CITY OF MONTGOMERY

Providing superior services with integrity.
Partnering with you to build a great community!

Memorandum

October 30, 2015

TO: Mayor and City Council Members

FROM: Wayne S. Davis, City Manager

SUBJECT: City Council Business Session of Wednesday, November 4, 2015

As a reminder, City Council is scheduled to meet in Business Session on Wednesday, November 4, 2015 immediately following the conclusion of the Public Hearing at 6:30 p.m., at City Hall.

Public Hearing

Prior to the City Council Business Session, there will be a Public Hearing at 6:30 p.m. to hear a request from Camargo Cadillac for the expansion of a conditional use for the construction of an addition to the existing body shop.

Business Session

1. **Call to Order**

2. **Roll Call**

3. **Special Presentation**-Kathy Lardo, Hamilton County Assistant Health Commissioner and Kim Chelf, Hamilton County Health Department, Health Educator will be in attendance to present the City with a WeThrive Community acknowledgment of our WeThrive Community status.

4. **Guests and Residents**

5. **Legislation for Consideration Tonight**

   Pending Legislation

   a. An Ordinance To Adopt Chapter 44.1 Of The Codified Ordinances of The City of Montgomery Regarding Municipal Income Tax—(Mr. Dobrozsi-3rd Reading) Information was previously supplied to City Council on September 15 on this Ordinance that if passed would adopt the addition of Chapter 44.1 to the Codified Ordinances of the City regarding Municipal Income Tax. This legislation is to enact new language in Chapter 44.1 of the City's Code of Ordinances to implement the changes mandated by State law to the Income Tax Code. The legislature has mandated changes to be in effect through all municipalities in the State of Ohio exercising their taxing authority under Chapter 718. If a community does not enact a new Ordinance by January 1, 2016, they would lose their ability to impose a local earnings tax. This tax code language, as prepared for the City, is drawn upon the model Ordinance prepared in cooperation with the Ohio Municipal League and Frost Brown Todd. There are not any significant changes from our current tax operations other than defining the authority of the Tax Commissioner with compromise claims and restructuring the Board of Tax Review to be appointed in cooperation with City Council and the City Manager. Significant changes in the City's income tax collections are not interrupted and we believe staff is well prepared to implement and manage the new Code.

Move to amend the text of Chapter 44.1 attached to the Ordinance to acknowledge the change to the Definitions section (44) defining the Tax Administrator as the Tax Commissioner of the City and the clarification in Section 44.1.095 eliminating an incorrect Code reference.

Voice vote

Move to read the Amended Ordinance by title only

Voice vote

Move to approve the third reading of the Ordinance as amended

Roll call vote

b. An Amended Ordinance Accepting Publicly Dedicated Easement Rights and Storm Water Improvements from Property Owners in the 7900 Block of Shelldale Way—(Mr. Margolis- 3rd Reading) Information has been supplied previously on this Ordinance that if adopted will authorize the City Manager to execute an Easement Agreement for property in the 7900 block of Shelldale Way, owned by Oleg Edelman and Mary Edelman, Trustees of the Edelman Family Trust and Edward and Jennifer Perry. These easements encompass certain stormwater improvements completed by the Public Works Department this past year on and across this property.

City Council made a motion to table the Ordinance accepting easement rights for the Edelman Property for the third and final reading until the November 4 Business Session. The Ordinance was tabled to make a final effort to secure property rights from the Perry family. Staff expects to have final approval from the Perry's for the November 4 Business Session, at which time staff would request City Council to reconsider the Ordinance.

Move to amend the Ordinance as written and presented

Voice vote

Move to read the Amended Ordinance by title only

Voice vote to approve the motion

Move to approve the Ordinance as amended

Roll call vote

If we are not able to secure the Perry's approval in time for the November 4 Business Session, City Council already has tabled the pending Ordinance governing the Edelman Property only to November 4, so all that will be necessary is to **read the pending Ordinance by title only** and **move passage** to be **approved by a roll call vote**.

c. 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- 2nd 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 the 2016-2020 Capital Improvement Program.

Read the Ordinance by title only

Move for passage of the second reading of the Ordinance

Roll Call Vote

The third reading of the Ordinance will be held at the December 2, 2015 Business Session with adoption of the Ordinance requested at that meeting.

New Legislation

a. A Resolution Authorizing the City Manager to Accept the Proposed 2016-2017 Option Years With Rumpke Of Ohio, Inc.—(Mr. Margolis) Information has been supplied previously on this Resolution that if adopted would authorize the City Manager to accept the proposed 2016-2017 optional contract years with Rumpke for residential waste collection services within the community. Currently, the City's waste collection services are provided by Rumpke. As a part of this contract, Rumpke offered option years for calendar years 2016-2017, which the City could accept to fix the cost for waste collection services during this period of time. These are the last option years allowed in the original contract of 2011 therefore waste collection services will need to be bid in the next two years with a contract executed by January 1, 2018.

Move to read the Resolution by title only

Voice Vote

Move for passage of the Resolution

Roll Call Vote

b. A Resolution Adopting a Five-Year Strategic Plan for the City of Montgomery—(Mrs. Harbison) Information has been supplied previously on this Resolution that if passed would Adopt the City's proposed Five-Year Strategic Plan. The implementation plan was created by staff based upon work accomplished at the Strategic Planning Retreat in August, where City Council and staff collectively developed five (5) major goal statements, as well as a number of strategies for each goal area based upon input from a detailed environmental scan, the survey of citizens, and various public input opportunities offered throughout last fall and winter. The Plan was reviewed by the Government Affairs Committee on October 12. It is requested that City Council adopt the Plan that will guide the City's strategic operations and budget and capital programming for the next five years.

Move to read the Resolution by title only

Voice Vote

Move for passage of the Resolution

Roll Call Vote

6. Administration Report

7. **Approval of Minutes**—October 21, 2015 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

CITY OF MONTGOMERY
10101 Montgomery Road • Montgomery, Ohio 45242 • (513) 891-2424 • Fax (513) 891-2498

CITY COUNCIL BUSINESS SESSION AGENDA

November 4, 2015

Public Hearing - 6:30 p.m.

a. A Public Hearing is requested to hear a request from Camargo Cadillac for the expansion of a conditional use for the construction of an addition to the existing body shop.

City Council Business Session - immediately following the Public Hearing

1. **Call to Order**

2. **Roll Call**

3. **Special Presentation**-Kathy Lardo, Hamilton County Assistant Health Commissioner and Kim Chelf, Hamilton County Health Department, Health Educator will be in attendance to present the City with a WeThrive Community acknowledgment of our WeThrive Community status.

4. **Guests and Residents**

5. **Legislation for Consideration Tonight**

Pending Legislation

a. **An Ordinance To Adopt Chapter 44.1 Of The Codified Ordinances of The City of Montgomery Regarding Municipal Income Tax—(Mr. Dobrozsi-3rd Reading)**

Move to amend the text of Chapter 44.1 attached to the Ordinance to acknowledge the change to the Definitions section (44) defining the Tax Administrator as the Tax Commissioner of the City and the clarification in Section 44.1.095 eliminating an incorrect Code reference.

Voice vote

Move to read the Amended Ordinance by title only

Voice vote

Move to approve the third reading of the Ordinance as amended

Roll call vote

b. **An Amended Ordinance Accepting Publicly Dedicated Easement Rights and Storm Water Improvements from Property Owners in the 7900 Block of Shelldale Way—(Mr. Margolis-3rd Reading)**

Move to amend the Ordinance as written and presented

Voice vote

Move to read the Amended Ordinance by title only

Voice vote to approve the motion

Move to approve the Ordinance as amended

Roll call vote

If we are not able to secure the Perry's approval in time for the November 4 Business Session, City Council already has tabled the pending Ordinance governing the Edelman Property only to November 4, so all that will be necessary is to ***read the Ordinance by title only*** *and* ***move passage*** *to be* ***approved by a roll call vote****.*

c. **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- 2nd Reading)**

Read the Ordinance by title only

Move for passage of the second reading of the Ordinance

Roll Call Vote

The third reading of the Ordinance will be held at the December 2, 2015 Business Session with adoption of the Ordinance requested at that meeting.

New Legislation

a. **A Resolution Authorizing the City Manager to Accept the Proposed 2016-2017 Option Years With Rumpke Of Ohio, Inc.—(Mr. Margolis)**

Move to read the Resolution by title only

Voice Vote

Move for passage of the Resolution

Roll Call Vote

b. **A Resolution Adopting a Five-Year Strategic Plan for the City of Montgomery—(Mrs. Harbison)**

Move to read the Ordinance by title only

Voice Vote

Move for passage of the first reading of the Ordinance

Roll Call Vote

The second reading of the Ordinance will be held at the November 4, 2015 Business Session. The third reading of the Ordinance will be held at the December 2, 2015 Business Session with adoption of the Ordinance requested at that meeting.

6. **Administration Report**

7. **Approval of Minutes**—October 21, 2015 Work Session

8. **Mayor's Court Report**

9. **Other Business**

10. **Executive Session**

11. **Adjournment**

CITY OF MONTGOMERY

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Memorandum

October 30, 2015

TO: Wayne Davis, City Manager

FROM: Tracy Roblero, Community Development Director TMR

SUBJECT: Forward Request for Expansion of Conditional Use Permit for 9880 Montgomery Road

Request

It is requested that City Council hold a public hearing to consider a request from Camargo Cadillac at 10150 Montgomery Road for an expansion of the conditional use permit to allow for the construction of an addition to the body shop at the rear of the property.

Background

Camargo Cadillac has an existing body shop which is approximately 5,470 square feet in size at the rear of the property. The existing body shop is approximately 5,470 square feet as is detached form the principal showroom and service bays. The applicant would like to expand the existing body shop by adding a new 8,120 square foot addition to the rear of the building. The addition would increase the capacity by ten bays. There would be one new door on the south elevation of the addition and a new canopy would be installed on the front of the existing body shop.

The applicant submitted the same request in December of 2005 and the Planning Commission approved the Final Development Site Plan and recommend approval of the expansion of the conditional use permit with conditions to City Council in January of 2006. City Council confirmed the Planning Commission's recommendation in February of 2006; however, the project was not completed and the approvals lapsed after a year. Any addition of more than 1,000 square feet to an existing conditional use permit requires that City Council approve an expansion of the conditional use.

Planning Commission Recommendation

This is a relatively minor project that has been reviewed and approved by the Planning Commission and City Council in the past; however, those approvals have lapsed as the project was not completed. During the application process in 2006, the applicant made significant changes to the building in order to mitigate the noise from the expansion as well as to improve the visual appearance particularly for the property to the south which is used for Twin Lakes. All of these changes are still incorporated into the current proposal and the applicant has not stated any objection to meeting the conditions the Planning Commission recommended in regards to noise mitigation in 2006.

The Planning Commission met on October 19 to consider this application. Notices were sent to neighbors within a 300' radius of the property. Staff only received one call regarding the application from Twin Lakes with questions regarding the proposal. The Planning Commission noted that the site is currently non-conforming to the zoning standards in regards to perimeter and interior landscaping, storm water detention and the Montgomery Road Corridor Design Guidelines. These conditions pre-date the zoning

regulations and the site is therefore legally non-conforming. The Commission pointed out that Section 151.5003(g) requires non-conforming site conditions on a non-residential properties to be brought into compliance as part of the submission of a new final development site plan unless the Commission finds that compliance cannot be reasonably achieved. The Commission felt that it is unreasonable to expect the entire site to be brought up to Hamilton County storm water detention regulations; however, there was interest in requiring the use of one stormwater best management practice. The Commission also found that it was unreasonable to require the entire site to be brought into compliance with the landscaping requirements; however, believed that the front yard landscaping should be improved as part of the application. The Commission also recognized that it would be unreasonable to require the existing body shop and/or addition to be in compliance with the Montgomery Road Corridor Design Guidelines. The proposed building materials match the existing building and the addition of the split face block brings the addition closer into conformance with the Corridor Design Guidelines

At the conclusion of the discussion, the Planning Commission voted unanimously to recommend approval of the expansion of the conditional use permit to allow for the construction of the new body shop addition with the following conditions:

1. The applicant must comply with the specific conditions for a conditional use permit listed in Section 151.2007(b) and 151.2007(w) for auto dealerships and vehicle repair facilities;
2. The doors on the new building and the large overhead door is to remain closed except for cars going in and out;
3. Dumpster must be collect between the hours of 8 a.m. and 8 p.m.;
4. The window on the south side and the east side will be non-operable;
5. All the lighting shall be full cut off fixtures, including the building lights;
6. Any future mechanical HVAC units should be placed on the ten foot lower roof section to the west of the new addition;
7. The applicant shall install one stormwater best management practice as approved by the City Engineer;
8. Landscaping will be installed along the Montgomery Road frontage consistent with the requirements for front yard landscaping in Section 151.34, with installation to be completed before May 15, 2016.

Staff Recommendation

Staff supports the recommendation of the Planning Commission to allow for the expansion of the conditional use permit to allow for the construction of a new body shop addition with the conditions as established by the Planning Commission. The following relevant conditions for Section 151.2007 (A) and (U) as reference.

1. Vehicle parking areas, equipment storage areas, maneuvering lanes, and access ways to public streets shall be designed to cause no interference with the safe and convenient movement of automobile traffic on and adjacent to the site.
2. Display of vehicles for sale shall be located on a paved surface and shall comply with the parking setbacks according to the regulations in Section 151.1207.

3. No junk or inoperative vehicle shall be permitted to remain outdoors on the property for a period exceeding 72 hours.
4. Lighting for all areas used for the outdoor display of automobiles shall be in accordance with a plan consistent with the lighting regulations set forth in § 151.3213(c) and approved by the Planning Commission.
5. All work shall be conducted entirely within an enclosed building.
6. Outdoor storage of supplies, parts and merchandise shall be within an entirely enclosed building; however, an area not to exceed 200 square feet in size of outdoor storage shall be permitted, if the area is entirely screened by an opaque fence and landscaping.
7. The parking of employee vehicles and vehicles waiting to be serviced or returned to the customers following service shall be parked in areas indicated for such parking on the approved site plan.
8. No junk, inoperable or unlicensed vehicles may be stored on site.

CITY OF MONTGOMERY
CITY PLANNING COMMISSION

Application for Expansion of a Conditional Use Permit and Final Development Site Plan
Camargo Cadillac
9880 Montgomery Road

October 7, 2015
Staff Report

APPLICANT: Cintech Construction, Inc.
4865 Duck Creek Road
Cincinnati, OH 45227

PROPERTY OWNER: Camargo Cadillac Co.
250 E. 5th Street, Ste 285
Cincinnati, OH 45227

VICINITY MAP:

NATURE OR REQUEST:

The applicant has contracted with the property owner to construct a new 8,120 square foot addition to their existing body shop. The existing body shop is approximately 5,470 square feet as is detached form the principal showroom and service bays. The addition would be on the rear (east elevation) of the existing building. There would be one new door on the south elevation of the addition. A new canopy would be installed on the front of the existing body shop (west

elevation) which is approximately 60' x 20'. There would be no change to exterior lighting. The applicant has stated that they would like to keep the storm sewer that runs under the proposed extension in the same location. This storm sewer is located in a private storm easement.

ZONING:

The property is zoned 'GB' – General Business and is used for Camargo Cadillac. Auto dealerships are a conditional use in the 'GB' District. This addition to the accessory building requires an expansion of the existing conditional use permit for the property. The property to the north is zoned 'LB' Limited Business and used for Fifth Third Bank and The Marketplace of Montgomery. The property to the east is located in the Village of Indian Hill and zoned for large lot residential. The property to the south is zoned 'D-2' – Multi-Family and 'GB' – General Business District. The portion of the property that is zoned 'D-2' is used for the main campus of Twin Lakes and the property that is zoned 'GB' is the former Honda dealership. There is a rezoning request before the Planning Commission for the property located at 9876 Montgomery to rezone the property from 'GB' to 'D-2' in order to accommodate a potential expansion of the Twin Lakes main campus. The property to the west across Montgomery Road is zoned 'GB' and used for Montgomery Square Shopping Center.

FINDINGS:

The applicant submitted the same request in December of 2005 and the Planning Commission approved the Final Development Site Plan and recommend approval of the expansion of the conditional use permit with conditions to City Council in January of 2006. City Council confirmed the Planning Commission's recommendation in February of 2006; however, the project was not completed and the approvals lapsed after a year.

Setbacks: The building setback requirements for an accessory building are 30' front yard setback, 10' setback from the north property line and 45' setback from the south and east property lines. The proposed building addition and canopy meets these setback requirements.

Building Materials: While the building materials are not in compliance with the Montgomery Road Corridor Design Guidelines, they do match the existing building and the addition of the split face block brings the addition closer into conformance with the Corridor Design Guidelines.

Lighting: The application does not indicate any additional lighting. Staff believes there will be some exit lighting near the door on the south elevation which would be required to be full-cut off fixtures.

Parking: There are no issues with parking due to the proposed addition. If additional parking is required, inventory parking will be reduced.

Landscaping: The property is legal non-conforming in terms of perimeter landscaping and interior parking lot landscaping. During the previous approval the Planning Commission determined that the applicant should bring the landscaping along the Montgomery Road frontage up to the current perimeter landscaping requirements. The Planning Commission placed a

condition upon approval that the landscaping along Montgomery Road be installed consistent with the requirements for front yard landscaping in Section 151.34 of the Zoning Code before November 30, 2006 or at the image upgrade, whichever occurs first. The addition was not completed in 2006; however, the image upgrade was completed in 2010 and the landscaping was not installed. As stated above, the approvals lapsed as the project did not begin within 12 months. The applicant is proposing that no changes be made to the landscaping as part of this application. The relocated dumpster will be screened on all four sides to the height of the dumpster.

Circulation: The applicant has indicated that the proposed addition and relocated dumpster will not affect the circulation of the site.

Stormwater: The site is legal non-conforming in terms to stormwater and does not provide any detention/retention. This project will not increase the amount of impervious surface as the area of the addition and the dumpster relocation is currently paved. Staff does not believe that it is justifiable that the property owner be required to bring the entire site into compliance with the Hamilton County stormwater regulations as the proposed project does not increase runoff and there is no evidence that an adjoining property owner is being negatively impacted currently. During the approval process in 2006, the Planning Commission added a condition upon approval that the applicant shall investigate the option of using rain barrels and/or downspout detention on the new addition. The applicant has not stated any objection to this condition being placed on the approval should Planning Commission so choose.

There is an existing storm pipe located in the area of the proposed addition, which is located in a private easement. The applicant has stated that the existing storm pipe will remain in the current location. Staff believes that is a decision of the property owner as it is located in a private easement; however, Staff would caution the property owner that maintenance and repair will be more difficult and costly if the storm pipe remains under the proposed addition. Staff would recommend that the storm pipe be televised to determine the current condition and that the property owner consider rerouting the pipe.

Noise: The issue of noise, particularly for the residents of Twin Lakes, was discussed when the addition was proposed in 2006. At that time, the applicant proposed several modifications to mitigate any negative impact in terms of noise to the Twin Lakes property, which are included in this proposal. Those modifications include only one garage door on the south elevation that accesses an interior drive aisle and exhaust vents placed on the north elevation opposite the Twin Lakes property. During the application process in 2006, the applicant agreed to keep the door on the new building closed except for cars going in and out, to arrange for dumpster collection between the hours of 8 a.m. and 8 p.m. and for the windows on the south and east side of the addition to be non-operable. The applicant has not stated any objection to these operational conditions being placed on approval.

CONDITIONAL USE SPECIFIC CONDITIONS:

Chapter 151.2007(r) lists the specific conditions for places of public safety facilities. Those conditions are listed below with a description of how the applicant is or proposes to address the condition.

1. *Vehicle parking areas, equipment storage areas, maneuvering lanes, and access ways to public streets shall be designed to cause no interference with the safe and convenient movement of automobile traffic on and adjacent to the site.*

   No changes are being proposed to the parking and/or maneuvering or access ways. Some inventory parking will be lost due to the proposed addition; however, this will not affect circulation or parking for customers.

2. *Display of vehicles for sale shall be located on a paved surface and shall comply with the parking setbacks according to the regulations in Section 151.1207.*

   No changes are being proposed to the vehicle display areas.

3. *No junk or inoperative vehicle shall be permitted to remain outdoors on the property for a period exceeding 72 hours.*

   No junk or inoperative vehicles will remain outdoors for a period exceeding 72 hours.

4. *Lighting for all areas used for the outdoor display of automobiles shall be in accordance with a plan consistent with the lighting regulations set forth in § 151.3213(c) and approved by the Planning Commission.*

   No changes are being made to the lighting at the outdoor display areas.

Chapter 151.2002 lists 12 general standards that are applicable to all conditional uses. Staff has reviewed these 12 conditions and found that the site and the proposed expansion of the body shop meets all of the conditions with the exception of 151.2002(e) which states that "the property will be properly landscaped in accordance with Chapter 151.34".

Staff Comments and Recommendation

This is a relatively minor project that has been reviewed and approved by the Planning Commission and City Council in the past; however, those approvals have lapsed as the project was not completed. The project is located to the rear of the existing body shop and behind the principle building with negligible impact on the appearance of Montgomery Road. The only impact of this expansion will be the potential noise and visual impact on the Twin Lakes property. During the application process in 2006, the applicant made significant changes to the building in order to mitigate the noise from the expansion as well as to improve the visual appearance. All of these changes are still incorporated into the current proposal and the applicant has not stated any objection to meeting the conditions the Planning Commission recommended in regards to noise mitigation in 2006.

In January of 2006, the Planning Commission voted unanimously to approve the final development site plan and recommend approval of the expansion of the conditional use permit with the following conditions.

1. The applicant must comply with the specific conditions for a conditional use permit listed in Section 1581.2007(A) and (U) for auto dealerships and vehicle repair facilities;
2. The doors on the new building and the large overhead door is to remain closed except for cars going in and out;
3. Dumpster must be collect between the hours of 8 a.m. and 8 p.m.;
4. The window on the south side and the east side will be non-operable;
5. All the lighting shall be full cut off fixtures, including the building lights;
6. Any future mechanical HVAC units should be placed on the ten foot lower roof section to the west of the new addition;
7. The applicant is required to investigate the option of using rain barrels and/or downspout detention on the new addition;
8. Landscaping will be installed along the Montgomery Road frontage consistent with the requirements for front yard landscaping in Section 151.34, with installation to be completed before November 30, 2006, or at the image upgrade, whichever occurs first. If necessary, an extension may be granted by the Planning Commission in conjunction with the submission of the general development plan and the conditional use application for the image upgrade.

Staff believes that the conditions placed upon approval in 2006 are valid and still applicable. Unfortunately, during the image upgrade in 2010, discussion of the landscaping along Montgomery Road did not occur; however, Staff believes that the landscaping along the Montgomery Road frontage should be brought into compliance with the Section 151.34 in order to bring the property closer into compliance with the Code. As stated above, the applicant has not included any landscaping as part of this project and would request that the landscaping condition not be placed on the approval.

Staff is in support of this project and the expansion of the conditional use permit with the conditions established by the Planning Commission in 2006. Staff would suggest setting a new deadline for installation of the landscaping along Montgomery Road should the Planning Commission place this condition upon approval.

ORDINANCE NO. , 2015

AN AMENDED ORDINANCE ACCEPTING PUBLICLY DEDICATED EASEMENT RIGHTS AND STORM WATER IMPROVEMENTS FROM PROPERTY OWNERS IN THE 7900 BLOCK OF SHELLDALE WAY

WHEREAS, Edward C. Perry and Jennifer M. Perry, jointly, and Oleg Edelman and Mary Edelman as Trustees of the Edelman Family Trust dated January 13, 2012, are property owners in the 7900 block of Shelldale Way, Montgomery, Ohio, being respectively Hamilton County Auditor's Parcel Numbers 603-0008-0178 ("Perry Property") and 603-0008-0177 ("Edelman Property"), which properties are more fully described within Exhibits A within the Easement Agreements accepted by the property owners; and

WHEREAS, the City of Montgomery, Ohio has contracted with these property owners to reconstruct a storm sewer management system on and across the Perry and Edelman Properties to appropriately manage storm water runoff from these properties and storm water runoff from the right-of-way of the Montgomery Heights subdivision; and

WHEREAS, the City Council did initiate legislation to accept certain property rights for the Edelman Property, but both property owners have now agreed to grant permanent easement rights to the City and this Ordinance, as amended, will accept such property rights; and

WHEREAS, Council does desire to accept these property rights for and on behalf of the City and to commit to the maintenance of such storm water management and surface drainage improvements now and in the future.

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

SECTION 1. Council hereby accepts the permanent easement rights jointly from the property owners Edward C. Perry and Jennifer M. Perry, and from the property

owners Oleg Edelman and Mary Edelman, Trustees of the Edelman Family Trust dated January 13, 2012, upon and across properties located on Shelldale Way, being Auditor's Parcel Numbers 603-0008-0178 and 603-0008-0177 set forth within the Easement Agreements attached hereto and incorporated herein by reference and being more particularly described on Exhibits A within such Agreements. The easement areas in which the improvements will be constructed are described on the Exhibits B-1 within each Easement Agreement. Such easement areas are further depicted in the plats depicted on Exhibits B-2 within such Agreements. It shall be the City of Montgomery's responsibility to maintain these storm water management and surface drainage improvements within these easement areas as public improvements consistent with the terms of separate Easement Agreements executed by and between the property owners and the City of Montgomery.

SECTION 2. The City Manager is directed to execute such Easement Agreements and any and all additional documentation as may be necessary to accept these property rights, and thereafter to accept responsibility for maintenance of such public improvements upon the property.

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

PASSED:_____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

_____
Todd A. Steinbrink, Mayor

APPROVED AS TO FORM:
Terrence M. Donnellon, Law Director

ORDINANCE NO. , 2015

AN ORDINANCE ACCEPTING PUBLICLY DEDICATED EASEMENT RIGHTS AND STORM WATER IMPROVEMENTS FROM PROPERTY OWNERS IN THE 7900 BLOCK OF SHELLDALE WAY

WHEREAS, Oleg Edelman and Mary Edelman as Trustees of the Edelman Family Trust dated January 13, 2012, are property owners in the 7900 block of Shelldale Way, Montgomery, Ohio, being Hamilton County Auditor's Parcel Number 603-0008-0177 ("Edelman Property"), which property is more fully described within Exhibit A within the Easement Agreement accepted by the property owners; and

WHEREAS, the City of Montgomery, Ohio has contracted with the property owners to reconstruct a storm sewer management system on and across the Edelman Property to appropriately manage storm water runoff from the Edelman Property and storm water runoff from the right-of-way of the Montgomery Heights subdivision; and

WHEREAS, the property owners have agreed to grant certain permanent easement rights to the City of Montgomery to allow the City access to the property to maintain such storm water management and surface drainage improvements, now and in the future; and

WHEREAS, Council does desire to accept these property rights for and on behalf of the City and to commit to the maintenance of such storm water management and surface drainage improvements now and in the future.

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

SECTION 1. Council hereby accepts the permanent easement rights from the property owners Oleg Edelman and Mary Edelman, Trustees of the Edelman Family Trust dated January 13, 2012, upon and across property located on Shelldale Way, being Auditor's

Parcel Number 603-0008-0177 set forth within the Easement Agreement attached hereto and incorporated herein by reference and being more particularly described on Exhibit A within such Agreement. The easement area in which the improvements will be constructed as described on the Exhibit B-1 within such Easement Agreement. Such easement area is further depicted in the plat depicted on Exhibit B-2 within such Agreement. It shall be the City of Montgomery's responsibility to construct these storm water management and surface drainage improvements within the easement area and to maintain such public improvements consistent with the terms of the separate Easement Agreement executed by and between the property owners and the City of Montgomery.

SECTION 2. The City Manager is directed to execute such Easement Agreement and any and all additional documentation as may be necessary to accept these property rights, and thereafter to accept responsibility for maintenance of such public improvements upon the property.

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

PASSED:_____

ATTEST: _____ _____
Connie M. Gaylor, Clerk of Council Todd A. Steinbrink, Mayor

APPROVED AS TO FORM:

_____
Terrence M. Donnellon, Law Director

CAMARGO CADILLAC
SERVICE BUILDING EXPANSION

9880 MONTGOMERY ROAD
CINCINNATI, OHIO 45242

OWNER:
JOSEPH MANAGEMENT GROUP
285 Chiquita Center
250 East 5th St
Cincinnati, Ohio 45202
Ph. (513) 721-3000

ARCHITECT:
PDT ARCHITECTS, LLC
300 West Fourth Street
Cincinnati, Ohio 45202
Ph. (513) 891-4605
Fax (513) 891-0530

DESIGN-BUILD CONTRACTOR:
CINTECH CONSTRUCTION, INC.
10 Tech View Place
Cincinnati, Ohio 45215
Ph. (513) 563-1991
Fax (513) 563-4543

STRUCTURAL ENGINEER:
ADVANTAGE GROUP ENGINEERS, INC.
660 Lincoln Avenue, Suite 305
Cincinnati, OH 45206
(513) 396-8900 (P)
(513) 396-8903 (F)

INDEX OF DRAWINGS

		OWNER REVIEW 04/16/10	ISSUE DATE
COVER SHEET		●	
1.01	SITE PLAN / DETAILS	●	
2.00	GENERAL NOTES / SPECIFICATIONS	●	
2.01	FLOOR PLAN	●	
5.01	EXTERIOR ELEVATIONS	●	
6.01	BUILDING / WALL SECTIONS	●	
6.02	WALL SECTIONS	●	
6.03	WALL SECTIONS	●	
6.04	WALL SECTIONS / DETAILS	●	
7.01	SCHEDULES / DETAILS	●	
STRUCTURAL			
S0.01	GENERAL NOTES	●	
S1.01	FOUNDATION PLAN	●	
S3.01	FOUNDATION SECTIONS	●	

CODE INFORMATION

DESIGN CRITERIA BASED ON 2005 OBC

1 STORY ADDITION TO EXISTING STRUCTURE

USE GROUP: (S-1) MODERATE HAZARD STORAGE

CONSTRUCTION TYPE: II B

ALLOWABLE AREA (OBC 503): (S-1 USE, IIB CONSTRUCTION) 17,500 SF

GROSS AREA:

EXISTING AREA	5,470 SF
PROPOSED ADDITION	8,126 SF
TOTAL	13,596 SF

ALLOWABLE HEIGHT (OBC 503): 3 STORIES, 55 FT --- ACTUAL HEIGHT: 1 ST, 20'-6" FT

REQUIRED FIRE RESISTANCE FOR BUILDING ELEMENTS

1. STRUCTURAL FRAME (INCL COLUMNS, GIRDERS, TRUSSES) (OBC 601): 0 HR
2. BEARING WALLS - EXTERIOR (OBC 601): 0 HR
   BEARING WALLS - INTERIOR (OBC 601): 0 HR
3. FLOOR CONSTRUCTION (OBC 601): 0 HR
4. ROOF CONSTRUCTION (OBC 601 INCL SUPPORTING BEAMS/JOISTS): 0 HR
5. NON BEARING WALLS PARTITIONS - PER FIRE SEP DIST (OBC 602): 0 HR
6. FIRE PARTITIONS AND CORRIDORS
   CORRIDORS - (OBC 1004.3.2.3) with sprinklers: 0 HR
   FIRE WALL FIRE-RESISTANCE RATING (TABLE 705.4): 3 HR
7. FIREWALL REQUIRED PER OBC 903.2.9 - TOTAL AREA EXCEEDS 12,000 SF
8. FIRE EXIT ENCLOSURES (OBC 1005.3.2.5.1):
   EXIT PASSAGEWAY (OBC 1005.3.3): 0 HR
9. TRAVEL DIST./ WITHOUT SPRINKLER SYSTEM - OBC 1015.1: (S-1) 200'
10. OCCUPANT LOAD - (OBC TABLE 1003.2.2.2): S-1 200sf /occ
    PROPOSED ADDITION
    ACTUAL OCCUPANT LOAD (PER OBC 1004.1.1)= 1 TECHNICIAN PER SERVICE BAY / 10 SERVICE BAYS x 10 OCCUPANTS
11. PLUMBING FIXTURES (S-1): ACTUAL OCCUPANT LOAD = 10 OCCUPANTS

FIXTURE TYPE	PROVIDED
WC @ 1 PER 100 OCC	1
URINALS (DISCRETIONARY)	1
LAV @ 1 PER 100 OCC	1
DF @ 1 PER 1000 OCC	1
SERVICE SINK	1

12. EGRESS WIDTH REQUIRED - OBC 1005.1 OTHER COMPONENTS: 0.15 x 10 = 1.5" (44" REQUIRED MIN)

13. EMERGENCY LIGHTING AND NIGHT LIGHTING SHALL MAINTAIN MINIMUM 1 FC LIGHTING ALONG PATH OF EGRESS AT ALL TIMES. EXTERIOR MEANS OF EGRESS LIGHTING SHALL BE PROVIDED AT ALL EXTERIOR EGRESS DOORS (PER OBC 1006.2)

14. ALL DOOR HARDWARE SHALL BE READILY OPERABLE IN THE DIRECTION OF EGRESS WITHOUT SPECIAL KNOWLEDGE OR EFFORT - AND SHALL BE ADAAG COMPLIANT LEVER STYLE, UNLESS NOTED OTHERWISE

15. ADAAG COMPLIANCE 1003.2.13.1 & CHAPTER 11, INCLUDING, BUT NOT LIMITED TO ACCESSIBLE PATH, EGRESS, SIGNAGE, DOORS, HARDWARE, THRESHOLDS, SIGNAGE, TOILET ROOMS, RAILINGS, GUARDS

16. INTERIOR FINISHES SHALL COMPLY WITH OBC 803.5

S-1 / NONSPRINKLERED - INTERIOR WALL AND CEILING FINISHES SHALL BE:
CLASS 'B' FOR VERTICAL EXITS AND PASSAGEWAYS, (SEE NOTES AT ATRIUMS)
CLASS 'C' FOR CORRIDORS AND ROOMS AND ENCLOSED SPACES,
CLASS 'C' FOR ROOMS AND ENCLOSED SPACES.

GENERAL NOTES (APPLICABLE TO ALL DRAWING AND SPECIFICATIONS)

A. EACH CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AS INDICATED ON THE DRAWINGS PRIOR TO START OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES THAT ARE FOUND TO THE ARCHITECT

B. EACH CONTRACTOR SHALL COORDINATE THE LOCATION OF HIS COMPONENTS AND EQUIPMENT SO AS NOT TO INTERFERE WITH OTHER INSTALLATIONS ANY CONFLICTS IN LOCATION SHALL BE REPORTED TO THE ARCHITECT. COST OF ANY REMEDIAL WORK CAUSED BY INTERFERENCE DUE TO FAILURE TO REPORT CONFLICT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IN

C. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS AND IN ACCORDANCE WITH REQUIREMENTS OF LOCAL OFFICIALS HAVING JURISDICTION

D. SEE SHEET A.01 FOR FINISH SCHEDULES

E. 75'-0" MAX TRAVEL TO FIRE EXTINGUISHER -PROVIDE EXTINGUISHERS IN COMPLIANCE WITH LOCAL FIRE DEPARTMENT

F. SEE ELECTRICAL DRAWINGS FOR EGRESS, EMERGENCY, NIGHT LIGHTING AND EXIT SIGN REQUIREMENTS

G. ALL WOOD FRAMING, BLOCKING AND SHEATHING TO BE FIRE RETARDANT TREATED

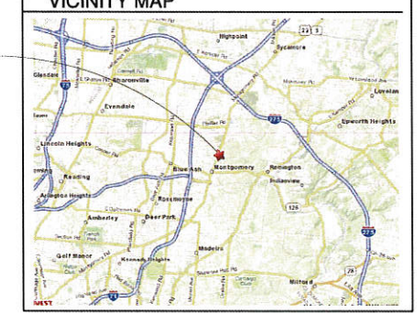
H. ISOLATE ALL METAL COMPONENTS FROM DISSIMILAR MATERIALS TO PREVENT ANY ELECTROLOSIS OR CORROSION- SEE SPECIFICATION FOR ADDITIONAL INFORMATION

I. BEFORE ANY WORK IS STARTED IN THE CONSTRUCTION OF THE BUILDING, ALL BOUNDARY LINES SHALL BE CLEARLY MARKED AT THEIR INTERSECTIONS WITH PERMANENT MARKERS

J. GENERAL CONTRACTOR AND DESIGN-BUILD SUB-CONTRACTORS SHALL COORDINATE REGARDING ADDITIONAL REQUIREMENTS FOR DOORS/HARDWARE DUE TO ANY ADDITIONAL MECHANICAL, ELECTRICAL, PLUMBING OR STANDARDS/CODES WHICH WOULD REVISE DOOR SWINGS, HARDWARE, RATINGS ETC. GENERAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND HARDWARE SUPPLIER

PROJECT LOCATION

VICINITY MAP



STATE OF OHIO
KAROL LASKOWSKI
5283
REGISTERED ARCHITECT

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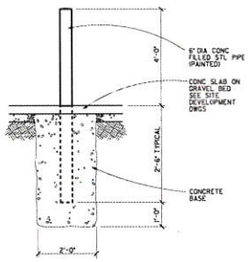
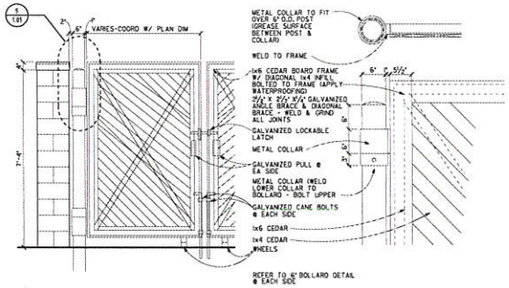
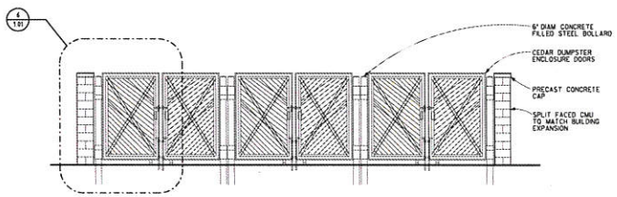


7 / 1.01 **DETAIL**
1/2 " = 1'-0"
TAKEN FROM 1.02

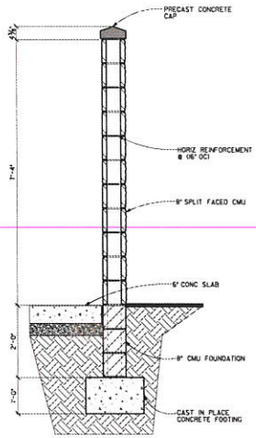


6 / 1.01 **DETAIL** BRICK DUMPSTER ENCLOSURE GATE
1/2 " = 1'-0"
TAKEN FROM 1.02

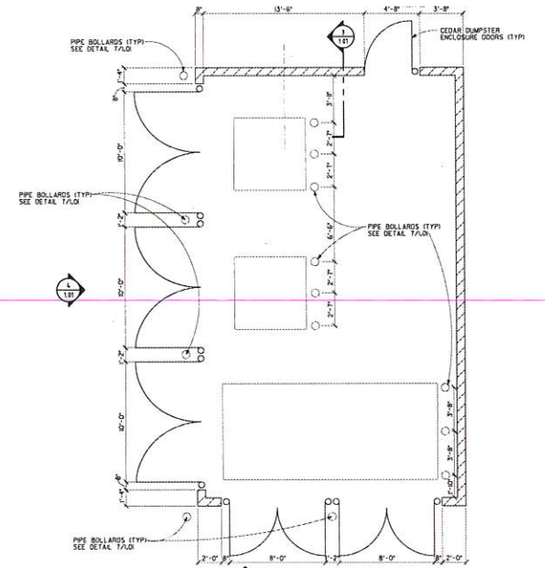
5 / 1.01 **DETAIL** DUMPSTER GATE HINGE DETAIL
1" = 1'-0"
TAKEN FROM 1.02



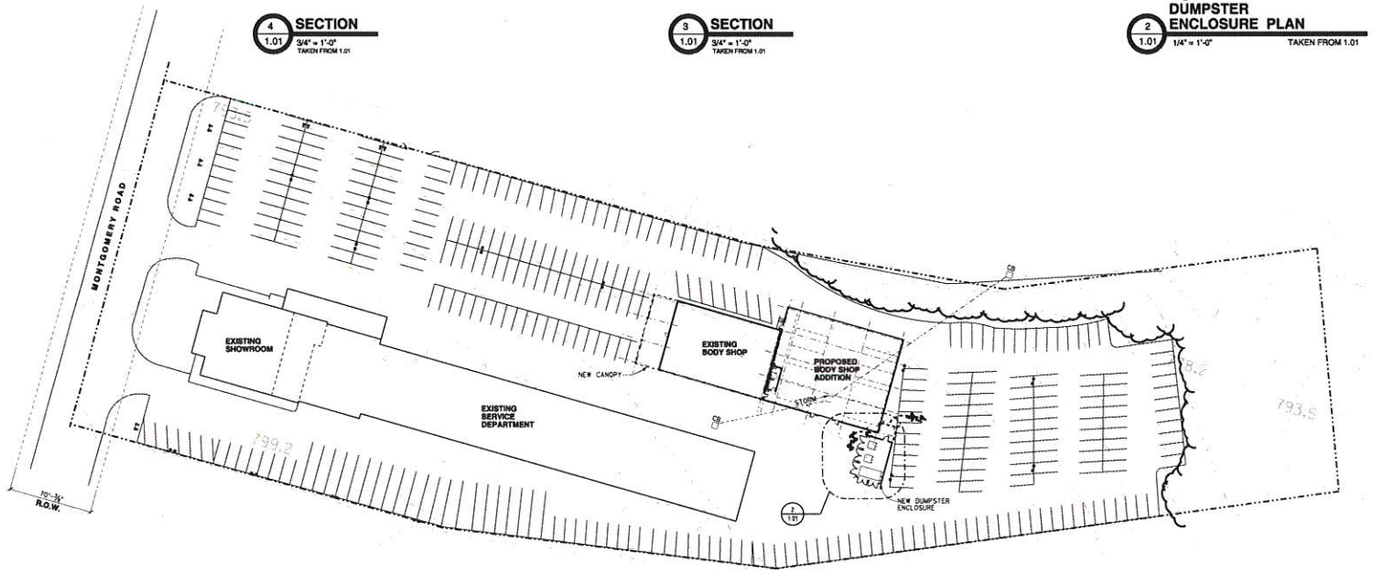
4 / 1.01 **SECTION**
3/4" = 1'-0"
TAKEN FROM 1.01



3 / 1.01 **SECTION**
3/4" = 1'-0"
TAKEN FROM 1.01



2 / 1.01 **DUMPSTER ENCLOSURE PLAN**
1/4" = 1'-0"
TAKEN FROM 1.01



1 / 1.01 **SITE PLAN**
1" = 40'-0"
TAKEN FROM

NORTH

ISSUE: OWNER REVIEW
DATE: 04/14/10

Cadillac

CAMARGO CADILLAC
PROPOSED BODY SHOP ADDITION

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COMISSION NO.	397401.01/ P.XXX

DRAWING 1.01

SPECIFICATION REFERENCES

[illegible]

CONTRACTOR RESPONSIBILITIES:

OBTAIN ALL ZONING AND BUILDING PERMITS AND COORDINATE INSPECTIONS AND APPROVALS REQUIRED.

COORDINATE ALL REQUIREMENTS AND OBTAIN APPROVAL OF ALL GOVERNING UTILITY COMPANIES, MUNICIPAL, COUNTY AND STATE HIGHWAY DEPARTMENTS AND PROVIDE ALL ITEMS REQUIRED.

VERIFY ALL FIELD CONDITIONS PRIOR TO ORDERING MATERIALS AND STARTING WORK. REMOVE EXISTING CONSTRUCTION ONLY AS REQUIRED TO COMPLETE NEW WORK. ALL WORK SHALL BE PROVIDED IN ACCORDANCE WITH CONTRACT DOCUMENTS AND AS OTHERWISE REQUIRED FOR COMPLETION, EVEN IF NOT SPECIFICALLY INDICATED OR CALLED FOR. PROTECT EXISTING FACILITY FROM DAMAGE DURING CONSTRUCTION. ALL DAMAGE TO EXISTING ITEMS OR SURFACES TO REMAIN, SHALL BE REPAIRED OR REPLACED AS REQUIRED.

PROVIDE ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND IN ACCORDANCE WITH ALL REQUIREMENTS OF LOCAL OFFICIALS HAVING JURISDICTION.

MAINTAIN CLEAR PATH TO CIRCULATION AREAS AND EXITS.

COORDINATE ALL BUILDING ACCESS, TIME OF ACCESS, SECURITY CLEARANCE, PARKING, TOOL AND MATERIAL STORAGE AND ALL ITEMS OF WORK WITH ALL CONTRACTORS AND OWNER. COORDINATE PHASING, PROVIDE SCHEDULE PRIOR TO STARTING CONSTRUCTION.

PREPARE SURFACES FOR NEW FINISHES AS PER MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR SHALL EXCAVATE EXISTING FINISH GRADE AND SUB GRADE AS REQUIRED TO SLOPE ALL DRAINAGE AWAY FROM SUB BASE AND DIRECT DRAINAGE PER CONTRACTOR'S PROPOSAL TO OWNER. COMPACT ALL SUB GRADE, AND DISTRIBUTE TOP SOIL WITH MINIMUM SLOPE AWAY FROM BUILDING. MINIMUM 5% SLOPE (6" SLOPE IN 10').

CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING MEANS AND METHODS, SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.

SELECT SUB-CONTRACTORS / COORDINATE AND APPROVE ALL WORK. PROVIDE ALL DATA AND DOCUMENTS NECESSARY FOR APPLICATIONS AND APPROVAL OF ALL PERMITS, INSPECTIONS AND APPROVALS REQUIRED FOR COMPLETION OF ALL WORK.

CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE TO PROVIDE/ OBTAIN ENGINEERING FOR THE SYSTEMS WHICH THEY INSTALL, INCLUDING STAIRS, INTERIOR METAL STUDS, BULKHEADS, LIGHT GAGE METAL FRAMING, EXTERIOR METAL WALL AND ROOF PANELS, FLASHINGS, CORNICES, AWNINGS, CURTAINWALL, ALL MATERIALS, PRODUCTS, SYSTEMS, AND INSTALLATIONS SHALL COMPLY WITH ALL CURRENT APPLICABLE CODES/ORDINANCES. ALL WORK SHALL COMPLY WITH CURRENT OBC BUILDING CODE.

SUB-CONTRACTORS - HVAC - ELECTRICAL - PLUMBING

HVAC / ELECTRICAL / AND PLUMBING DESIGN-BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR RESPECTIVE SYSTEMS. CONTRACTORS SHALL PROVIDE ALL NECESSARY APPLICATIONS AND APPROVAL OF PERMITS AND INSTALLATION OF SYSTEMS. ALL WORK WILL BE COORDINATED WITH CONTRACT DOCUMENTS, GENERAL CONTRACTOR AND OTHER CONTRACTORS. PROVIDE ALL PERMITS, INSPECTIONS, APPROVALS & AND INSTALL ALL SYSTEMS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS. ALL DOCUMENTS SHALL BEAR THE SEAL OF A OHIO REGISTERED ENGINEER.

ALL WORK SHALL BE PROVIDED IN ACCORDANCE WITH CONTRACT DOCUMENTS AND AS OTHERWISE REQUIRED FOR COMPLETION, EVEN IF NOT SPECIFICALLY INDICATED OR CALLED FOR. PROTECT PARTIALLY COMPLETED WORK AND MATERIALS FROM DAMAGE DURING CONSTRUCTION.

SITE LIGHTING, SIGNS AND OTHER SITE ITEMS IDENTIFIED ON SITE DEVELOPMENT DRAWINGS SHALL BE PROVIDED BY SUB CONTRACTORS AS DESIGNATED BY GENERAL CONTRACTOR

HVAC SUB-CONTRACTORS - DESIGN BUILD

HVAC CONTRACTOR SHALL BE SELECTED BY GENERAL CONTRACTOR AND SHALL BE RESPONSIBLE FOR HVAC SYSTEM AS INDICATED ON CONSTRUCTION DOCUMENTS. DESIGN BUILD HVAC CONTRACTOR SHALL PROVIDE ALL NECESSARY DESIGN, ENGINEERING, CERTIFICATION, CONSTRUCTION DOCUMENTS AND DATA FOR APPLICATION AND APPROVAL OF PERMITS AND INSTALLATION OF SYSTEMS. ALL WORK WILL BE COORDINATED WITH CONSTRUCTION DOCUMENTS, GENERAL CONTRACTOR AND OTHER CONTRACTORS. PROVIDE ALL EQUIPMENT SIZES, WEIGHTS, LOCATIONS AND ALL REQUIREMENTS THAT MUST BE PROVIDED TO ELECTRICAL, PLUMBING, STRUCTURAL AND GENERAL CONTRACTORS. PROVIDE ALL PERMITS, INSPECTIONS, APPROVALS AND INSTALL ALL SYSTEMS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND REGULATIONS. ALL DOCUMENTS SHALL BEAR THE SEAL OF AN OHIO REGISTERED ENGINEER.

FIRE DETECTION / SUPPRESSION:

FIRE SUPPRESSION CONTRACTOR SHALL BE SELECTED BY THE GENERAL CONTRACTOR AND SHALL BE RESPONSIBLE FOR THE "DESIGN BUILD CONTRACT" FOR RESPECTIVE SYSTEM. CONTRACTOR SHALL PROVIDE ALL NECESSARY DESIGN, ENGINEERING, CERTIFICATION, CONSTRUCTION DOCUMENTS AND DATA FOR APPLICATION AND APPROVAL OF PERMITS AND INSTALLATION OF SYSTEMS

FIRE ALARM CONTRACTOR SHALL BE SELECTED BY GENERAL CONTRACTOR AND SHALL BE RESPONSIBLE FOR PROVIDING SMOKE DETECTORS AND ALARM DEVICES AS INDICATED OR OTHERWISE REQUIRED BY GOVERNING FIRE DISTRICT. CONTRACTOR TO SELECT AND INSTALL COMPLETE SYSTEM INCLUDING ALL EQUIPMENT, WIRING, CONTROLS, AND ANY AND ALL OTHER ITEMS REQUIRED FOR COMPLETION. CONTRACTOR TO SELECT MANUFACTURER AND ALL EQUIPMENT AND SUBMIT SPECIFICATIONS AND DATA AS REQUIRED FOR ALL PERMITS INSPECTIONS AND APPROVALS.

FIRE EXTINGUISHER CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH CONTRACT DOCUMENTS AND AS REQUIRED BY GOVERNING FIRE DISTRICT. ALL FIRE EXTINGUISHERS SHALL BE INSTALLED WITH A MAXIMUM 75 FOOT TRAVEL DISTANCE. CONTRACTOR TO PROVIDE MANUFACTURER SPECIFICATIONS AND CONFIRM PROPOSED MOUNTING LOCATIONS WITH GOVERNING AUTHORITY AS REQUIRED FOR ALL PERMITS, INSPECTIONS, AND APPROVALS.

ALL WORK WILL BE COORDINATED WITH CONSTRUCTION DOCUMENTS. CONTRACTOR WILL COORDINATE ALL WORK WITH GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS. PROVIDE ALL PERMITS, INSPECTIONS, APPROVALS AND INSTALL ALL SYSTEMS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND REGULATIONS. ALL DOCUMENTS SHALL BEAR THE SEAL OF A OHIO REGISTERED ENGINEER.

STRUCTURAL CONTRACTOR - DESIGN BUILD

STRUCTURAL CONTRACTOR SHALL BE SELECTED BY THE GENERAL CONTRACTOR AND SHALL BE RESPONSIBLE FOR DESIGN BUILD CONTRACT FOR RESPECTIVE SYSTEM. CONTRACTOR SHALL PROVIDE ALL NECESSARY DESIGN, ENGINEERING, CERTIFICATION, CONSTRUCTION DOCUMENTS AND DATA FOR APPLICATION AND APPROVAL OF PERMITS AND INSTALLATION OF SYSTEMS. ALL WORK WILL BE COORDINATED WITH "CONSTRUCTION DOCUMENTS", GENERAL CONTRACTOR AND OTHER CONTRACTORS. PROVIDE ALL PERMITS, INSPECTIONS, APPROVALS AND INSTALL ALL SYSTEMS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND REGULATIONS. ALL DOCUMENTS SHALL BEAR THE SEAL OF A OHIO REGISTERED ENGINEER.

DOCUMENTS AND DATA SHALL IDENTIFY ALL STRUCTURAL ITEMS, ACCESSORIES, DETAILS, CONNECTIONS, STRUCTURAL LOADS AND REACTIONS, INCLUDING LOADING CAPACITY FOR HVAC EQUIPMENT, ANY ROOF SUPPORTED EQUIPMENT, AND ANY EQUIPMENT SUSPENDED FROM STRUCTURE.

PRE ENGINEERED BUILDING CONTRACTOR SHALL REVIEW AND APPROVE ALL PROPOSED FASCIAS, EAVES, SOFFITS, INTERIOR PARTITIONS, BULKHEADS, AND ANY OTHER ITEMS WHICH ARE ATTACHED TO PRE ENGINEERED BUILDING STRUCTURE, AND SHALL SUPPLY AND INSTALL ALL STRUCTURAL COMPONENTS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE PROPOSED DESIGN.

PRE ENGINEERED BUILDING CONTRACTOR SHALL REVIEW AND COORDINATE WITH STRUCTURAL ENGINEER FOR ALL STRUCTURAL FOUNDATION AND FOOTING WORK, COLUMN LOCATIONS, LOADING, CONCRETE REINFORCING, ANCHOR BOLTS, BEARING PLATES, AND TOP OF FOUNDATION WALL DETAILS. NOTIFY ARCHITECT

ARCHITECT

PROVIDE DRAWINGS, DOCUMENTS AND DATA TO IDENTIFY WORK NOTED OR OTHERWISE REQUIRED. DRAWINGS SHALL BE AS REQUIRED FOR BUILDING PERMIT AND IDENTIFY SCOPE OF WORK TO BE COMPLETED. ALL WORK REQUIRED BUT NOT IDENTIFIED SHALL BE PROVIDED AS IF LAID OUT IN FULL.

BUILDING PERMIT DOCUMENTS NOT BEARING THE ARCHITECTS EMBOSSED SEAL ARE TO BE CONSIDERED INCOMPLETE AND THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY USE THEREOF. ALL FIELD DOCUMENTS SHALL BE DATED WITH ALL REVISIONS.

DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS. ALL ERRORS, OMISSIONS AND INCONSISTENCIES IN THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO RELEASES THE ARCHITECT FROM RESPONSIBILITY. ANY JOB CONDITIONS THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THESE DRAWINGS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO COMPLY TO ALL CODE AND SAFETY REGULATIONS.

THE ARCHITECT IS IN NO WAY RESPONSIBLE FOR INSPECTION OR APPROVING SHOP DRAWINGS, SITE INSPECTION REPORTS, CONSTRUCTION INSPECTION, PRODUCT SELECTION, FIELD INSPECTION, NOR QUALITY OF CONSTRUCTION UNLESS DIRECTED AND CONTRACTED BY THE OWNER.

GEOTECHNICAL ENGINEER

GEOTECHNICAL ENGINEER SHALL BE SELECTED BY OWNER OR OWNERS AGENT TO PROVIDE SOIL ANALYSIS, REPORTS, RECOMMENDATIONS, INSPECTIONS, TESTING AND CERTIFICATION OF ALL CONDITIONS INDICATED ON "CONSTRUCTION DOCUMENTS. SOIL BEARING VALUES, WATER TABLE, AND ENVIRONMENTAL QUALITIES WERE ESTABLISHED BY CONTRACTOR AND OWNERS AGENT. GEOTECHNICAL ENGINEER SHALL PROVIDE CERTIFICATION OF ALL SITE CONDITIONS AND SOIL CHARACTERISTICS AS REQUIRED FOR INSTALLATION OF ALL SYSTEMS. INFORMATION MUST BE COORDINATED WITH ALL CONTRACTORS AND PROVIDED TO ALL GOVERNING AUTHORITIES.

SURVEY - CIVIL ENGINEERS - SITE PLANNING

REFER TO DRAWINGS AND DATA BY SITE ENGINEERS FOR SITE INFORMATION AND SITE DIMENSIONS, ZONING DATA, GRADING AND EROSION CONTROL, UTILITIES, AND LANDSCAPING. SITE LIGHTING, SIGNAGE AND OTHER SITE ITEMS ARE TO BE PROVIDED BY SUB CONTRACTORS AS DESIGNATED AND COORDINATED BY GENERAL CONTRACTOR

PERMIT ISSUE

CAMARGO CADILLAC

SERVICE BUILDING EXPANSION

MONTGOMERY, OHIO

CINTECH CONSTRUCTION, INC.
DESIGN / BUILD • GENERAL CONSTRUCTION
Cincinnati, Ohio

architecture
PDT
planning
interior design
Cincinnati, Ohio 45242

STATE OF OHIO
KAROL L. LABKOWSKI
5263
REGISTERED ARCHITECT

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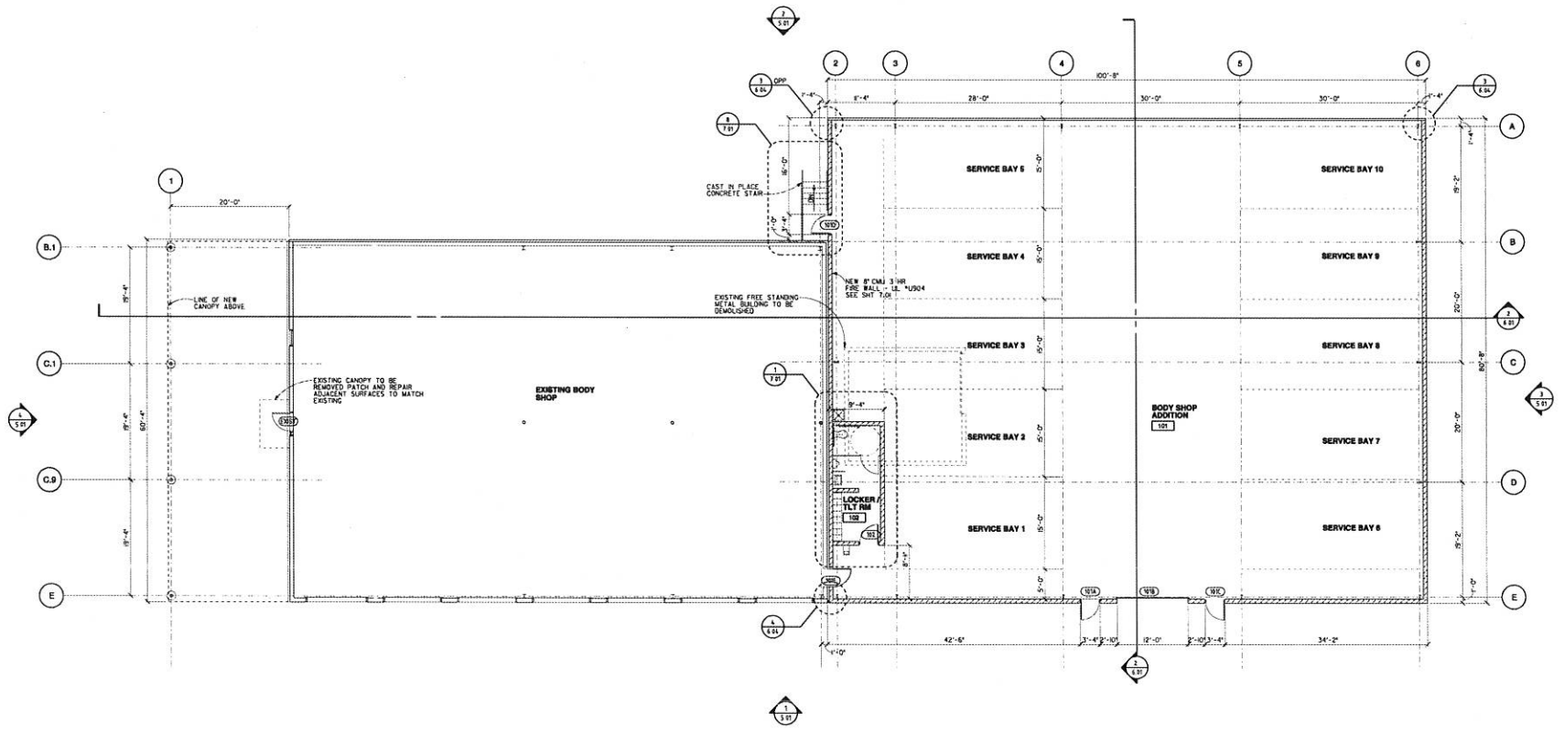

1 / 2.01 **FLOOR PLAN**
1/8" = 1'-0" TAKEN FROM

NORTH

TYPICAL PLAN GENERAL NOTES

1. RELATIVE FLOOR ELEVATION - 99'-6" (TOP OF SLAB) EQUALS USGS 795.02
2. 75'-0" MAX ALLOWED TRAVEL DISTANCE TO FIRE EXTINGUISHER
3. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR METAL FRAMING-TYPICAL UNO
4. EXTERIOR DIMENSIONS ARE TO FACE/EDGE OF BLOCK OR GLASS FRAMING
5. NON-EDGE MULLION DIMENSIONS ARE TO MULLION CENTERLINE
6. PROVIDE FRT WOOD OR METAL STRAP BLOCKING FOR WALL HUNG FIXTURES, EQUIPMENT AND ACCESSORIES. FOLLOW MFR RECOMMENDATIONS SEE PLUMBING DRAWINGS FOR ADDITIONAL REQUIREMENTS
7. WOOD FRAMING, BLOCKING, AND SHEATHING: FIRE RETARDANT TREATED
8. SEE ELECTRIC DWGS FOR EXIT SIGN REQUIREMENTS
9. SEE SHEETS 7.01 FOR WALL TYPES, DOOR SCHEDULE
10. AT LOCATIONS WHERE DIFFERENT PARTITION TYPES ALIGN - LOCATE STUDS SO FINISH FACE OF DRYWALL IS FLUSH AND CONTINUOUS
11. NON STRUCTURAL METAL STUD FRAMING - 25 GA UNLESS OTHERWISE NOTED
12. METAL BUILDING AND ALL ASSOCIATED COMPONENTS TO BE DESIGNED AND ENGINEERED BY METAL BUILDING SUPPLIER

100 INDICATES ROOM NUMBER
100 INDICATES DOOR NUMBER
A INDICATES WALL TYPES
00 INDICATES CONSTRUCTION NOTE
INDICATES COLUMN LINE

ISSUE	DATE
OWNER REVIEW	04/14/10

Cadillac

CAMARGO CADILLAC
PROPOSED BODY SHOP ADDITION

9880 MONTGOMERY ROAD
CINCINNATI, OHIO 45242

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always going beyond
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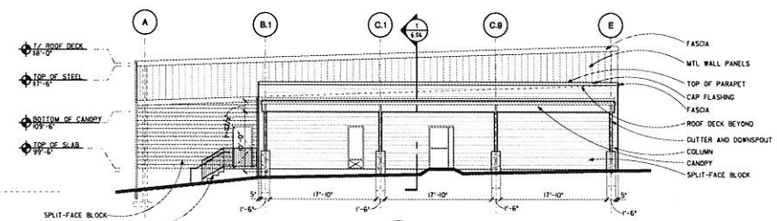
COMISSION NO.	397401.01/ PJXXX

FLOOR PLAN

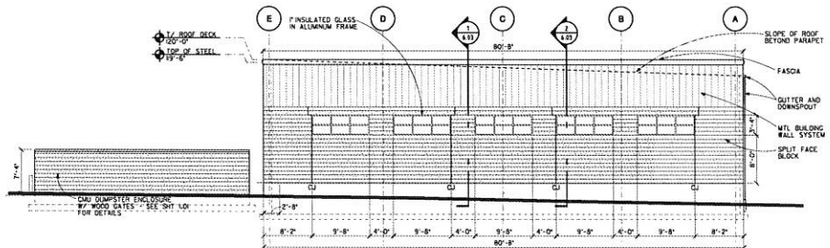
DRAWING 2.01

ELEVATION GENERAL NOTES

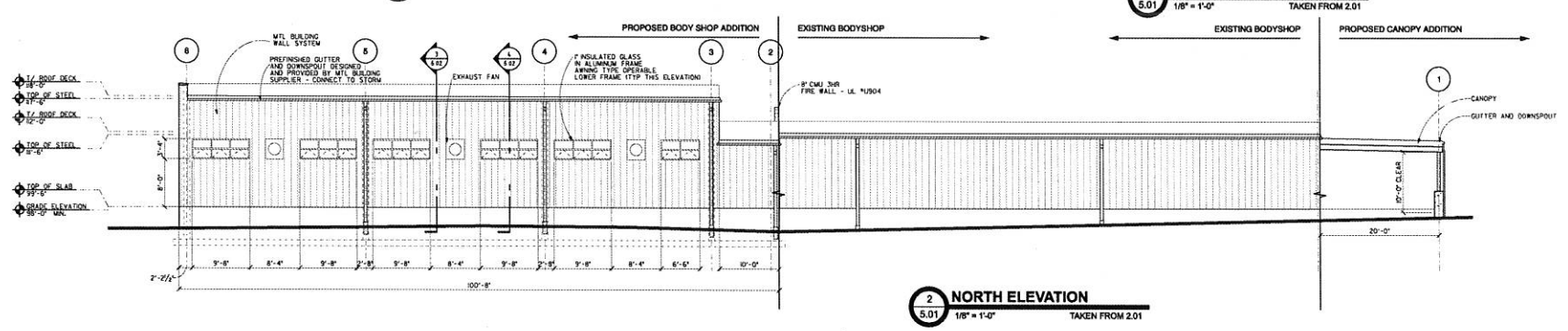
1. CJ - MASONRY CONTROL JOINTS RUN VERTICALLY
2. ALL MASONRY UNITS TO RECEIVE BLOCK SEALER



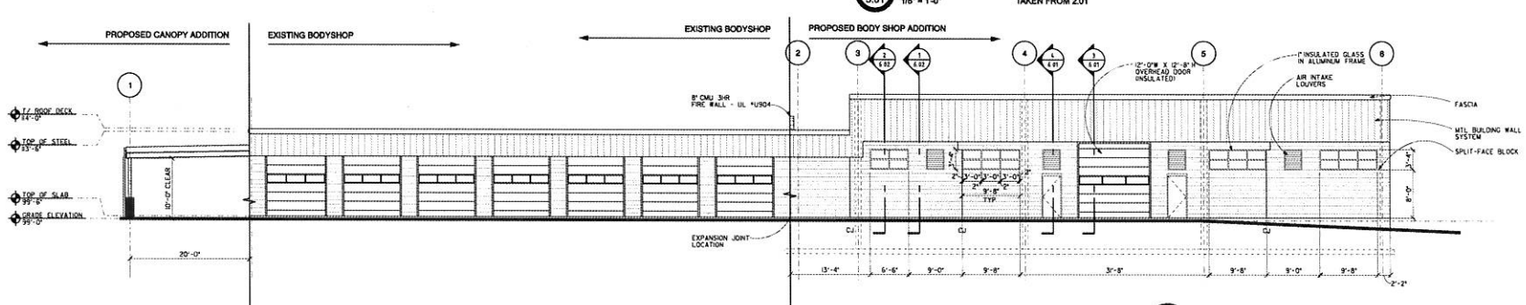
4 / 5.01 WEST ELEVATION 1/8" = 1'-0" TAKEN FROM 2.01



3 / 5.01 EAST ELEVATION 1/8" = 1'-0" TAKEN FROM 2.01



2 / 5.01 NORTH ELEVATION 1/8" = 1'-0" TAKEN FROM 2.01



1 / 5.01 SOUTH ELEVATION 1/8" = 1'-0" TAKEN FROM 2.01

DATE 04/14/10
ISSUE OWNER REVIEW

Cadillac

CAMARGO CADILLAC
PROPOSED BODY SHOP ADDITION

9880 MONTGOMERY ROAD
CINCINNATI, OHIO 45242

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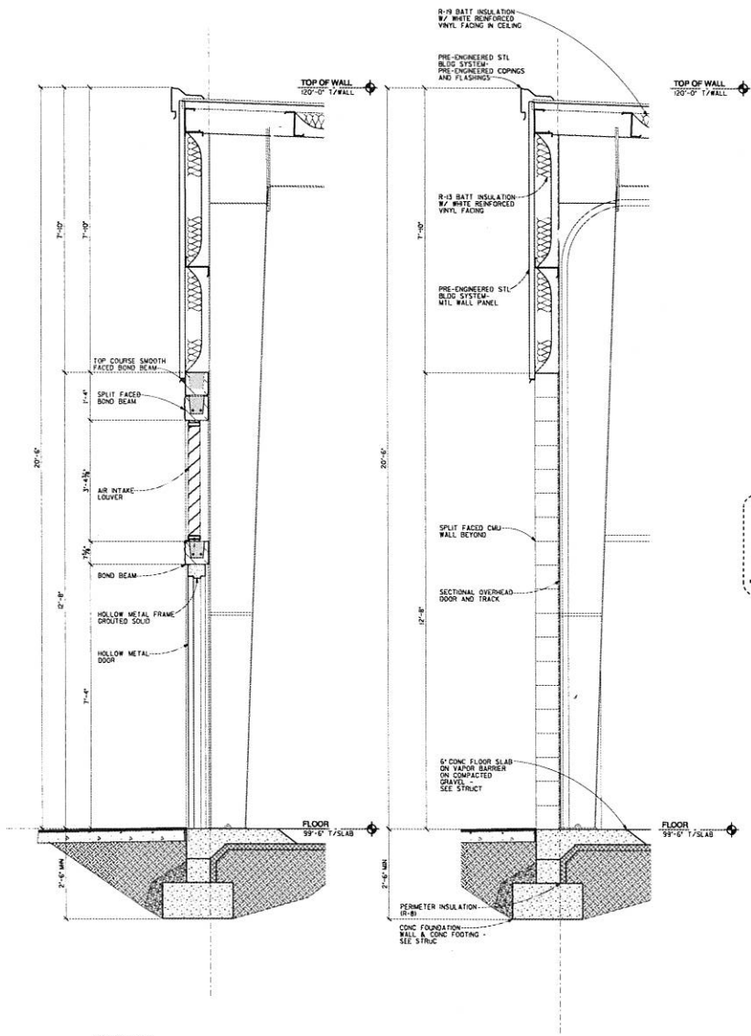
EXTERIOR ELEVATIONS

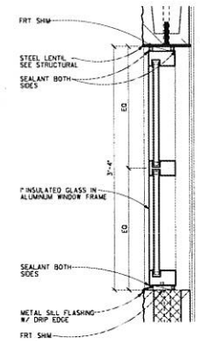
DRAWING 5.01



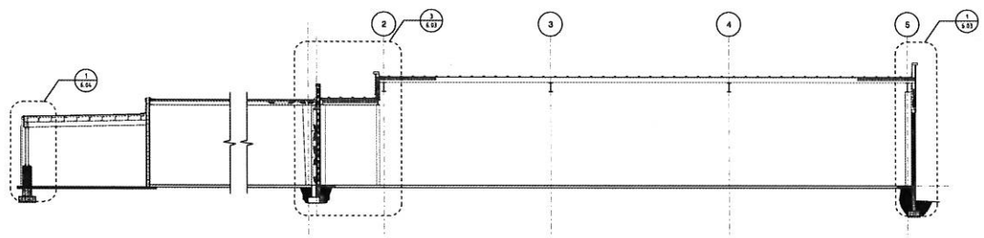
SEE 3/6.01 FOR TYP NOTES

4 / 6.01 **WALL SECTION (MAN DR)**
3/4" = 1'-0" TAKEN FROM 6.01

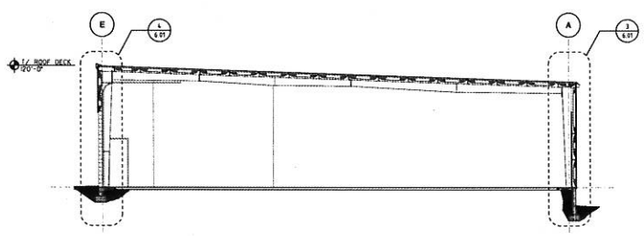
3 / 6.01 **WALL SECTION**
3/4" = 1'-0" TAKEN FROM 6.01



5 / 6.01 **DETAIL**
1 1/2" = 1'-0"
TAKEN FROM



2 / 6.01 **BUILDING SECTION**
1/8" = 1'-0" TAKEN FROM 2.01



1 / 6.01 **BUILDING SECTION**
1/8" = 1'-0" TAKEN FROM 2.01

ISSUE: OWNER REVIEW
DATE: 04/14/10

Cadillac

CAMARGO CADILLAC
PROPOSED BODY SHOP ADDITION

9880 MONTGOMERY ROAD
CINCINNATI, OHIO 45242

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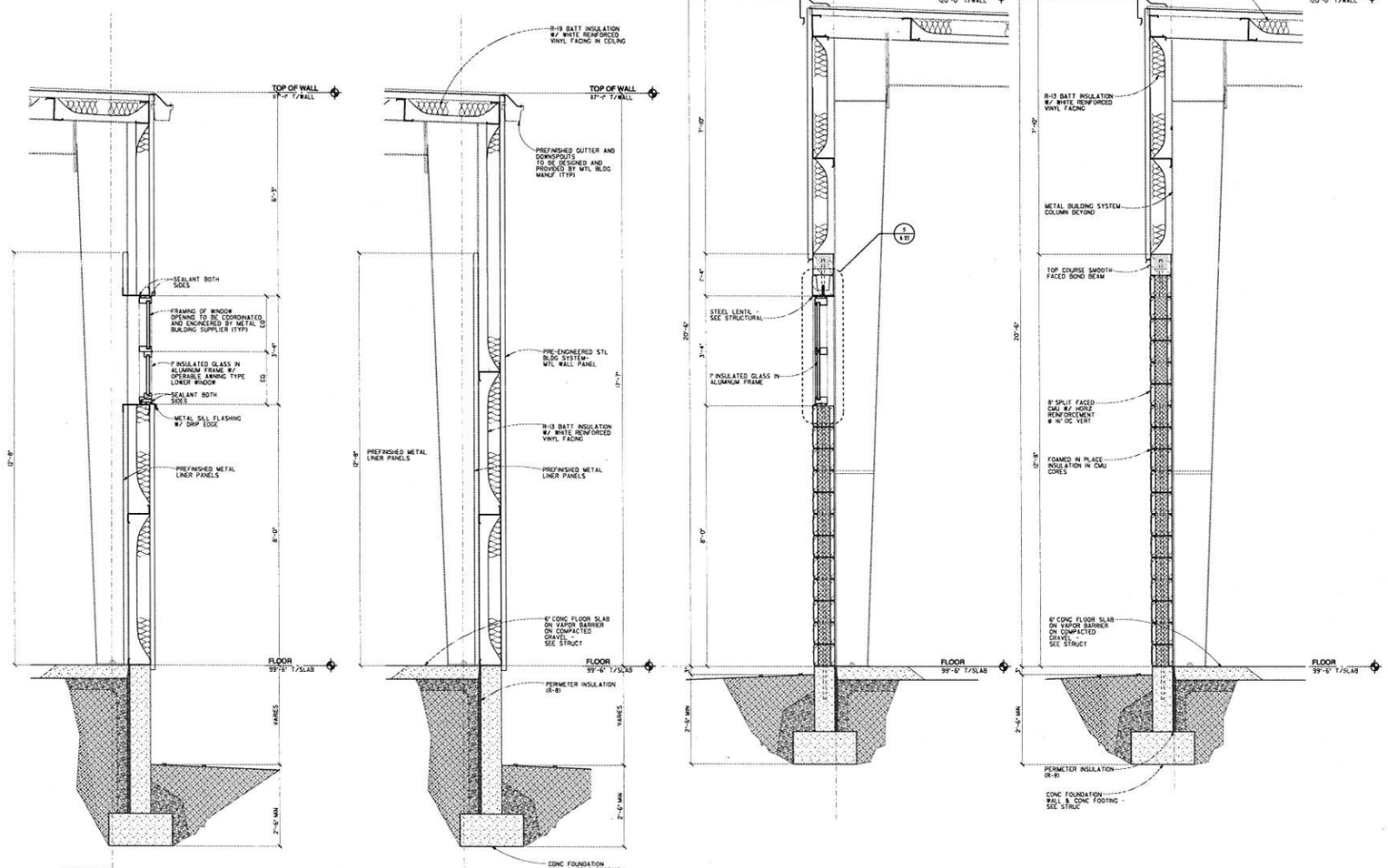
BUILDING / WALL SECTIONS

DRAWING 6.01



SEE 3/6.02 FOR TYP NOTES

4 / 6.02 WALL SECTION (WINDOW) 3/4" = 1'-0" TAKEN FROM 6.01

3 / 6.02 WALL SECTION 3/4" = 1'-0" TAKEN FROM 6.01

SEE 1/6.02 FOR TYP NOTES

2 / 6.02 WALL SECTION (WINDOW) 3/4" = 1'-0" TAKEN FROM 6.01

1 / 6.02 WALL SECTION (SOLID WALL) 3/4" = 1'-0" TAKEN FROM 6.01

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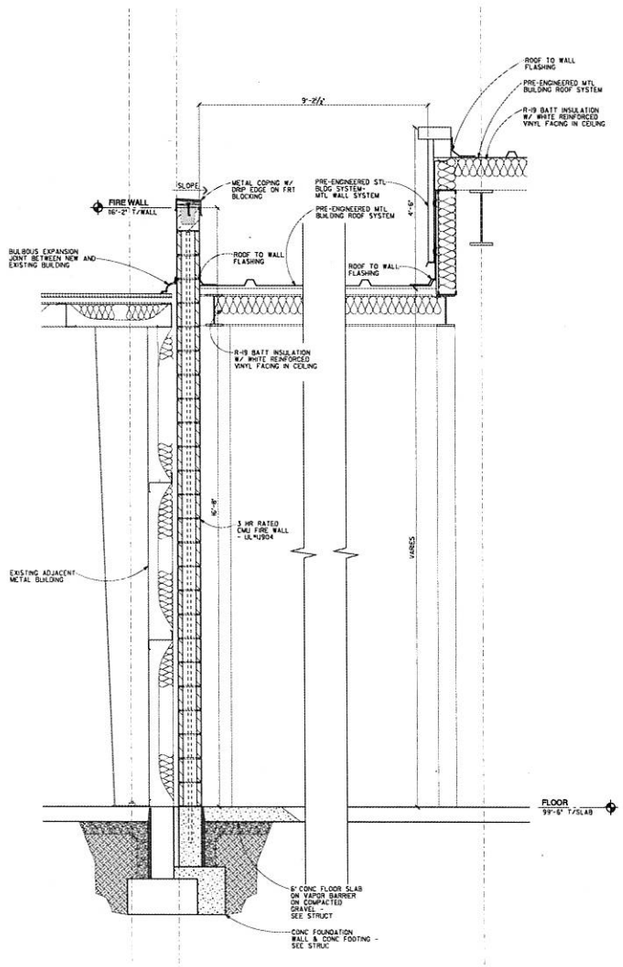
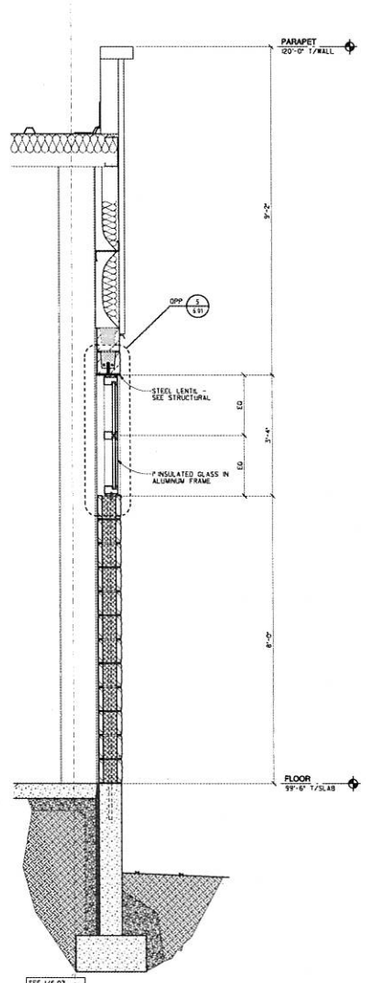
WALL SECTIONS

DRAWING **6.02**



3 / 6.03 **WALL SECTION (3 HR FIRE WALL)**
3/4" = 1'-0" TAKEN FROM 6.01



2 / 6.03 **WALL SECTION (WINDOW)**
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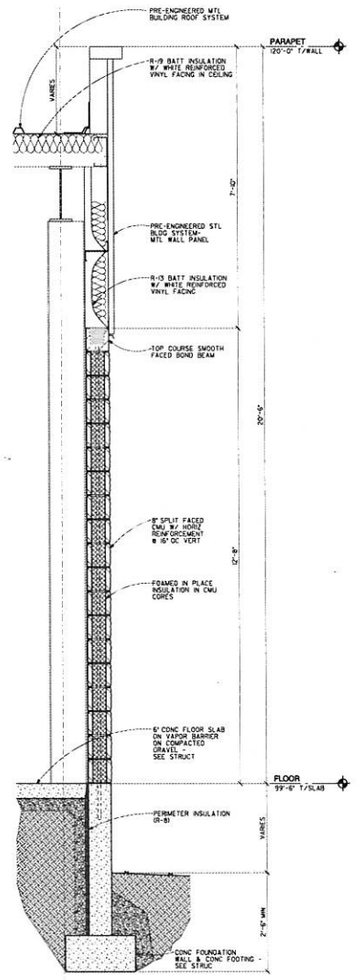

1 / 6.03 **WALL SECTION (SOLID WALL)**
3/4" = 1'-0" TAKEN FROM 6.01

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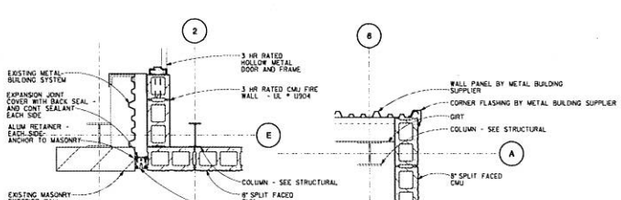
WALL SECTIONS

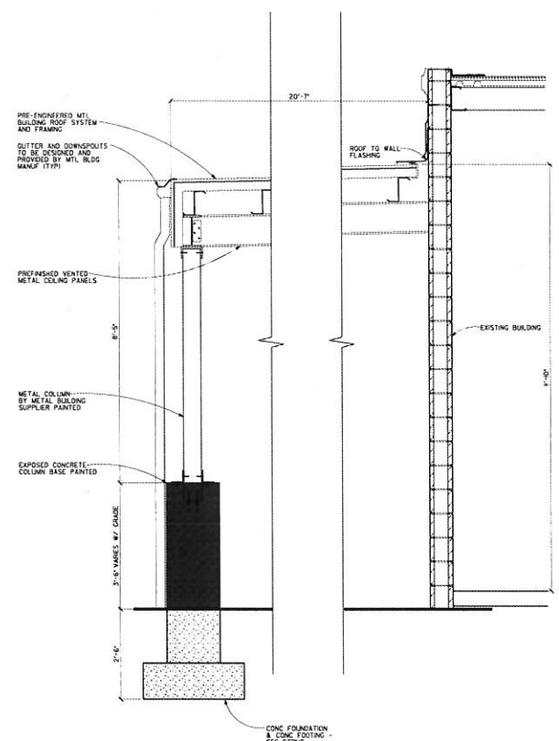
DRAWING **6.03**



4 6.04 **DETAIL**
3/4" = 1'-0"
TAKEN FROM 2.01

3 6.04 **DETAIL**
3/4" = 1'-0"
TAKEN FROM 2.01

2 6.04 **NOT USED**
3/4" = 1'-0"
TAKEN FROM 6.01



1 6.04 **WALL SECTION (CANOPY)**
3/4" = 1'-0"
TAKEN FROM 6.01

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WALL SECTIONS / DETAILS

DRAWING **6.04**

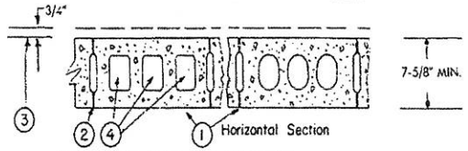
Design No. U904

March 17, 2004

Bearing Wall Rating — 3 HR.

Nonbearing Wall Rating — 3 HR.

Load Restricted for Canadian Applications — See Guide 8XUV7



1. **Concrete Blocks*** — Various designs. Classification C-3 (3 hr).

See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar** — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster** — Add 1/2 hr to Classification if used. Attached to concrete blocks (Item 1).

4. **Loose Masonry Fill** — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 1 hr to Classification.

5. **Foamed Plastic*** — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO — Type Thermax

*Bearing the UL Classification Mark

7 / 7.01 — 3 HR FIRE WALL U.L. DETAIL U904

FINISH SCHEDULE

ROOM NO	ROOM TITLE	FLOOR MAT	FLOOR REMARKS	BASE MAT	BASE REMARKS	WALLS N	WALLS E	WALLS S	WALLS W	WALLS REMARKS	CEILING MAT	CEILING REMARKS
101	BODY SHOP ADDITION					NOTE 2	PT	PT	PT		EXPOSED	
102	LOCKER / TLT RM	VCT		VB		PT	PT	PT	PT		GYP BD	8'-0" AFF

GENERAL NOTES

1. EXPOSED BUILDING COLUMNS IN BODY SHOP TO BE PAINTED TO 12'-8" AFF
2. INSTALL PREFINISHED LINER PANELS TO 12'-8" AFF AT NORTH WALL

SEE WALL TYPE SCHEDULE NOTES ON THIS PAGE (NLB) - NOT LOAD BEARING

SYMBOL	PLAN DETAIL NO SCALE	RATING FIRE	RATING STC	DESCRIPTION
A		NOT RATED	46	CONCRETE BLOCK, SEE PLAN FOR THICKNESS USE 8" MASONRY UNLESS NOTED OR DIMENSIONED OTHERWISE EXTEND TO UNDERSIDE OF ROOF CONSTRUCTION ABOVE

NOTES:

- EXTEND AND SEAL ALL FIRE-RATED AND SOUND INSULATING PARTITIONS TIGHT TO UNDERSIDE OF FLOOR/ROOF DECK ABOVE
- SUBSTITUTE ⅝" GREENBOARD FOR STANDARD BOARD IN WET AREAS AS PER SPECS
- CONCRETE MASONRY WALLS SEALED TO STRUCTURE ABOVE WITH MIN ½" THK COMPRESSIBLE FILLER
- THICKNESS OF SOUND BATT INSULATION TO MATCH DEPTH OF STUD (TYP)
- USE MOISTURE RESISTANT GYPSUM BOARD AT TOILET ROOMS, WET WALLS, AND ALL OTHER CODE REQUIRED AREAS

* SUB-CONTRACTORS SHALL BE RESPONSIBLE TO PROVIDE/OBTAIN ENGINEERING FOR THE SYSTEMS WHICH THEY INSTALL INCLUDING ALL METAL STUDS, LIGHT GAUGE METAL FRAMING, BULKHEADS, SUSPENDED CEILING FRAMING AND HANGERS. THIS SHALL APPLY TO SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO: GAUGE, SIZE, ANCHORS, CONNECTIONS, SPLICES, LIMITING HEIGHTS AND BRACING. ALL MATERIALS, PRODUCTS, SYSTEMS, AND INSTALLATIONS SHALL COMPLY WITH ALL CURRENT APPLICABLE CODES/ORDINANCES. ALL WORK SHALL COMPLY WITH CURRENT OBC BUILDING CODE.

ABBREVIATIONS

AD	AREA DRAIN	DS	DOWNSPOUT	MAR	MARBLE	SCWD	SOLID CORE WOOD DOOR
AFF	ABOVE FINISH FLOOR	DBL	DOUBLE	MAX	MAXIMUM	SHT	SHEET
AG	AGGLOMERATE	DRG	DRAWING	MDWD	MINERAL CORE WOOD DOOR	SIM	SIMILAR
AGB	AGGLOMERATE BASE	EJ	EXPANSION JOINT	MDF	MEDIUM DENSITY FIBERBOARD	SP	STAINSPPE
AL OR ALUM	ALUMINUM	EL ELEVn	ELEVATION	MTL	METAL	SPFLR	SPECIAL FLOORING
ANOD	ANODIZED FINISH	EP	EPOXY PAINT	MFR	MANUFACTURER	SSF	SOLID SURFACING MATERIAL
AT	ACOUSTIC TILE	EXT	EXTERIOR	MIN	MINIMUM	SST	STAINLESS STEEL
BRK	BRICK	EXP	EXPOSED STRUCTURE	MTD	MOUNTED	ST	STAINED
BRNZ	BRONZE	FD	FLOOR DRAIN	MAT	MATERIAL	STL	STEEL
CB	CARPET BASE	FE	FIRE EXTINGUISHER	NAT	NATURAL FINISH	STN	STONE TILE
CBD	CEMENT BOARD	FEC	FIRE EXTINGUISHER CABINET	N/A	NOT APPLICABLE	SURF MTD	SURFACE MOUNTED
CG	CORNER GUARD	FEV	FIRE EXTINGUISHER VALVE CABINET	NIC	NOT IN CONTRACT	SVB	SHEET VINYL BASE
CH	CEILING HEIGHT	FH	FINISH HARDWARE	NLB	NOT LOAD BEARING	SVF	SHEET VINYL FLOORING
CJ	CONTROL JOINT	FRT	FIRE RETARDANT TREATED	NTS	NOT TO SCALE	TER	TERRAZZO
CL	CENTER LINE	GT	GROUT	OPNG	OPENING	TF	TILE FLOOR
CMU	CONCRETE MASONRY UNIT	GYP	GYPSUM WALLBOARD	OPP	OPPOSITE HAND	TFC	TEXTILE WALL COVERING
COL	COLUMN	GL	GLASS	PD	OVERFLOW DRAIN	VCT	VINYL COMPOSITION TILE
CONC	CONCRETE	HB	HOSE BIBB	PL	PLATE	VWC	VINYL WALLCOVERING
CONT	CONTINUOUS	HM	HOLLOW METAL	PC	PRECAST CONCRETE	UNO	UNDERWRITERS LABORATORY UNLESS NOTED OTHERWISE
CPT	CARPET	HR	HOUR	PL	PLASTIC LAMINATE	WD	WOOD
CR	CHAIR/CRASH RAIL	INSUL	INSULATION	RCC	RECESS MOUNTED	WM	WOOD MOLDING
C/S	CONCRETE SEALED	INT	INTERIOR	RB	RESILIENT BASE	WR	WATER RESISTANT
CT	CERAMIC TILE	LVL	LEVEL	RM	ROOM		

DOOR SCHEDULE

OPG NO	DOOR WIDTH	DOOR HT	DOOR THK	DOOR MAT'L	DOOR FIN	DOOR ELEV	FRAME HEAD	FRAME JAMB	FRAME MAT	FIRE RATING	HDW SET	REMARKS
101A	3'-0"	7'-0"	1¾	HM	PT	F	6/7.01	5/7.01	HM		1	
101B	12'-0"	12'-8"	---	---	---	OH	3/6.01		STL		-	HDWR BY OHD DOOR MANUFACTURER
101C	3'-0"	7'-0"	1¾	HM	PT	F	6/7.01	5/7.01	HM		1	
101D	3'-0"	7'-0"	1¾	HM	PT	F	6/7.01	5/7.01	HM		4	
101E	3'-0"	7'-0"	1¾	HM	PT	F	6/7.01	5/7.01	HM	3 HR	2	
102	3'-0"	7'-0"	1¾	HM	PT	F	6/7.01	5/7.01	HM		3	

DOOR SCHEDULE NOTES

1. ALL DOOR FRAME HEAD AND JAMB DETAILS ARE ON SHEET 7.01 UNLESS NOTED OTHERWISE
2. ALL EGRESS DOOR HARDWARE SHALL BE READILY OPENABLE IN THE DIRECTION OF EGRESS WITHOUT SPECIAL KNOWLEDGE OR EFFORT
3. ALL DOOR HARDWARE SHALL BE LEVER STYLE UNLESS NOTED OTHERWISE - ACCESSIBLE DESIGN - ADAAG COMPLIANT AT ANY REQUIRED UNDERCUT DOORS - COORDINATE WHERE REQUIRED, AND EXACT OPENING DIMENSION WITH MECHANICAL ENGINEER
4. ALL EXTERIOR DOORS TO RECEIVE ELECTRONIC SECURITY ACCESS CONTROLS SYSTEM, COORDINATE FOR ELECTRIC REQUIREMENTS, HINGES, STRIKES, MAGNETIC LOCKS, CARD READER LOCATIONS AND MOUNTING CONDITIONS. SEE SPECIFICATIONS.
5. BALL BEARING HINGES AT DOORS WITH CLOSERS
6. ONE PAIR HINGES AT DOORS TO 7'-0" HEIGHT - ½ PAIR AT DOORS GREATER THAN 7'-0", COMPLY WITH MANUFACTURERS RECOMMENDATIONS FOR WIDTH / CAPACITY PER HINGE
7. ALL EXTERIOR DOORS SHALL RECEIVE WEATHERSTRIPPING, ALUM THRESHOLD, DRIP FLASHING AT HEAD, LATCH GUARD

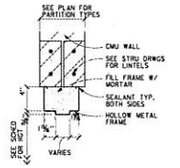
HARDWARE SCHEDULE

HARDWARE SET NO. 1
EACH TO HAVE:
1½ PAIR HINGES
1 CLASSROOM LOCKSET
WEATHERSTRIP/DRIP HEAD
CLOSER
THRESHOLD

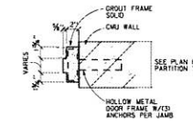
HARDWARE SET NO. 2
EACH TO HAVE:
1½ PAIR HINGES
1 PASSAGE SET
FLOOR STOP
CLOSER

HARDWARE SET NO. 3
EACH TO HAVE:
1½ PAIR HINGES
1 PASSAGE SET
WALL STOP

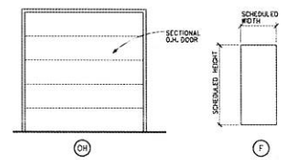
HARDWARE SET NO. 4
EACH TO HAVE:
1½ PAIR HINGES
1 STOREROOM LOCKSET
WEATHERSTRIP/DRIP HEAD
CLOSER
THRESHOLD



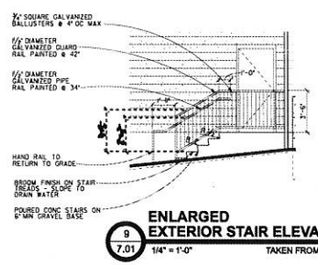
6 / 7.01 — HEAD DETAIL 1 1/2" = 1'-0"



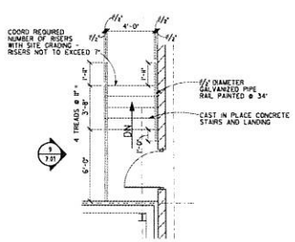
5 / 7.01 — JAMB DETAIL 1 1/2" = 1'-0"



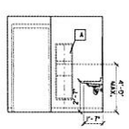
DOOR ELEVATIONS



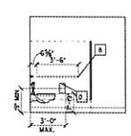
9 / 7.01 — ENLARGED EXTERIOR STAIR ELEVATION 1/4" = 1'-0" TAKEN FROM 7.01



8 / 7.01 — ENLARGED EXTERIOR STAIR PLAN 1/4" = 1'-0" TAKEN FROM 2.01



4 / 7.01 — DETAIL 1/4" = 1'-0" TAKEN FROM 7.01



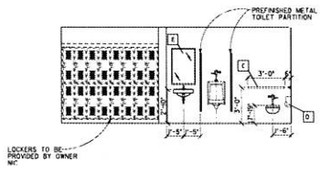
3 / 7.01 — DETAIL 1/4" = 1'-0" TAKEN FROM 7.01

TOILET ROOM ACCESSORIES A

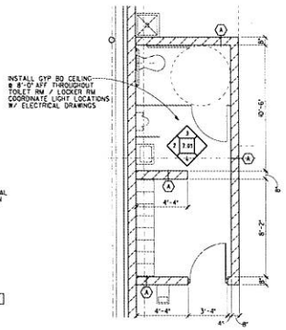
A. PAPER TOWEL DISPENSER & WASTE RECEPTACLE
B. 42" GRAB BAR
C. 36" GRAB BAR
D. TOILET TISSUE DISPENSER
E. MIRROR 36" H X 24" W

GENERAL NOTES

1. PROVIDE 2x6 FRT WD BLOCKING FOR WALL HUNG PARTITIONS AND APPLIANCES



2 / 7.01 — DETAIL 1/4" = 1'-0" TAKEN FROM 7.01



1 / 7.01 — ENLARGED LOCKER / TLT RM PLAN 1/4" = 1'-0" TAKEN FROM 2.01

DATE 04/14/10

ISSUE OWNER REVIEW

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SCHEDULES / DETAILS

DRAWING 7.01

PROPOSED ADDITION TO
CAMARGO CADILLAC
BODY SHOP

SITUATED IN
SECTION 10, TOWN 4, RANGE 1
CITY OF MONTGOMERY
MONTGOMERY TOWNSHIP
HAMILTON COUNTY ,OHIO

OCTOBER 2006

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE ODOT "CONSTRUCTION AND MATERIALS SPECIFICATIONS", DATED JANUARY 1, 2005, CURRENT EDITION, LATEST REVISION & CITY OF MONTGOMERY SPECIFICATIONS.

2. NOT USED.

3. NOT USED.

4. THE MINIMUM PERCENT OF GRADE FOR THE SANITARY SEWER LATERAL IS 2%, THE MINIMUM SIZE OF THE LATERAL IS SIX (6) INCHES.

5. ALL CB 2-2-8 CATCHBASINS SHALL BE INSTALLED WITH HEAVY DUTY FRAMES AND GRATES.

6. ALL STORM SEWER CONDUIT SHALL BE SDR 35 PVC PIPE, SCHEDULE 40 PVC PIPE OR EQUAL WITH TYPE "B" BEDDING UNDER OR WITHIN FIVE (5) FEET OF ANY PAVEMENT, OTHERWISE USE TYPE "C" BEDDING.

7. EROSION CONTROL MEASURES SHALL INCLUDE THE USE OF MATERIALS IN A MANNER AS DESCRIBED IN ODOT STANDARD DRAWINGS MC-10 AND MC-11.

8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFORM TO AND ABIDE BY THE STORMWATER RULES AND REGULATIONS OF THE CITY OF MONTGOMERY.

9. THE CONTRACTOR'S PLUMBER SHALL SIZE THE WATER SERVICE LINES TO THE THE BUILDINGS ACCORDING THE CITY OF CINCINNATI WATER WORKS SPECIFICATIONS.

10. ANY AND ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE DISPOSED OUTSIDE THE CITY OF MONTGOMERY LIMITS.

11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE THE START OF CONSTRUCTION.

12. NOT USED.

13. ALL CAST-IN-PLACE CONCRETE FOR CURBS, WALKS, HEADWALLS, CATCHBASINS AND MANHOLES SHALL BE CLASS "C".

14. ALL WATER WORKS ITEMS SHALL CONFORM TO THE CITY OF CINCINNATI WATER WORKS SPECIFICATIONS.

15. ALL SANITARY SEWER ITEMS SHALL CONFORM TO THE GREATER CINCINNATI METROPOLITAN SEWER DEPARTMENT SPECIFICATION.

16. ALL SANITARY SEWER MAINS SHALL BE SDR 35 PVC CONDUIT CONFORMING TO ASTM 3033 OR ASTM 3034.

17. ALL SANITARY MANHOLES SHALL BE PRE-CAST CONCRETE RISER SECTIONS CONFORMING TO ASTM SPECIFICATION C- AND JOINTS SHALL CONFORM TO ASTM C-443.

18. ALL EXISTING PLAN DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR BEFORE ANY WORK IS TO PROCEED.

19. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

EARTHWORK NOTES

ALL SOIL COMPACTION TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION TESTING SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEERING FIRM APPROVED BY THE OWNER. COPIES OF ALL SOIL COMPACTION TEST RESULTS SHALL BE PRESENTED DIRECTLY TO THE OWNER'S REPRESENTATIVE BY THE TESTING FIRM.

INTERFERENCE WITH EXISTING STRUCTURES

IN THE EVENT THE CONTRACTOR WILL BE BLOCKING THE ACCESS TO ANY PROPERTY DURING SOME PERIOD OF CONSTRUCTION, HE MUST NOTIFY ALL AFFECTED RESIDENTS BEFORE COMMENCING AND ALLOW THEM TIME TO MOVE ANY VEHICLES IN OR OUT.

ACCESS TO ABUTTING PROPERTIES FOR RESIDENTS, DELIVERIES, SERVICES AND EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.

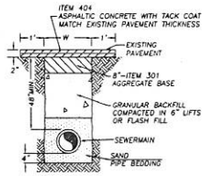
THE CONTRACTOR SHALL NOTIFY, AT LEAST FORTY-EIGHT (48) HOURS BEFORE BREAKING GROUND, THE OWNER AND ALL PUBLIC SERVICE CORPORATIONS WHOSE WIRES, PIPES, CONDUITS OR OTHER STRUCTURES MAY BE AFFECTED BY HIS OPERATIONS. HE SHALL LIKEWISE NOTIFY THE CHIEF OF THE FIRE DEPARTMENT AND CHIEF OF THE POLICE DEPARTMENT OF THE TEMPORARY BLOCKING OF ANY STREET.

SCOPE OF WORK

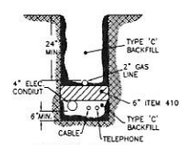
THE CONTRACTOR SHALL PROVIDE ALL THE LABOR AND FURNISH ALL THE MATERIALS, EXCEPT AS HEREIN OTHERWISE SPECIFIED, NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK OF THE CONTRACT. THE METHODS, MATERIALS, AND APPLIANCES USED THEREFORE MUST BE SUCH AS WILL PRODUCE THE QUALITY OF WORK SPECIFIED AND ENSURE SAFETY TO THE PUBLIC AND PROPERTY.

CLEANUP AND RESTORATION

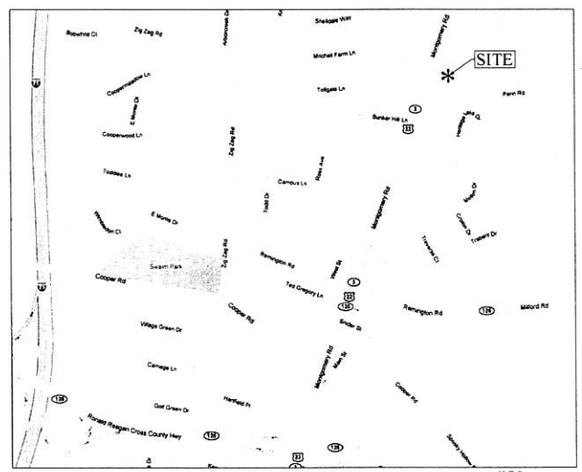
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A NEAT, CLEAN JOB SITE. AREAS DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED.



TRENCH RESTORATION



TYPICAL SECTION
ELECTRICAL, TELEPHONE, CABLE & GAS
COMMON TRENCH



VICINITY MAP N.T.S.

OWNER / DEVELOPER

CAMARGO CADILLAC COMPANY
250 E. 5th STREET, SUITE 285
CINCINNATI, OHIO 45202
OFFICE: (513) 489-2000

J. T. KING & CO., INC.
CIVIL ENGINEERS-LAND SURVEYORS
9200 MONTGOMERY ROAD, SUITE '21B'
CINCINNATI, OHIO 45242
(513) 793-7667
www.jtking.com

BM = 800.99
SANITARY MANHOLE COVER ON THE SOUTH PROPERTY LINE BEHIND THE SERVICE BUILDING

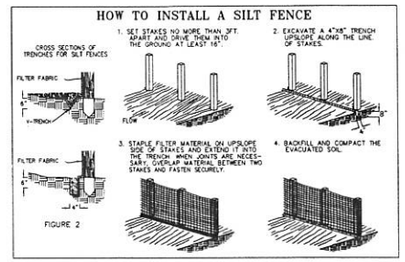


FIGURE 2

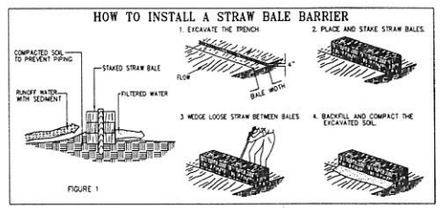


FIGURE 1

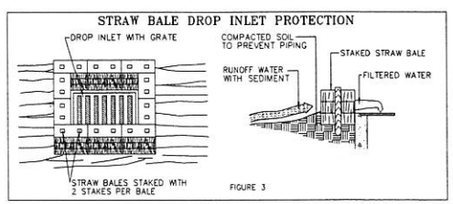


FIGURE 3

SITE DATA	
SIZE OF TRACT:	6.1991 AC.
CURRENT ZONING:	G-B (GENERAL BUSINESS)
NUMBER OF PARKING SPACES:	___ SPACES PROVIDED
EXISTING LAND USE:	CAR DEALERSHIP
PROPOSED LAND USE:	CAR DEALERSHIP
UTILITIES	
WATER:	CINCINNATI WATER WORKS
SEWAGE:	METROPOLITAN SEWER DISTRICT
ELECTRIC:	CINERGY
TELEPHONE:	CINCINNATI BELL TELEPHONE

INDEX TO DRAWINGS:

TITLE / DETAIL SHEET 1
BOUNDARY & TOPOGRAPHIC SURVEY 2
SITE, GRADING & EROSION CONTROL PLAN . . . 3

ISSUED
OCT 10 2006
J. T. King & Co. Inc.
CIVIL ENGINEERS & SURVEYORS

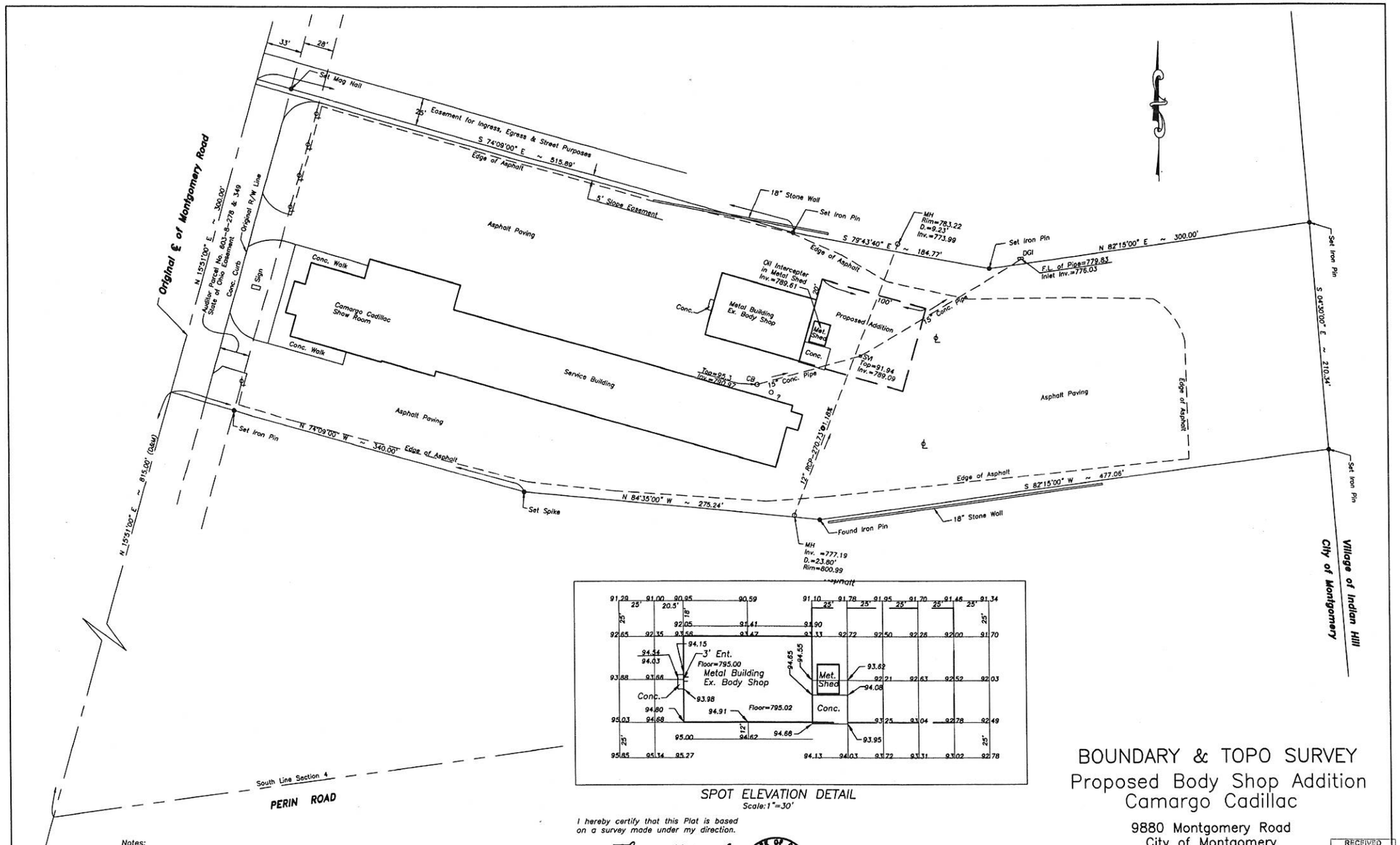
STATE OF OHIO J. TIMOTHY KING S-6548 REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO J. TIMOTHY KING E-40801 REGISTERED PROFESSIONAL ENGINEER
10/10/06

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE: 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

06162-S
SHEET 1 OF 3
CAMARGO CADILLAC

Z:\CAMARGO CADILLAC\CADILLAC.dwg, 1 TITLE, 10/10/2006 11:08:08 AM, Paper.plt3, Arch D - Lebanon

10-10-2006 11:07 am Z:\CAMARGO CADILLAC\CADILLAC.DWG



SPOT ELEVATION DETAIL
Scale: 1"=30'

BOUNDARY & TOPO SURVEY
Proposed Body Shop Addition
Camargo Cadillac

9880 Montgomery Road
City of Montgomery
Hamilton County, Ohio

Notes:

1. The property shown hereon consist of Auditor Parcels No. 603-8-10, 277 & 348.
2. Owner of Record: Camargo Cadillac Company
   Deed Book 4369, Page 450, R.O.
3. The property shown hereon is subject to all easements, restrictions and covenants of record.
4. Area of tract shown hereon (Including right of way and highway easements)=6.199 Acres.

I hereby certify that this Plat is based on a survey made under my direction.

Thomas J. Howard, P.S.
Reg. No. S-5005
3597 Krierview Drive
Cincinnati, Ohio 45248
Phone 574-0556

STATE OF OHIO
THOMAS J. HOWARD
S-5005
REGISTERED
SURVEYOR

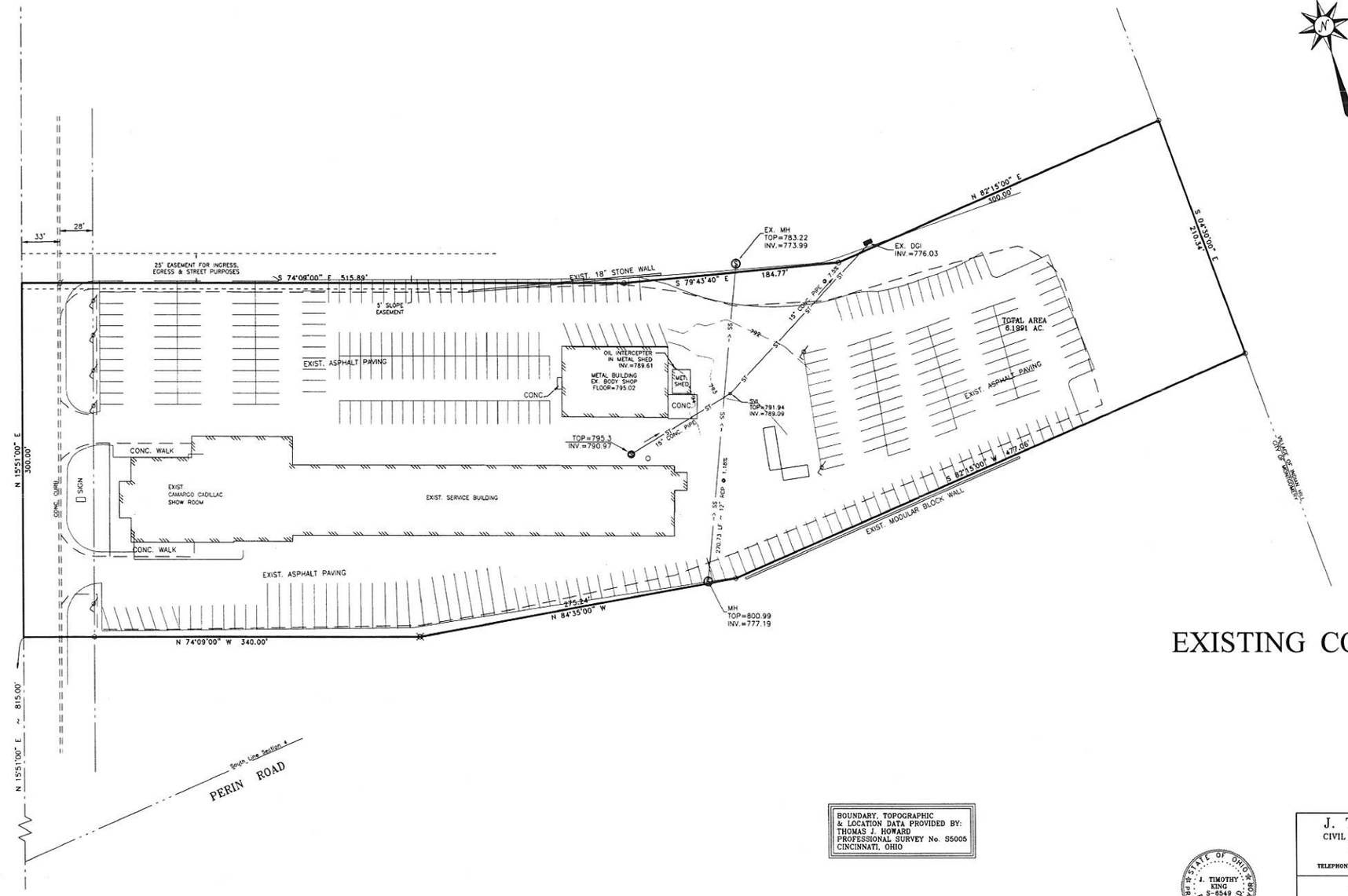
0 20 40 80 120

Scale: 1" = 40'

January 12, 2006
Revised: January 17, 2006

RECEIVED
JAN 18 2006
CinTech Construction

AUDITOR'S BOOK 603, PG. 8
PARCELS 10, 277, 348 & 349



LEGEND
STANDARD SYMBOLS THAT MAY OCCUR ON THIS DRAWING:

- ○ IP FOUND-1/2"
- □ MAG NAIL FOUND
- ⊠ RR SPIKE FOUND

BASIS OF BEARINGS: DB 4369, PG. 450

DEED REFERENCE: DB 4369, PG. 450

EXISTING CONDITIONS

BOUNDARY, TOPOGRAPHIC & LOCATION DATA PROVIDED BY: THOMAS J. HOWARD PROFESSIONAL SURVEY No. S5005 CINCINNATI, OHIO

STATE OF OHIO J. TIMOTHY KING S-8549 REGISTERED PROFESSIONAL SURVEYOR

0' 40' 80' 120
SCALE: 1" = 40'

SHEET 2 OF 3

J. T. KING & CO., INC.
CIVIL ENGINEERS • LAND SURVEYORS
9200 MONTGOMERY ROAD • SUITE "21b"
CINCINNATI, OHIO 45242
TELEPHONE: (513) 793-7667 FACSIMILE: (513) 793-7667

CAMARGO CADILLAC COMPANY
9800 MONTGOMERY ROAD
CINCINNATI, OHIO

APPROVED BY:	DRAWN BY:	DATE:	CRD NAME:
J. T. K.	R. M. N.	10/03/06	CAMARGO.CRD
SCALE: AS SHOWN	DWG NAME: CADILLAC.DWG		FILE No. 06182-S

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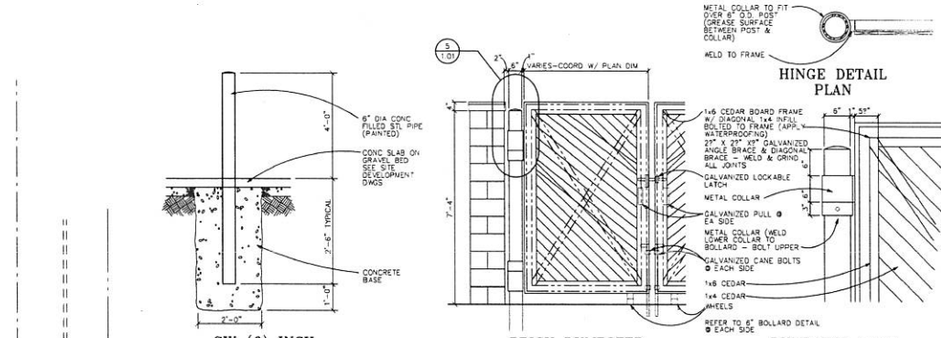
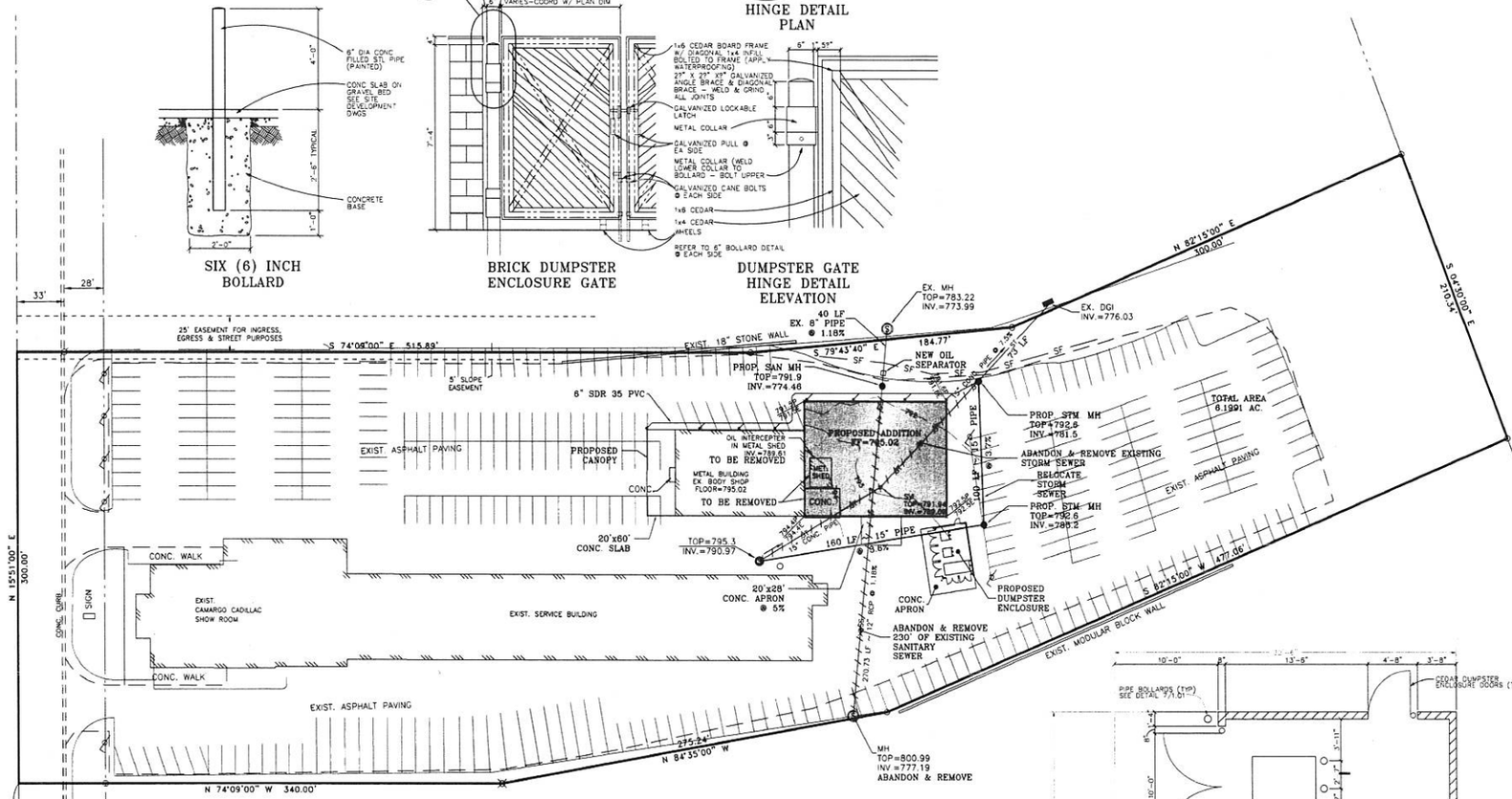
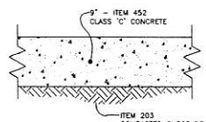
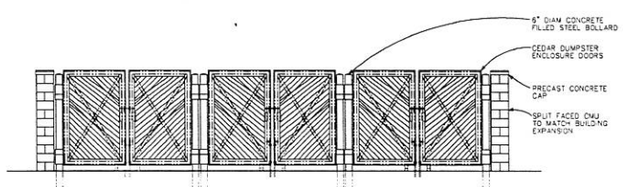
AUDITOR'S BOOK 603, PG. 8
PARCELS 10, 277, 348 & 349



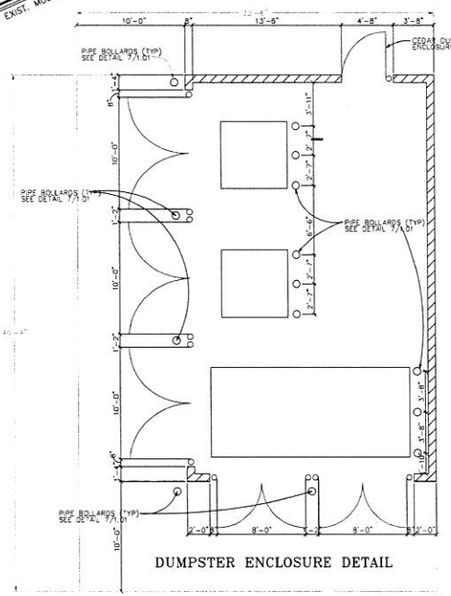




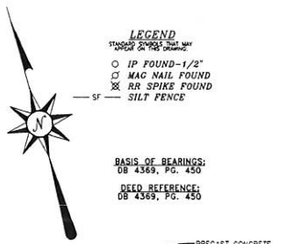
TYPICAL SECTION
DUMPSTER PAD & CONCRETE RAMP

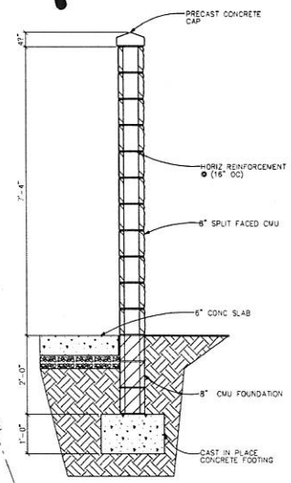


DUMPSTER ENCLOSURE GATE - FRONT



DUMPSTER ENCLOSURE DETAIL





DUMPSTER ENCLOSURE WALL

SITE, GRADING & EROSION CONTROL PLAN

0' 40' 80' 120'
SCALE: 1" = 40'

STATE OF OHIO J. TIMOTHY KING E-40801 REGISTERED PROFESSIONAL ENGINEER

STATE OF OHIO J. TIMOTHY KING S-8549 REGISTERED PROFESSIONAL SURVEYOR

SHEET 3 OF 3

J. T. KING & CO., INC.
CIVIL ENGINEERS • LAND SURVEYORS
9200 MONTGOMERY ROAD • SUITE "21b"
CINCINNATI, OHIO 45242
TELEPHONE: (513) 793-7667 FACSIMILE: (513) 793-7667

CAMARGO CADILLAC COMPANY
9800 MONTGOMERY ROAD
CINCINNATI, OHIO

APPROVED BY:	DRAWN BY:	DATE:	CRD NAME:
J. T. K.	R. M. N.	10/03/06	CAMARGO.CRD
SCALE: AS SHOWN	DWG NAME: CADILLAC.DWG		FILE No. 06162-S

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0 100 200

50 150

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THE FLOODWAY AND FLOOD FRAME INFORMATION IS PROVIDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. FOR OFFICIAL DETERMINATION OF EMPTS THE 1984 FEMA FLOODWAY FRAME MAPS MUST BE USED. LARGE DIFFERENCES CAN EXIST BETWEEN ACTUAL FLOOD PRONE AREA AND OFFICIAL FEMA FLOOD FRAME AREAS.

Donnellon
Donnellon & Miller
A LEGAL PROFESSIONAL ASSOCIATION

Terrence M. Donnellon
513-891-7087
tmd@donnellonlaw.com

TO: Mayor Todd A. Steinbrink
Members of City Council

FROM: Terrence M. Donnellon

RE: Amended Income Tax Code

DATE: October 28, 2015

We have modified the text to Chapter 44.1 to include the updated definition of Tax Administrator to specifically reference the Tax Commissioner of the City. This will allow a seamless transition from our current Chapter 44 which will remain in effect for a few years under which all references are made to Tax Commissioner to the new Code using the term Tax Administrator as dictated by the Ohio legislature. We also amended Code Section 44.1.095(C) to correct a Code reference.

Council will be asked to amend the Ordinance for its third reading to incorporate this change. There were no other changes at this time so the third and final reading will allow us to have the Income Tax Code in place after thirty (30) days and before the January 1, 2016 deadline mandated by the Ohio legislature.

Respectfully submitted,

Terrence M. Donnellon,
Law Director

TMD/lld

Enclosure

cc: Connie Gaylor, Administrative Coordinator
Department Heads
File

ORDINANCE NO. , 2015

AN ORDINANCE TO ADOPT CHAPTER 44.1 OF THE CODIFIED ORDINANCES OF THE CITY OF MONTGOMERY REGARDING MUNICIPAL INCOME TAX

WHEREAS, the Home Rule Amendment of the Ohio Constitution, Article XVIII, Section 3, provides that "Municipalities shall have authority to exercise all powers of local self-government," and the municipal taxing power is one of such powers of local self-government delegated by the people of the State to the people of municipalities; and

WHEREAS, Article XIII, Section 6 of the Ohio Constitution provides that the General Assembly may restrict a municipalities power of taxation to the extent necessary to prevent abuse of such power, and Article XVIII, Section 13 of the Ohio Constitution states that "laws may be passed to limit the powers of municipalities to levy taxes and incur debts for local purposes;" and

WHEREAS, the General Assembly has determined that it is necessary and appropriate to comprehensively review and amend Chapter 718 of the Ohio Revised Code, setting forth statutory requirements for municipal income tax codes in Ohio; and

WHEREAS, more specifically, the General Assembly enacted H. B. 5 in December 2014, and mandated that municipal income tax codes be amended by January 1, 2016 such that any income or withholding tax is "levied in accordance with the provisions and limitations specified in [Chapter 718];" and

WHEREAS, upon a detailed review of H. B. 5 and the Codified Ordinances of the City of Montgomery, this Ordinance is found and determined by this Council to enact the amendments required prior to the January 1, 2016 deadline to be in accord with the provisions and limitations specified in Chapter 718 of the Revised Code; and

WHEREAS, Council also finds and determines that the constitutionality of certain provisions of the state-mandated code may have been put in question by recent decisions of the Ohio Supreme Court regarding, among other things, taxation of professional athletes, but these provisions must be included if the municipal income tax code is to be "levied in accordance with the provisions and limitations specified in [Chapter 718]" and thus reluctantly are adopted by this Council but are disclaimed to the extent they are unlawful or unconstitutional;

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

SECTION 1. Chapter 44.1 of the Codified Ordinances (as Amended November 4, 2015) be enacted to read as set forth in the document entitled "Chapter 44.1, Municipal Income Tax" attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. This Ordinance shall take effect and be in force from and after January 1, 2016.

SECTION 3. The enactment of this Chapter 44.1 shall not repeal current Chapter 44 of the Code of Ordinances, which current Chapter 44 shall govern the application and enforcement of the Municipal Income Tax for all tax years preceding tax year 2016.

SECTION 4. All sections, subsections, parts and provisions of this Ordinance are hereby declared to be independent sections, subsections, parts and provisions, and the holding of any section, subsection, part or provision to be

unconstitutional, void or ineffective for any reason shall not affect or render invalid any other section, subsection, part or provision of this Ordinance.

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

PASSED:_____

ATTEST: _____ _____
Connie M. Gaylor, Clerk of Council Todd A. Steinbrink, Mayor

APPROVED AS TO FORM:
_____
Terrence M. Donnellon, Law Director

(D) The attribution rules described in section 318 of the Internal Revenue Code apply for the purpose of determining whether the ownership requirements in divisions (35)(A) to (C) of this section have been met.

(36) **"RELATED MEMBER"** means a person that, with respect to the taxpayer during all or any portion of the taxable year, is either a related entity, a component member as defined in section 1563(b) of the Internal Revenue Code, or a person to or from whom there is attribution of stock ownership in accordance with section 1563(e) of the Internal Revenue Code except, for purposes of determining whether a person is a related member under this division, "twenty per cent" shall be substituted for "5 percent" wherever "5 percent" appears in section 1563(e) of the Internal Revenue Code.

(37) **"RESIDENT"** means an individual who is domiciled in the Municipality as determined under Section 44.1.042 of this Chapter.

(38) **"S CORPORATION"** means a person that has made an election under subchapter S of Chapter 1 of Subtitle A of the Internal Revenue Code for its taxable year.

(39) **"SCHEDULE C"** means internal revenue service schedule C (form 1040) filed by a taxpayer pursuant to the Internal Revenue Code.

(40) **"SCHEDULE E"** means internal revenue service schedule E (form 1040) filed by a taxpayer pursuant to the Internal Revenue Code.

(41) **"SCHEDULE F"** means internal revenue service schedule F (form 1040) filed by a taxpayer pursuant to the Internal Revenue Code.

(42) **"SINGLE MEMBER LIMITED LIABILITY COMPANY"** means a limited liability company that has one direct member.

(43) **"SMALL EMPLOYER"** means any employer that had total revenue of less than five hundred thousand dollars during the preceding taxable year. For purposes of this division, "total revenue" means receipts of any type or kind, including, but not limited to, sales receipts; payments; rents; profits; gains, dividends, and other investment income; commissions; premiums; money; property; grants; contributions; donations; gifts; program service revenue; patient service revenue; premiums; fees, including premium fees and service fees; tuition payments; unrelated business revenue; reimbursements; any type of payment from a governmental unit, including grants and other allocations; and any other similar receipts reported for federal income tax purposes or under generally accepted accounting principles. "Small employer" does not include the federal government; any state government, including any state agency or instrumentality; any political subdivision; or any entity treated as a government for financial accounting and reporting purposes.

(44) **"TAX ADMINISTRATOR"** means the ~~individual~~Tax Commissioner of the City of Montgomery who is charged with direct responsibility for administration of an income tax levied by ~~a municipal corporation~~the City in accordance with this chapter, and also includes the following:

(A) A municipal corporation acting as the agent of another municipal corporation;

(B) A person retained by a municipal corporation to administer a tax levied by the municipal corporation, but only if the municipal corporation does not compensate the person in whole or in part on a contingency basis;

(C) The Central Collection Agency (CCA) or the Regional Income Tax Agency (RITA) or their successors in interest, or another entity organized to perform functions similar to those performed by the Central Collection Agency and the Regional Income Tax Agency.

(45) **"TAX RETURN PREPARER"** means any individual described in section 7701(a)(36) of the Internal Revenue CODE AND 26 C.F.R. 301.7701-15 .

(46) **"TAXABLE YEAR"** means the corresponding tax reporting period as prescribed for the taxpayer under the Internal Revenue Code.

(47) (A) **"TAXPAYER"** means a person subject to a tax levied on income by a municipal corporation in accordance with this chapter. "Taxpayer" does not include a grantor trust or, except as provided in division (47)(B)(i) of this section, a disregarded entity.

(B) (i) A single member limited liability company that is a disregarded entity for federal tax purposes may be a separate taxpayer from its single member in all

the Tax Administrator requires if any of the facts, figures, computations, or attachments required in the taxpayer's annual return to determine the tax due levied by the Municipality in accordance with this chapter must be altered.

(2) Within sixty days after the final determination of any federal or state tax liability affecting the taxpayer's municipal tax liability, that taxpayer shall make and file an amended municipal return showing income subject to the municipal income tax based upon such final determination of federal or state tax liability, and pay any additional municipal income tax shown due thereon or make a claim for refund of any overpayment, unless the tax or overpayment is ten dollars or less.

(3) If a taxpayer intends to file an amended consolidated municipal income tax return, or to amend its type of return from a separate return to a consolidated return, based on the taxpayer's consolidated federal income tax return, the taxpayer shall notify the Tax Administrator before filing the amended return.

(B) (1) In the case of an underpayment, the amended return shall be accompanied by payment of any combined additional tax due together with any penalty and interest thereon. If the combined tax shown to be due is ten dollars or less, such amount need not accompany the amended return. Except as provided under division (B)(2) of this section, the amended return shall not reopen those facts, figures, computations, or attachments from a previously filed return that are not affected, either directly or indirectly, by the adjustment to the taxpayer's federal or state income tax return unless the applicable statute of limitations for civil actions or prosecutions under section 44.1.19 of this Chapter has not expired for a previously filed return.

(2) The additional tax to be paid shall not exceed the amount of tax that would be due if all facts, figures, computations, and attachments were reopened.

(C) (1) In the case of an overpayment, a request for refund may be filed under this division within the period prescribed by division (A)(2) of this section ~~44.1.19 of this Chapter~~ for filing the amended return even if it is filed beyond the period prescribed in that division if it otherwise conforms to the requirements of that division. If the amount of the refund is ten dollars or less, no refund need be paid by the Municipality to the taxpayer. Except as set forth in division (C)(2) of this section, a request filed under this division shall claim refund of overpayments resulting from alterations to only those facts, figures, computations, or attachments required in the taxpayer's annual return that are affected, either directly or indirectly, by the adjustment to the taxpayer's federal or state income tax return unless it is also filed within the time prescribed in section 44.1.096 of this Chapter. Except as set forth in division (C)(2) of this section, the request shall not reopen those facts, figures, computations, or attachments that are not affected, either directly or indirectly, by the adjustment to the taxpayer's federal or state income tax return.

(2) The amount to be refunded shall not exceed the amount of refund that would be due if all facts, figures, computations, and attachments were reopened.

(Source: ORC 718.12, 718.41)

44.1.096 REFUNDS

(A) Upon receipt of a request for a refund, the Tax Administrator of the Municipality, in accordance with this section, shall refund to employers, agents of employers, other payers, or taxpayers, with respect to any income or withholding tax levied by the Municipality:

(1) Overpayments of more than ten dollars;

(2) Amounts paid erroneously if the refund requested exceeds ten dollars.

(B) (1) Except as otherwise provided in this chapter, returns setting forth a request for refund shall be filed with the Tax Administrator, within three years after the tax was due or paid, whichever is later. Any documentation that substantiates the taxpayer's claim for a refund must be included with the return filing. Failure to remit all documentation, including

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 Todd A. Steinbrink, Mayor

APPROVED AS TO FORM:
_____
Terrence M. Donnellon, Law Director

RESOLUTION NO. , 2015

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSED 2016-2017 OPTION YEARS WITH RUMPKE OF OHIO, INC.

WHEREAS, the City did enter into a waste collection service contract on January 1, 2011 to allow Rumpke of Ohio, Inc. ("Rumpke") to provide waste collection services within the City of Montgomery; and

WHEREAS, as a part of such contract, Rumpke did offer option years in calendar years 2016-2017, which the City could accept to fix the cost for waste collection services during such period of time; and

WHEREAS, the City Manager has recommended to Council that the City elect the options for calendar years 2016-2017.

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

SECTION 1. The City Manager is hereby authorized to accept the option from Rumpke of Ohio, Inc., set forth in the contract of January 1, 2011, for calendar years 2016-2017 to provide waste collection services within the City according to Schedule A attached hereto and incorporated herein by reference.

SECTION 2. All other terms of the original contract January 1, 2011 are hereby ratified and accepted.

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

PASSED:_____

ATTEST:_____ _____

Connie M. Gaylor, Clerk of Council Todd A. Steinbrink, Mayor

APPROVED AS TO FORM:

Terrence M. Donnellon, Law Director

SCHEDULE "A"
Option Year 2016-2017

SERVICES	COST
Curbside waste collection, disposal, bulk items, recycling and yard waste collection using a fully automated collection system via mechanical arm lifting one (1) 96-gallon or one (1) 65 gallon waste wheeler – The Contractor shall provide regular curbside waste collection, disposal, bulk item(s), recycling, and yard waste collection*.	**$13.60 per unit per month**
Fall Leaf Collection – The Contractor is to collect leaves for eight (8) weeks beginning the first full business week of November. Collection will be made one (1) time per week at each household on the regularly scheduled service day. During the eight (8) week period subscribers will be allowed to place an unlimited amount of containers with leaves curbside for disposal with no additional compensation due to the contractor.	**$1.75 per unit per week for eight (8) weeks**
Holiday Tree Collection - The Contract is to collect Holiday trees on three (3) dates according to a schedule mutually agreeable between the City and Contractor. During this time the residents will not be required to place yard waste stickers on their trees. In lieu of utilizing the yard waste stickers, the Contractor will invoice the City a flat rate for this service. Therefore, the City is requesting a bid proposal for providing this service.	**The Contract will invoice the City a flat rate of $3,250.00 for this service**
Additional Holiday Collection – The Contract is to collect additional trash that does not fit in a toter starting December 26 through January 6.	**There will be no additional charge for the additional service.**
Two yard containers (1 x week) –	**$48.00 per month**
Four yard containers (1 x week)	**$68.00 per month**
Six yard containers (1 x week)	**$80.00 per month**

* The Contractor is to collect all yard waste separately from mixed residential waste and will be limited to three (3) paper bags or (3) 45 gallon rigid containers or one (1) 90 gallon yard waste wheeler beginning March 1st through the first week in December each year to be paid by the City of Montgomery. Additional yard waste to be collected by the sticker program.

RESOLUTION NO. , 2015

A RESOLUTION ADOPTING A FIVE-YEAR STRATEGIC PLAN FOR THE CITY OF MONTGOMERY

WHEREAS, the City Manager has recommended and this City Council has considered a Five Year Strategic Plan for the City for the years 2016 through 2021; and

WHEREAS, the Strategic Plan for the City of Montgomery should be accepted by City Council so that projects and programs may be planned and implemented.

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

SECTION 1. The City Council hereby adopts the Five Year Strategic Plan as attached in Exhibit A for the City of Montgomery for the years 2016 through 2021.

SECTION 2. The City Manager is hereby authorized and directed to implement the Five Year Strategic Plan and to report on its progress annually to the City 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 Todd A. Steinbrink, Mayor

APPROVED AS TO FORM:

Terrence M. Donnellon, Law Director

2016-2021 Strategic Plan Goals and Strategies

Goal 1: Montgomery delivers core services through innovation and partnerships consistent with our vision by assessing changes in customer demands, demographics and the environment.

Strategy 1: Align the critical, core and quality of life service index to properly reflect current expectations, considering demographics and service inventory.

Strategy 2: Evaluate the City's ability to positively impact local and regional traffic issues to maintain a small-town feel.

Strategy 3: Cultivate a progressive work culture that is responsive to customer service demands.

Strategy 4: Integrate performance measurement and benchmarking into the City's work culture.

Strategy 5: Review guiding documents (e.g., City Charter, Code of Ordinances, personnel manual, collective bargaining agreements and standard operating procedures) to assure they match the City's service delivery model.

Strategy 6: Evaluate the City's infrastructure to ensure it meets current and future needs of the community.

Goal 2: Montgomery has a quality of life that makes it a premier community.

Strategy 1: Cultivate and support effective partnerships and relationships among local organizations, residents, partners, stakeholders and employees to collaboratively build connection, ownership and pride for the community.

Strategy 2: Use a variety of methods to communicate information based on the needs of the target audiences.

Strategy 3: Identify and provide a variety of recreation programs and events to meet the needs of the community.

Strategy 4: Provide a healthy and beautiful environment by building on past successes.

Strategy 5: Improve high levels of customer satisfaction with City services that meet the needs of current and future residents.

Goal 3: Montgomery attracts and retains businesses that contribute to the long-term stability of the City, while maintaining our small town historic feel.

Strategy 1: Work with the Preferred Master Developer to create and execute a vision for the Gateway Redevelopment Area.

Strategy 2: Provide physical infrastructure to enhance and sustain commerce in the City.

Strategy 3: Create an environment in the Heritage District and Old Montgomery Gateway District that attracts a sustainable retail/restaurant mix that caters to employees and residents.

Strategy 4: Redefine and update the Montgomery brand by implementing a marketing and image campaign.

Strategy 5: Create a redevelopment vision for the Montgomery Road Commercial Corridor from Main Street to City Hall.

Strategy 6: Define and create gateways into the City that are worthy of our community.

Strategy 7: Evaluate development opportunities with surrounding communities to determine if partnerships with the City would advance our strategic goals of broadening the employment base, diversifying housing stock, enhancing infrastructure and creating gateways into the City.

Goal 4: Montgomery will retain and attract quality and diverse housing options while maintaining a small town feel and effectively managing the infrastructure impacts of redevelopment.

Strategy 1: Create a housing strategy based on changing housing demands and the market and include input from residents, builders, Planning Commission and City Council.

Strategy 2: Review and update the Comprehensive Plan and Zoning Code based upon the housing strategy.

Strategy 3: Identify tools to encourage the diversification of housing stock.

Strategy 4: Review policies to mitigate the physical impacts of infill development and evaluate changes in the fabric of neighborhoods resulting from infill development.

Strategy 5: Identify new tools, policies and procedures to mitigate the impacts of single family infill development.

Goal 5: Montgomery's fiscal plan supports City operations consistent with policy, while managing risk to provide services in the most efficient and effective manner.

Strategy 1: Enhance the City's financial position and operations by identifying and implementing new financial tools and adopting policies and procedures which promote efficiencies and effectiveness.

Strategy 2: Assess potential changes in revenue as a result of internal and/or external economic factors and plan for possible future impacts in order to remain fiscally viable.

Strategy 3: In the spirit of good stewardship, educate residents, state legislators and other stakeholders on financial and tax related concepts that affect the City.

Strategy 4: Through risk management practices, identify and assess operational decisions which may impact the City's future financial condition and take appropriate measures to remain financially secure.

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City of Montgomery
City Council Work Session Minutes
October 21, 2015

Present	City Council Members Present
Wayne Davis, City Manager	Chris Dobrozsi, Vice Mayor
Terry Donnellon, Law Director	Ann Combs
Tracy Roblero, Community Development Director	Craig Margolis
Michelle Greis, Finance Director	Gerri Harbison
Kelly Beach, Asst. Finance Director and Tax Commissioner	Lynda Roesch
Brian Riblet, Public Works Director	Ken Suer
Don Simpson, Police Chief	
Paul Wright, Fire Chief	
Matthew Vanderhorst, Community and Information Services Director	City Council Members Absent
Connie Gaylor, Clerk of Council	Todd Steinbrink, Mayor

City Council convened in Council Chambers for the Work Session at 7:00 p.m. with Vice-Mayor Dobrozsi presiding.

ROLL CALL

Vice-Mayor Dobrozsi explained that Mayor Steinbrink was out due to a family commitment.

Vice-Mayor Dobrozsi asked for a motion to excuse Mayor Steinbrink from tonight's meeting. Mr. Margolis moved to excuse Mayor Steinbrink from the meeting. Mrs. Harbison seconded the motion. City Council unanimously approved the absence.

SPECIAL PRESENTATION

Certificate of Appreciation

Judy Feltner was present to accept a Certificate of Appreciation from the City in recognition of her retirement from the Beautification and Tree Commission. City Council and Staff joined together to express their thanks and to share many fond memories of Judy.

Mayor's Proclamation

Vice-Mayor Dobrozsi read a proclamation recognizing the kickoff of a year-round National Red Ribbon Campaign.

LEGISLATION FOR CONSIDERATION TONIGHT

An Ordinance To Adopt Chapter 44.1 Of The Codified Ordinances of The City of Montgomery Regarding Municipal Income Tax—(Vice-Mayor Dobrozsi-2nd Reading)

Vice-Mayor Dobrozsi moved to read the Ordinance by title only. Ms. Roesch seconded. City Council unanimously agreed.

Vice-Mayor Dobrozsi read the Ordinance by title only and moved passage of the second reading. Ms. Roesch seconded.

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Vice-Mayor Dobrozsi explained that if passed this Ordinance would adopt the addition of Chapter 44.1 to the Codified Ordinances of the City regarding Municipal Income Tax. He further explained that this legislation is to enact new Chapter 44.1 of the City's Code of Ordinances to implement the changes mandated by State law to the Income Tax Code. The legislature has mandated changes to be in effect through all municipalities in the State of Ohio exercising their taxing authority under Chapter 718.

Vice-Mayor Dobrozsi asked if there were any updates at this time.

Mr. Donnellon, explained that since the initial reading of this legislation and Chapter 44.1, the Ohio Municipal League has issued corrections to the title of *Tax Administrator* to be defined as *Tax Commissioner of the City of Montgomery* striking the original definition of *individual*. Mr. Donnellon also stated that there was a correction to the reference of 44.1.19 under Section 47 *Taxpayer*. Mr. Donnellon stated that he would prepare an amended Ordinance and Tax Code for the November 4, Business Session packet.

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

AYE:	Margolis, Combs, Harbison, Roesch, Suer, Dobrozsi	(6)
NAY:		(0)
ABSENT:	Steinbrink	(1)

ESTABLISHING AN AGENDA FOR NOVEMBER 4, 2015

Pending Legislation

An Ordinance To Adopt Chapter 44.1 Of The Codified Ordinances of The City of Montgomery Regarding Municipal Income Tax—(Vice-Mayor Dobrozsi-3rd Reading)

Vice-Mayor Dobrozsi explained that if adopted this Ordinance would adopt the addition of Chapter 44.1 to the Codified Ordinances of the City regarding Municipal Income Tax. He further explained that this legislation is to enact new Chapter 44.1 of the City's Code of Ordinances to implement the changes mandated by State law to the Income Tax Code. The legislature has mandated changes to be in effect through all municipalities in the State of Ohio exercising their taxing authority under Chapter 718.

An Ordinance Accepting Publicly Dedicated Easement Rights and Storm Water Improvements from Property Owners in the 7900 Block of Shelldale Way—(Mr. Margolis- 3rd Reading)

Vice-Mayor Dobrozsi stated that with Mr. Suer's anticipated absence on the November 4, Business Session meeting that he would need to reassign this legislation to Mr. Margolis.

Mr. Donnellon reported that information has been previously supplied on this Ordinance that if adopted will authorize the City Manager to execute an Easement Agreement for property in the 7900 block of Shelldale Way, owned by Oleg Edelman and Mary Edelman, Trustees of the Edelman Family Trust and Edward and Jennifer Perry. These easements encompass certain stormwater improvements completed by the Public Works Department this past year on and across this property.

Mr. Donnellon stated that City Council made a motion to table the Ordinance accepting easement rights for the Edelman Property for the third and final reading until the November 4, Business Session. The Ordinance was tabled to make a final effort to secure property rights from the Perry family. Staff expects to have final approval from the Perry's for the November 4 Business Session, at which time staff would request City Council to reconsider the Ordinance. Mr. Donnellon explained that if staff is not able to secure the Perry's approval in time

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for the November 4 Business Session, City Council could consider reading the original Ordinance by title only and move passage to be approved by a roll call vote.

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—(Vice-Mayor Dobrozsi-2nd Reading)

Vice-Mayor Dobrozsi explained that information has been previously supplied on this Ordinance that will establish the City's budget for the year 2016.

Vice-Mayor Dobrozsi asked Ms. Greis if there were any updates. Ms. Greis stated there were none.

New Legislation

A Resolution Authorizing the City Manager to Accept the Proposed 2016-2017 Option Years With Rumpke Of Ohio, Inc.

Connie Gaylor, Administrative Coordinator, explained to City Council that if adopted this Resolution would authorize the City Manager to accept the proposed 2016-2017 optional contract years with Rumpke for residential waste collection services within the community. Ms. Gaylor explained that currently, the City's waste collection services are provided by Rumpke. As a part of this contract, Rumpke offered option years for calendar years 2016-2017, which the City could accept to fix the cost for waste collection services during this period of time. Ms. Gaylor stated these are the last option years allowed in the original contract of 2011 therefore waste collection services will need to be bid in the next two years with a contract executed by January 1, 2018.

A Resolution Adopting a Five-Year Strategic Plan for the City of Montgomery

Mr. Davis explained that if passed this Resolution would adopt the City's proposed Five-Year Strategic Plan. Mr. Davis stated the implementation plan was created by staff based upon work accomplished at the Strategic Planning Retreat in August, where City Council and staff collectively developed five (5) major goal statements, as well as a number of strategies for each goal area based upon input from a detailed environmental scan, the survey of citizens, and various public input opportunities offered throughout last fall and winter. Mr. Davis stated that the Plan was reviewed by the Government Affairs Committee on October 12. It is requested that City Council adopt the Plan that will guide the City's strategic operations and budget and capital programming for the next five years.

ADMINISTRATION REPORT

Mr. Wayne Davis reported on the following items:

The Planning, Zoning and Landmarks Committee will meet November 2 at 5:30 p.m. As a reminder, this meeting will be held in the conference room due to Election Day set-up in the council chambers.

The Financial Planning and Law and Safety Committees of Council have cancelled their meetings for the month of November.

City Council is scheduled to meet in Business Session on November 4, at 7:00 p.m.

Staff would like to request the following Public Hearings:

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- 6:30 p.m. on November 4 prior to the Council Business Session to hear a request from Camargo Cadillac for the expansion of a conditional use for the construction of an addition to the existing body shop.

- 6:30 p.m. on November 18 prior to the Council Work Session to hear the request for rezoning with a Planned Development Overlay and an equivalency from Camden Homes.

- 6:30 p.m. on December 2 prior to the Council Business Session to hear the request for rezoning from Twin Lakes.

Planning Commission met on Monday, October 19 to consider applications from Camden Homes on the redevelopment of the former Montgomery Swim and Tennis Club site, an application from Life Enriching Communities (Twin Lakes) to rezone a piece of property at 9876 Montgomery Road from 'GB' General Business to 'D-3' Multi-family and an application for the expansion of a conditional use from Camargo Cadillac for construction of an addition to the existing body shop. Planning Commission voted to recommend approval of all three items to City Council. City Council will need to schedule a public hearing for all three items as all require confirmation from City Council.

Melissa Hays investigated a call that a Residential Facility had opened at 7325 Kennedy Lane without the appropriate review by staff. We learned that the owners are licensed for 3-5 clients as an Adult Family Home which is the same licensing category as Our Family Home. The location also meets the 750' distance requirement established in the Zoning Code from any other family homes in the City. Melissa will be contacting the owners to inform them that registration and some safety information is required by the Zoning Code. Tracy Roblero has also contacted Sycamore Township to make them aware as the facility is near the shared jurisdictional boundary.

Public works staff will be administering our annual crack sealing program next week as crews from Strawser, Inc. anticipate completing this annual maintenance program next week, weather permitting. This years' roads included are located in the southwest quadrant of the City.

Public Works staff prepared for the demolition of the existing salt bin by moving the salt in inventory from the existing bin to the newly formed side and crews from Fiscus Demolition razed the existing roof structure this afternoon. Final cleanup will take place tomorrow and the new roof structure is anticipated to be installed within the next two weeks, weather permitting.

Earlier this week, the City received a premium rebate check from the Bureau of Workers' Compensation in the amount of $4182.47. This premium rebate is the result of the City successfully participating in the Bureau's ISSP (Industry Specific Safety Program) in 2014. Thank you to all employees who assisted in this workplace safety program last year.

Don't forget the Smokin Irish' luncheon this Friday, October 23 at Terwilliger Lodge. Master Smoker, Terry Donnellon will begin preparations around 3:00 a.m. for the much anticipated lunch that begins at 11:00 a.m. and runs until 1:00 p.m.

Connect Montgomery's Making a Difference Day will be held on Saturday, October 24. This year, Faith Lynch has organized a group of 15 residents, City staff and City Council members to assist the Blue Ash Montgomery Rotary Club with volunteer duties at Matthew 25 Ministries, 11060 Kenwood Road, from 9:00 to 11:00 a.m. Please let Faith know if you are interested in participating. Spots are still available. Afterwards, the MCLA Class of 2014 is hosting a volunteer celebration cookout at Swaim Lodge from 11:00 a.m. to 4:00 p.m.

DeAnna Gross is currently working with the Montgomery Inn to schedule the 2016 Volunteer Appreciation Dinner. The tentative date is for Wednesday, April 27. It is requested that City Council check that date and see if

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it works with your schedules to attend. DeAnna will confirm with the Montgomery Inn once a date has been decided.

Tony Gardner, Leadership Development Director for the Weldon Cooper Center for Public Service has confirmed that he will be here April 18 through April 22, 2016 to conduct a three day High Performance Organization (HPO) training session.

CITY COUNCIL REPORTS

Mr. Margolis reported that the Harvest Moon event held on October 10 was a very well attended program and was very thankful to staff for organizing a family friendly event that both residents and non-residents enjoy.

Mr. Margolis participated in the Shredding Event sponsored by the Environmental Advisory Commission (EAC) on Saturday, October 18. He stated that it went very well and that there was a very good turnout for the event.

Mr. Margolis reported that the Live at the Uni Concert featuring Tom Steele was a great success. He stated that the concert series is a tremendous event that is very popular among the residents.

Mr. Margolis reported that he would like to nominate Mark Laskovics to fill an open position on the EAC that was vacated when Commission Member Mark Streicher resigned due to a job transfer. Mr. Margolis stated that the term would end on January 31, 2018. Mrs. Harbison seconded. City Council unanimously agreed.

Mrs. Harbison reported that the Sister Cities Commission met on October 20 and are continuing to work on future exchange programs. Also discussed at the Sister Cities meeting was a request by Susan Dami, a fourth grade teacher at Montgomery Elementary in New York, to begin a pen pal program between fourth grade students at Montgomery Elementary or Maple Dale Elementary. The Commission is reaching out to various teachers to help facilitate this request.

Mrs. Harbison reported that at the Government Affairs Committee meeting held on October 12, the Committee chose the 2015 Holiday Card. She reported that Dick Close is the chosen artist. Also discussed at this meeting was the Twelve Days of Christmas event, in which the Committee discussed not promoting each business's charities on the calendar of events, but noting their website in which customers can view each charity.

Mrs. Harbison stated that the Law Director Review was on schedule and each Council Member should return their evaluations to her by the close of business on Friday, November 6.

Mrs. Harbison reminded City Council members and staff about two upcoming programs: The First Suburbs, Much in Common Forum held on Thursday, October 29 at the Regional Chamber Offices downtown and also the Annual Chamber Awards Dinner being held on Thursday, November 5 at the Montgomery Inn.

Ms. Roesch reported that the Park and Recreation Commission met on Thursday, October 8. At this meeting they discussed an alternative tree mapping software program.

Ms. Roesch reported that the Beautification and Tree Commission met on Monday, October 5 at which time they voted to hold another Garden Tour in the summer.

Ms. Roesch reported that the Blue Ash Montgomery Symphony Orchestra (BAMSO) will be holding a fundraiser on Saturday, November 21 at The Peterloon Foundation on Hopewell Road.

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Vice-Mayor Dobrozsi reported that he attended an OKI meeting in which the loss of funding for the Brent Spence Bridge and the State of Ohio Highway Fund were discussed.

APPROVAL OF MINUTES

Mr. Margolis moved to approve the October 6 Special Budget Review Session minutes. Ms. Roesch seconded. City Council unanimously agreed.

Mr. Margolis moved to approve the October 7 Business Session minutes. Ms. Roesch seconded. City Council unanimously agreed.

GUESTS AND RESIDENTS

Steve Silverman-7504 Golf Green Drive addressed City Council regarding his concerns about the crosswalk on Cooper Road across from Swaim Park. He stated that he felt there is a need for closer monitoring of the speed limit in that area. He stated that there is a ridge in the road that he feels prevents proper view of vehicles approaching the crosswalk. He suggested that City Council consider placing a speed radar sign in the area notifying drivers of their speeds and to bring awareness to the crosswalk.

Vice-Mayor Dobrozsi thanked Mr. Silverman for bringing his concerns to City Council's attention and asked Chief Simpson to look into the monitoring of that area.

OTHER BUSINESS

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

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

City Council adjourned at 8:07 p.m.

_____
Connie Gaylor, Clerk of Council