$513,040
-------------------	-------------------	--	-----------

**Ohio Children's Hospitals Asthma Task Force**

Ohio Department of Jobs and Family Services(Nationwide Children's Hospital)

G-1213-07-0561	07/01/12-06/30/14		\$846,585
----------------	-------------------	--	-----------

**HERSHEY, G / LEGRAS T****Impact of Early Life Diesel Exposure on Immune Patterning and Lung Structure/Function**

National Institutes of Health

R01 HL 097135	09/01/09-07/31/14		\$305,215
---------------	-------------------	--	-----------

**JI, HONG****DNA Methylation in Children Hospitalized with Asthma Exacerbation**

National Institutes of Health

R21 AI 101375	08/01/12-07/31/14		\$117,500
---------------	-------------------	--	-----------

**Impact of Diesel Exposure on the Methylation of Human Induced Pluripotent Stem Cells Derived From Airway Epithelial Cells**

National Institutes of Health(University of Texas Health Science Center)

U19 AI 070412	04/01/13-06/30/14		\$50,000
---------------	-------------------	--	----------

**MERSHA, T****Admixture Mapping in African American Asthmatic Children**

National Institutes of Health

K01 HL 103165	07/14/10-05/31/15		\$118,974
---------------	-------------------	--	-----------

**MINTZ-COLE, R****Regulation of Foxp3 Expression by DNA Methylation in Mold-Induced Asthma**

National Institutes of Health

F30 HL 103087	07/01/10-06/30/14		\$43,032
---------------	-------------------	--	----------

**ZHANG, Z****Molecular Epidemiology in Children's Environmental Health Training Program**

National Institutes of Health(University of Cincinnati)

T32 ES 010957	09/01/12-06/30/14		\$39,850
---------------	-------------------	--	----------

<b>Current Year Direct</b>	<b>\$3,596,379</b>
----------------------------	--------------------

**Total      \$3,596,379**

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 Work Session Minutes  
November 18, 2015

Present

Wayne Davis, City Manager  
Terry Donnellon, Law Director  
Tracy Roblero, Community Development Director  
Michelle Greis, Finance Director  
Brian Riblet, Public Works Director  
Don Simpson, Police Chief  
Paul Wright, Fire Chief  
Matthew Vanderhorst, Community and Information Services Director  
Faith Lynch, Community Engagement Coordinator  
Connie Gaylor, Clerk of Council

City Council Members Present

Todd Steinbrink, Mayor  
Chris Dobrozsi, Vice Mayor  
Ann Combs  
Craig Margolis  
Gerri Harbison  
Lynda Roesch  
Ken Suer

City Council convened in Council Chambers for the Work Session at 8:08 p.m. with Mayor Steinbrink presiding.

Mayor Steinbrink asked City Council, Staff and audience members to observe a moment of silence in honor and remembrance of the City of Paris, France. He asked everyone to remember our friends in Neuilly-Plaisance and to those whose lives were lost in the terrorist attack on November 13, 2015.

**ROLL CALL**

Mayor Steinbrink asked for a motion to dispense with the roll call since everyone was in attendance.

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

**SPECIAL PRESENTATION**

**Certificate of Appreciation**

Joe Danzer was present to receive a Certificate of Appreciation for his many volunteer hours in the creation of 360 degree photo tours of City parks and the Municipal Pool to be presented on the City website.

**LEGISLATION FOR CONSIDERATION TONIGHT**

**A Resolution Authorizing the City Manager to Enter into a Labor Agreement with the Montgomery Firefighters IAFF Local 4391 for Wages and Benefits from April 1, 2015 through March 31, 2018**

Mayor Steinbrink assigned the legislation to Mrs. Combs

Mrs. Combs moved to read the Resolution by title only. Mr. Margolis seconded. City Council unanimously agreed.

Mrs. Combs read the Resolution by title only and moved for passage. Ms. Roesch seconded.

Mr. Davis explained that if passed this Resolution would authorize the City Manager to enter into a Labor Agreement with the Montgomery Firefighters IAFF Local 4391 for Wages and Benefits from April 1, 2015 through March 31, 2018. He further explained that members of staff, Joe Scholler from Frost Brown Todd, and local representatives from the IAFF Local 4391 began negotiations on March 27, 2015 and on November 3, 2015 reached a tentative agreement. Mr. Davis stated that wage increases would be effective as follows: 3%

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 Work Session Minutes

November 18, 2015

Page 2.

54 retroactive from April of 2015, 2.5% in April of 2016, and 2.5% in April 2017. Mr. Davis explained that there was  
55 an increase of the Officer in Charge pay rate to \$1.50 per hour. Mr. Davis stated that the group health and dental  
56 insurance caps would be increased to be consistent with caps set for all other eligible employees.

57  
58 Mayor Steinbrink asked if there were any updates at this time.

59  
60 Chief Paul Wright reported there were none.

61  
62 The roll was called and showed the following vote to approve the first reading:

63  
64 AYE: Margolis, Combs, Harbison, Steinbrink, Roesch, Suer, Dobrozsi (7)  
65 NAY: (0)  
66 ABSENT: (0)

67  
68 **ESTABLISHING AN AGENDA FOR DECEMBER 2, 2015**

69  
70 **Pending Legislation**

71  
72 **An Ordinance to Make Appropriations for Current Expenses and Other Expenditures of the City of**  
73 **Montgomery, State of Ohio, During the Fiscal Year Ending December 31, 2016—(Mr. Dobrozsi- 3<sup>rd</sup>**  
74 **Reading)**

75  
76 Mr. Dobrozsi explained that information has been previously supplied on this Ordinance that will establish the  
77 City's budget for the year 2016.

78  
79 Mr. Dobrozsi asked Ms. Greis if there were any updates. Ms. Greis stated there were none.

80  
81 **New Legislation**

82  
83 **A Resolution Authorizing a Contract with Dynegy Energy Services (East), LLC**

84  
85 Ms. Greis explained to City Council that if adopted this Resolution would authorize the City Manager to sign a  
86 contract with Dynegy Energy Services (East), LLC to continue to provide electrical service to the City of  
87 Montgomery facilities. She explained that the City has had a contract in place with Dynegy for several years and  
88 this Resolution authorizes the City Manager to execute the continuing contract. She indicated that the City  
89 received five quotes from electric suppliers and that the rates proposed by Dynegy are competitive in the  
90 marketplace.

91  
92 **A Resolution Adopting a Five Year Capital Improvement Program for the City of Montgomery**

93  
94 Ms. Greis explained to City Council that if approved this Resolution would adopt the five year Capital  
95 Improvement Program which is a companion piece to the five year Operating and Capital Budget.

96  
97 **A Resolution Designating Records Managers and Training Designees for Public Officials for the City of**  
98 **Montgomery**

99  
100 Mr. Donnellon explained that if approved this Resolution would designate the Community Engagement  
101 Coordinator, Faith Lynch, and alternately the Administrative Coordinator, Connie Gaylor, as designated  
102 representatives of City Council to attend Ohio public records training and to serve as Records Managers for the  
103 City. He stated that Ohio law requires all public officials to either attend the training or to designate a person to

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 Work Session Minutes

November 18, 2015

Page 3.

104 attend on their behalf. Many Council Members have also attended the training even though the City has  
105 Designees in place.  
106

107 **An Ordinance Rezoning Property located at 9441 Orchard Club Drive and Approving an Application for a**  
108 **Planned Development Overlay and General Development Plan with an Equivalency**  
109

110 Mr. Donnellon stated to City Council that based on the motion made during the Public Hearing held immediately  
111 prior to this meeting that zoning changes cannot be passed with emergency language, therefore the legislation will  
112 be added to the December Business Session agenda for first reading then subsequently on January 6, 2016 for the  
113 second reading and on February 3, 2016 for the third reading with adoption of the Ordinance requested at that  
114 meeting.  
115

116 **ADMINISTRATION REPORT**  
117

118 Mr. Wayne Davis reported on the following items:  
119

120 On December 2, City Council will hold a Swearing-in Ceremony and Organizational Meeting at 5:45 p.m. This  
121 will be followed by a Public Hearing to hear a request by Twin Lakes for rezoning at 6:30 p.m., immediately  
122 following the Public Hearing City Council will meet in Business Session.  
123

124 Mr. Davis introduced Makayla Bath to City Council. He explained that Makayla is a junior at Sycamore High  
125 School, and began a job shadowing internship with the City today. Makayla is interested in local government  
126 specifically in the role of elected officials. She will be job shadowing Tracy Roblero and will be working with the  
127 Community Development Department throughout her internship experience. She may attend a Planning, Zoning  
128 and Landmarks Committee meeting to gain perspective from the view of elected officials. He stated that Staff  
129 believes that the topics to be discussed at the upcoming public hearings will provide an interesting learning  
130 experience for Makayla. Mr. Davis thanked Tracy Roblero and the Community Development Department for your  
131 assistance with this job shadowing internship, it is greatly appreciated.  
132

133 On November 16, Tracy Roblero, Brian Riblet, Terry Donnellon, Michelle Greis, Kelly Beach and Mr. Davis met  
134 to discuss the latest submission from Brandicorp and Great Traditions in regards to the Vintage Club. Tracy  
135 Roblero met with Jerry Royce and Doug Hinger on Tuesday, to share with them the items discussed with the  
136 internal team and we are expecting to hear back from members of their team by the end of the week with revised  
137 information. The team continues to make progress on these plans and we want to ensure that we are in sync with  
138 them and their plans.  
139

140 On November 17, Brian Riblet and Gary Heitkamp attended an ODOT Lockdown meeting with representatives  
141 from ODOT and OKI regarding the proposed Montgomery Road Sidewalk Project which would include  
142 constructing a concrete sidewalk on the east side of Montgomery Road from Weller Road to the main entrance of  
143 Tri-Health (Bethesda Hospital). The meeting is required to assure all parties are on schedule and the nearly  
144 \$500,000 of grant funding is still programmed and available. The target award date for the proposed project is  
145 anticipated for June 1, 2017.  
146

147 On Wednesday, Brian Riblet and Gary Heitkamp attended the Hamilton County Storm Water District (HCSWD)  
148 Capital Improvement Project Program seminar to gather information on criteria to submit potential projects for  
149 consideration. The deadline for submission is December 4, 2015.  
150

151 Public works staff have completed hanging all of the holiday lights throughout the Heritage District and other  
152 identified areas within the City. Staff will be prepared to turn the on the lights on Wednesday, November 25 for  
153 the holiday season.

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 Work Session Minutes

November 18, 2015

Page 4.

154 As a reminder, City offices will be closed on Thursday, November 26 and Friday, November 27 in observance of  
155 the Thanksgiving holiday.

156  
157 Holiday in the Village is Saturday, December 5, 2015. The tree lighting is at 5:00 p.m. at the Neuilly-Plaisance  
158 Plaza.

159  
160 The Holiday Staff Luncheon is scheduled for December 11, 2015 from 11:00 a.m. to 1:00 p.m. at Terwilliger  
161 Lodge.

162  
163 A Civil Service exam for the position of Patrol Officer has been scheduled for December 5. We have received 11  
164 applications to date.

165  
166 An Executive Session is requested to meet on matters related to Personnel Compensation.

167  
168 **LAW DIRECTOR REPORT**

169  
170 Mr. Donnellon stated that he would be attending a Miami Valley Risk Management Association (MVRMA)  
171 meeting on Friday, November 20. He reported that the topic of discussion is related to Municipal Zoning Codes.  
172 He feels there will be good information to share with City Council and staff upon his return.

173  
174 **CITY COUNCIL REPORTS**

175  
176 Mr. Margolis moved to nominate Donna Schwartz to the Environmental Advisory Commission to fill the vacant  
177 seat that will be vacated by Mike Cappel on December 2, 2015 upon his swearing in as the City's newest City  
178 Council Member. Ms. Schwartz's term would end on January 31, 2017. City Council unanimously agreed.

179  
180 Mrs. Combs reported she had attended a Sycamore Schools Advisory Committee meeting at which time they  
181 discussed an anticipated levy. She reported that the school district has been operating on a fixed budget for quite a  
182 while due to loss in state funding.

183  
184 Mrs. Harbison reported that at the Sister Cities Commission meeting on November 17 the following topics were  
185 discussed:

- 186
- 187 • A request by Montgomery, New York, elementary school to establish a pen pal program with a  
188 Montgomery school. Sister City Chair, Marcallene Shockey, will be communicating with the Sycamore  
189 School District elementary schools to investigate the possibility of a program.
  - 190 • An email was sent to Deputy Mayor, André Pelissier in support of Neuilly-Plaisance and the City of Paris  
191 in light of the terrorist attacks.
- 192

193 Mrs. Harbison congratulated Council Member Lynda Roesch for being recognized as a *Super Lawyer* in the  
194 Cincinnati Business Courier.

195  
196 Mrs. Harbison recognized Mayor Steinbrink for his years of service on City Council and as Mayor. She  
197 acknowledged that this meeting is his last meeting and thanked him for his dedication to the Community, City  
198 Council and Staff.

199  
200 Ms. Roesch also thanked Mayor Steinbrink for his service.

201  
202 Ms. Roesch reported that a sub-committee of the Beautification and Tree Commission met to select the flowers  
203 for the spring of 2016 Beautification Day planting.

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 Work Session Minutes

November 18, 2015

Page 5.

204

205 Ms. Roesch reminded City Council of the fundraiser at the Peterloon Foundation, 8605 Hopewell Rd, on Saturday  
206 November 28.

207

208 Mr. Suer reported that he attended the Neighborhood Leadership Forum on November 12, hosted by Tracy  
209 Roblero, Melissa Hayes and Sergeant Mike Plaatje. He stated that there were approximately 20 people in  
210 attendance. He thanked staff Tracy, Melissa and Mike for their presentations and engagement with those in  
211 attendance.

212

213 Mr. Suer thanked Mayor Steinbrink for his service on City Council and to the community.

214

215 Mr. Dobrozsi thanked Ms. Roblero and staff for their work in putting together a very detailed packet for the  
216 Public Hearing regarding the development at the Montgomery Swim and Tennis Club by Camden Homes. He felt  
217 that with the information provided that it made it very easy to understand the requests made by Camden Homes.

218

219 Mr. Dobrozsi thanked Mayor Steinbrink for his 12 years of service as Mayor and City Council member. He  
220 thanked Mayor Steinbrink for his leadership.

221

222 Mayor Steinbrink thanked everyone for their service and stated that it has been a privilege to serve along with the  
223 other Council Members and staff.

224

225 **APPROVAL OF MINUTES**

226

227 Mr. Margolis moved to approve the November 4, 2015 Public Hearing minutes. Mr. Dobrozsi seconded. City  
228 Council unanimously agreed.

229

230 Mr. Margolis moved to approve the November 4, 2015 Business Session minutes. Mr. Dobrozsi seconded. City  
231 Council unanimously agreed.

232

233 **OTHER BUSINESS**

234

235 Mayor Steinbrink stated that as Mr. Davis has requested an Executive Session for matters related to Personnel  
236 Compensation, he would need a motion to adjourn into Executive Session.

237

238 Mr. Margolis made a motion to adjourn into Executive Session for matters related to Personnel Compensation.  
239 Mrs. Combs seconded.

240

241 The roll was called and showed the following vote:

242

243 AYE: Margolis, Combs, Harbison, Steinbrink, Roesch, Suer, Dobrozsi (7)

244 NAY: (0)

245 ABSENT: (0)

246

247 City Council adjourned into Executive Session at 8:46 p.m.

248

249 City Council reconvened into Public Session at 9:19 p.m.

250

251 Mayor Steinbrink asked if there was any further business to discuss in Public Session.

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 Work Session Minutes

November 18, 2015

Page 6.

252 Mr. Margolis moved to add legislation to the December 2, Business Session agenda related to an Amendment to  
253 the Contract for Donnellon, Donnellon and Miller for legal services. Ms. Roesch seconded. City Council  
254 unanimously agreed.

255  
256 Mayor Steinbrink asked if there was any further business to discuss in Public Session. There being none, he asked  
257 for a motion to adjourn.

258  
259 Mr. Margolis moved to adjourn. Mrs. Harbison seconded. City Council unanimously agreed.

260  
261 City Council adjourned at 9:20 p.m.

262  
263  
264  
265  
266

---

Connie Gaylor, Clerk of Council

DRAFT