

November 12, 2015

TO: Mayor and City Council Members

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

SUBJECT: Thursday Update

The following information is provided to you as a summary of activities for the week of November 9, 2015 and as an announcement of activities in the coming weeks:

1. As a reminder, the Planning, Zoning and Landmarks Committee will meet at 5:30 p.m. on Wednesday November 18 to hold interviews for vacancies on the Board of Zoning Appeals.
2. As a reminder, City Council is scheduled to meet in Work Session on Wednesday, November 18 immediately following the Public Hearing at 6:30 p.m. to hear a request for rezoning with a Planned Development Overlay and an equivalency from Camden Homes.
3. On Thursday, November 5, the Montgomery Chamber of Commerce held their Annual Awards Dinner with special guest speaker Jason Rees of the United States Secret Service. This annual event honors Montgomery businesses that have made significant contributions to the community. This year's winners were Jewels by Jules and Twin Lakes. Special recognition was given to Derek Tye, President of The Tye Group, a team with RE/MAX United Associates and to Charlie Wright of Wright Brothers, Inc. for their personal commitment and dedication to the Chamber of Commerce and the community. Council Member Gerri Harbison was sworn in as the 2016 President of the Chamber of Commerce. At the dinner, it was reported that the Chamber had approximately 100 members in 2013, and now has 180 members.
4. On Friday, November 6, Tracy Roblero, Brian Riblet, Terry Donnellon, Michelle Greis and I met with the development team from the Vintage Club, including Tom Humes and Mike Brandy. This meeting was needed as a "status check" to determine the progress the developers had made with regards to some critical matters regarding their current plans for the development of the north side of Vintage Club Boulevard and the remainder of the south side property. This meeting resulted in several action items for both the development and City team and we are expecting to hear back from members of their team possibly as soon as this evening. We believe that their team continues to make progress on these plans and we want to ensure that we are in sync with them and their plans.
5. On Saturday, November 7, 34 volunteers met at the Annex Building to prepare decorations for Monday's downtown holiday decorating event. Members of the Montgomery Woman's Club, the Beautification and Tree Commission, the public works department and individual volunteers worked together to set the stage for the holiday season with red bows and greenery. It truly does "take a village" of volunteers to make our downtown festive for the holidays.
6. On Monday, November 9, the City sent out Requests for Proposals (RFPs) to a variety of banks and financial institutions for Financial Advising and Underwriting services in relation to the Gateway Redevelopment Area (GRA) Project. Submissions must be received by 4:00 p.m.

on November 30, 2015 for consideration. This schedule should allow for a decision to be made on these proposals by not later than the end of the year.

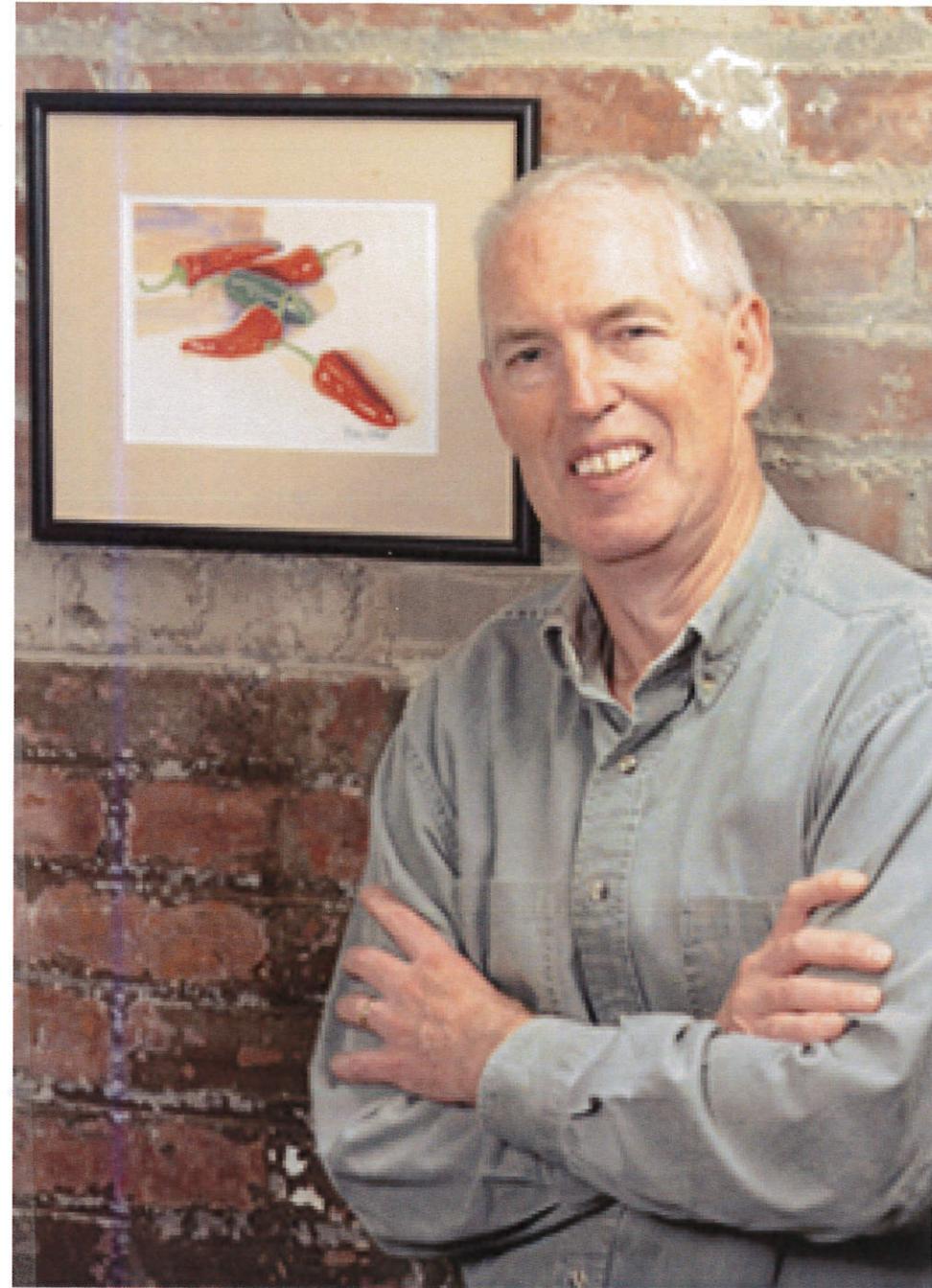
7. Lieutenant Mark Stagge and fire fighter Kyle Frankenfield taught a fire extinguisher class for the employees at Twin Lakes on Monday morning. This training allows the employees to have a comfort level in the event there is a real fire and they need to exit the building with residents. Thanks to both Mark and Kyle for this outreach.
8. Assistant Fire Chief Ben Shapiro met with Starr Markworth from Miami Valley Risk Management Association (MVRMA) for the Safety Performance Evaluation Checklist (SPEC) on Monday as part of the City's annual review. Starr was once again very impressed with the City and the City's proactive approach and leadership in our insurance pool. We received another 100% rating and will not have to go through another review until July of 2017. Thanks to the members of the EAST Committee and those who helped in preparing all of the information needed to conduct the review of our risk management policies and practices.
9. Public works staff are busy installing thousands of LED holiday lights throughout the Heritage District and other City owned properties and right-of-way areas. All lights will be in place to be turned on the day before Thanksgiving.
10. The Fire Department is participating in live fire training again this week at the City of Cincinnati's burn tower. This training will only be for the Montgomery and Madeira-Indian Hill departments and allows for more one-on-one instruction in a lifelike atmosphere. Fortunately, it is not often our staff is put in these types of conditions, however training like this is an integral part for the overall safety of our members during a true emergency. The feedback has been extremely positive and we will likely continue this type of training in the future.
11. School Resource Officer (SRO) Paul Payne coordinated a Rapid Evacuation Drill on Tuesday at Sycamore High School. This state mandated drill split the school into two halves with one side rallying at the football fields and the other at the Stolle Corporation parking lot. Our thanks goes out to Montgomery and Blue Ash Police units for undertaking a large scale traffic control operation on Cornell Rd. This drill is designed to meet state requirements of students quickly exiting the building in case of a larger scale emergency operation. According to Officer Payne, the drill went smoothly with no major issues encountered.
12. A new sunrise yoga class began on Wednesday, November 11 at 6:00 a.m. at the Annex Building. Classes are taught by Montgomery resident Wendy Andersen who is a registered yoga teacher. She has been practicing yoga for 20 years and will be leading traditional yoga postures and core strengthening exercises. If you are interested in participating in this current session or future sessions beginning in January, please see recreation staff or Julie Kipper to register.
13. Sergeant Greg Vonden Benken attended the Hamilton County Safe Communities Coalition quarterly meeting on Wednesday at Bethesda North Hospital. Tri-Health was awarded the 2016 Safe Communities Grant which is a state funded initiative designed to save lives and reduce injuries on Hamilton County roads through leadership, promotion and education of traffic safety. We are proud to be a member agency of the coalition and strive to make the streets of Montgomery a safe place for pedestrians and motorists.
14. Lieutenant John Crowell attended driver training for the Hamilton County Police Association Special Weapons and Tactics (SWAT) Team on Wednesday. John trained on operations of the larger vehicles that SWAT utilizes during call-outs throughout Hamilton County. The SWAT Team is routinely called out to member agencies throughout Hamilton County for

various emergencies and it is good to know that these resources are available should Montgomery need them.

15. On Wednesday, the Landmarks Commission met to consider an application for a new sign for the Pink Tulip Club on Montgomery Road. Also on the agenda was an update on the Historic Preservation Watch List and marketing materials for potential Landmark owners as prepared by Frank Davis.
16. Tracy Roblero and Faith Lynch will be attending the final Hamilton County Business Retention Council meeting for 2015 on Thursday, which is hosted by HCDC. There will be several speakers including Neil Hensley, Economic Development Director for the City of Blue Ash and executives from two Blue Ash businesses, Itelligence and InfoTrust. The Goering Center will also be there to discuss the services they offer to assist businesses.
17. This afternoon the City's Internal Gateway Redevelopment Area (GRA) Project Team, including Matt Davis from DSD, met with Hamilton County Engineer Ted Hubbard to provide him with an introduction to the project. Thanks to Matt's efforts our team has been quite busy providing updates to various leaders in the area on the status of and the plans for the project. These meetings have been good in that we are able to update leaders and decision-makers on the project, and the good news is that there is an awareness of the project as well as an interest in contributing to the success of the project.
18. As a reminder, Tracy Roblero and Melissa Hays will discuss current economic development and property maintenance issues at the Neighborhood Leaders Forum at Terwilliger Lodge this evening. The session will begin at 6:30 p.m. and 25 neighborhood leaders have signed up for the session.
19. Michelle Greis, Tracy Roblero, Kelly Beach and Connie Gaylor will attend a luncheon tomorrow hosted by the Greater Cincinnati Chapter of the American Society of Public Administration (ASPA) where Johnna Reeder of REDI (Regional Economic Development Initiative) Cincinnati will speak. Ms. Reeder will discuss the impact of the All-Star Game on local economic development. Connie continues to do great work and provide solid leadership to this group as its Vice President.
20. This year the Arts Commission coordinated an art contest to generate new choices for the City's holiday card. Selected for the 2015 holiday card is an original art work by Montgomery resident Dick Close. Mr. Close has been creating watercolor paintings since 2008 and has exhibited his work in various shows. Mr. Close's art was chosen from a field of approximately a dozen entries. He will receive recognition as the artist on the cards, as well as a Montgomery-themed gift basket. Please see attached artwork and a photo of Mr. Close, and our thanks to Mr. Close for contributing his passion and his talents.
21. Recreation staff have been working with the Montgomery Chamber of Commerce and Jewels by Jules Diamond Boutique to launch a new program called The 12 Days of Christmas in Montgomery. This new program is an extension of our Holiday in the Village event and features many holiday shopping and dining specials sponsored by local Montgomery businesses. This new program is officially launched and posters of the 12 Days of Christmas have been delivered to the participating businesses. Please see the attached poster for details.
22. Please find attached Montgomery-related news articles that appeared in the local media since our last update.

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

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



12 Days of Christmas in Montgomery

Tuesday, 1st On the first day of Christmas my true love gave to me....

- ❄️ Jewels by Jules – cookies, hot chocolate and 20% off designer of the day. See store website for specials throughout the 12 days.
- ❄️ Attractive Nails Holiday Special, today through Dec 3rd, pedicures \$24.99, and through the month of December buy \$100 gift card and receive \$15 additional gift card.

❄️ Several businesses are donating a portion of their proceeds to charities close to their hearts. Please see their website, Facebook page and in-store for details.

Wednesday, 2nd On the second day of Christmas...

- ❄️ Aglamesis Bro's is offering, free 2 turtles with any ice cream purchase (limit 1 per customer). Join Santa and Mrs. Claus at Aglamesis Bro's from 6 to 7:30 p.m.!
- ❄️ Woodhouse Day Spa Holiday Special, buy a \$100 gift card and receive a \$20 bonus gift card.

Thursday, 3rd

- ❄️ Santa is back at American Savings Bank – Enjoy refreshments with Santa, make piggy bank ornaments and open up a free checking account with no minimum balance today and Friday.

Friday, 4th

- ❄️ Enjoy a Holiday Wine Tasting at Z Place, 6:30 – 8:30 p.m., proceeds go to charity.
- ❄️ Clinical Skin Care by Anya Holiday Special, enjoy a Obagi Blue Radiance Peel today for \$95 which is normally \$135.

Saturday, 5th

- ❄️ Don't miss the Ugly Sweater Contest at the Corner Pub, prizes for 1st, 2nd and 3rd.
- ❄️ Join Blaine's Holiday Shopping Event with refreshments and receive 20% off your total purchase.
- ❄️ The City of Montgomery's Holiday in the Village Event, 5:00 p.m. Tree Lighting at Neully Plaisance Plaza followed by activities with Santa and Mrs. Claus at Universalist Church.

Sunday, 6th

- ❄️ Enjoy "The Bells of Christmas" Blue Ash Montgomery Symphony Orchestra Kindel Memorial Holiday Concert, 7:00 p.m., Montgomery Assembly of God Church

Monday, 7th

- ❄️ Sanctuary DermaSpa and Salon Spa package offered throughout the entire 12 Days: Facial, massage, and paraffin hand dip: \$99., (\$180. value) Medical package: Obagi Radiance Peel and 1 Botox Site: \$275. (\$450. value)

Tuesday, 8th

- ❄️ Vintage Marketplace, enjoy cookies, mulled cider and get a free cosmetic bag and hanging chalkboard ornament with each purchase today.

Wednesday, 9th

- ❄️ The Silver Diva – Enjoy free hot chocolate and cookies and 50% off one aluminum ornament. Free instruction on ornaments.

Thursday, 10th

- ❄️ Brooklyn Pizza – dine in and 10% of proceeds go to charity.

Friday, 11th

- ❄️ Frame House Gallery & Kathy's Korner Gift Shop is open late until 8 p.m. today. Refreshments and scarf tying demonstrations. 10% of all sales go to charity.

Saturday, 12th

- ❄️ City of Montgomery Breakfast with Santa, 8:30 – 10:30 a.m. Terwilliger Lodge at Dulle Park.
- ❄️ Wild Birds Unlimited – 15% off entire purchase from 10 – 2 p.m. today.

Housing development concerns still remain

Marika Lee

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Despite concerns from residents, the plan to turn the closed Montgomery Swim and Tennis Club into a neighborhood is moving forward.

Camden Homes' initial plan to turn the old swim and tennis club into 29 luxury single-family homes was approved by the Montgomery Planning Commission. Montgomery Swim and Tennis Club, 9941 Orchard Club Drive, closed in September.

Community Development Director Tracy Roblero said Camden Homes made changes to its original plans after hearing concerns from city staff and residents. The plans reduced the number of homes from 30 to 29, increased the lot size to 6,000 square feet, increased the open space from 13 to 20 percent and increased setbacks and buffers.

"They are trying to maximize the distance between the new and existing homes," Roblero said.

Some residents were concerned about the development's density.

"Twenty-nine homes is still too many. We really encourage the developer to reduce the number of houses further so there will be an appropriate amount of open space for children to play in a safe environment," Orchard Club Drive resident Brian Monk said.

The plans must receive approval from Montgomery City Council and the final site plans will have to be approved by the planning commission, Chair Michael Harbison said.

"Many people who are aging would like to stay here and this way we are keeping 29 Montgomery

people in Montgomery. We did cut it down to 29 as a result of the last meeting. We could build 38 homes here. We are just excited about the proposal. We have had a lot of input from the commission," said Camden Homes owner Dutch Cambuzzi.

The commission and residents were concerned about the amount of traffic the new development would produce. Camden Homes conducted a traffic study on Orchard Club Drive and estimated the development would increase the trips in peak hours by 20-30 vehicles.

"The traffic study is based on the average single-family residences, despite the fact they are expecting mostly empty nesters in the community," Roblero said, adding Camden Homes' market is mostly empty nesters and the homes will be designed to cater to that.

Roblero said the traffic in the area is bad and has been classified as "poor level of service" by the city's traffic engineer. It does not have enough traffic to warrant a traffic signal based on Ohio Department of Transportation guidelines.

"Traffic could be worse if we let someone build apartments or two-families in there. Overall, I think they have done a very good job of listening to the residents and trying to work within the code," Harbison said.

The commission passed a motion to zone the entire area for single-family residential properties and approved the project's initial plans.

Want to know more about what is happening in Montgomery? Follow Marika Lee on Twitter: @ReporterMarika

City prepares for Holiday in the Village event

There is something for everyone during Montgomery's annual Holiday in the Village event. Holiday in the Village festivities start at 5 p.m. on Saturday, Dec. 5.

Join other Montgomery residents at the North Pole (Downtown Historic Montgomery at the Neuilly-Plaisance Fountain Plaza) to kick off the festivities.

» At 5 p.m., we will announce all of the winners of Montgomery's Winter Coloring Contest and Santa will give away prizes. Santa will also announce the lucky winner who will light the Montgomery Christmas tree and streetscape along Montgomery Road! Then, the winners will ride with Santa in a carriage to the Universalist Church and Santa's North Pole Workshop.

» After the lighting, attendees are invited to stroll down Shelly Lane and visit the North Pole Workshop.

At the North Pole Workshop (Universalist Church), revelers will be able to enjoy many holiday offerings. They can:

- » Visit Santa
 - » Join Mrs. Claus and create a winter craft
 - » And, enjoy free horse drawn wagon rides that leave from the church and travel through downtown.
- All North Pole Festivities conclude at 7:30 p.m.

The Ohio National Financial Services campus turns into Victorian Holiday Village for the evening. This holiday offering is available through 8:30 p.m. Check out [facebook.com/ohionational](https://www.facebook.com/ohionational) for all the details.

» Explore Ohio National Financial Services' Victorian Holiday Village decorated for the holidays. Enjoy the miniature-sized Ohio National Financial Services post office, St. Nick's workshop and other Victorian-in-

spired houses.

» Free photos with St. Nick (one per family) and free cocoa, free cookies and more..

» All guests are asked to bring a nonperishable food item (no glass containers, please) to be donated to the Freestore Foodbank. No pets, please.

The second floor of Bethesda North Hospital becomes a Winter Wonderland for the evening. Don't miss the fun, winter-themed activities and entertainers. The Winter Wonderland and entertainment concludes at 7:30 p.m. and includes:

- » Holiday model train displays
- » Enjoy hot cider, refreshments and a free gift for the children.

Twin Lakes Senior Living Community hosts the Snowman Station from 5:00 p.m. to 7:30 p.m. with:

- » Holiday music for all ages
- » Snowman crafts for kids

» Cookies and punch
The "Santa Shuttles" Complimentary Holiday Shuttles runs all evening.

» Runs between all four festive activities

» Begins running at 5 p.m. from Twin Lakes and Bethesda North Hospital.

» At 8:00 p.m. we will stop all pickups of new passengers at all stops.

» Please refrain from bringing food or drink on the shuttle.

» Look for the "Wooden Snowman" shuttle stop signs.

Holiday Contests Displays: Enjoy seeing the creative decorated trees from the Festival of Trees contest and be sure to vote for your favorite tree. Trees are displayed at all four locations.

For more information, visit montgomeryohio.org or call 513-891-2424.

Faith Lynch

Olive oil specialty store opens in Montgomery

Marika Lee

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A new specialty store has opened to bring Italian flavors to Montgomery.

"Olive oil has been in my life all my life. I grew up on a farm and I believe in this product and I want to bring it to this community," said Bel Oudda, co-owner of Sunny Olive, an olive oil and vinegar specialty store that opened in Montgomery Square Shopping Center Oct. 30.

The store, which is co-owned by Oudda and his wife, Heather, offers more than 40 flavors of olive oils from around the world and vinegars imported by Modena, Italy. Sunny Olive also sells gourmet pastas, spices, chocolates, accessories and skin care products made with extra virgin olive oil.

"Being a resident of Montgomery, I love to see another place open that supports a



MARIKA LEE/THE COMMUNITY PRESS
Sunny Olive, 9901 Montgomery Road, offers more than 40 flavors of oils and other specialty products. The store opened on Oct. 30.

healthy lifestyle, which my family and I appreciate. One of my favorite parts of my job is getting to meet new entrepreneurs and people putting their dreams and passions out there and taking a big risk," said Derek Tye, president of the Montgomery Ohio Chamber of Commerce at the ribbon cutting Oct. 30.

Sunny Olive's vinegars are



MARIKA LEE/THE COMMUNITY PRESS

Sunny Olive co-owner Bel Oudda cuts the ribbon at the opening for the olive oil and vinegar specialty store in Montgomery.

all natural, non-GMO, gluten-free and with no additives, sweeteners, thickeners or chemicals. The oils are all natural, non-GMO and gluten-free.

"There is a lot of support in this community for new busi-

nesses and hopefully you will feel the warmth of our community as you guys open your store," Tye said.

Sunny Olive, 9901 Montgomery Road, is open from 10 a.m. to 7 p.m. Mondays through

Thursdays and Saturdays, 10 a.m. to 8 p.m. Fridays and 11 a.m. to 5 p.m. on Sundays.

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Twin Lakes community plans \$52 million expansion

Twin Lakes Senior Living Community has unveiled a \$52 million expansion plan that will address ongoing needs for independent living accommodations and much needed memory-support assisted living services.

Owned and operated by Life Enriching Communities, construction is expected to begin at the Montgomery campus, at 9840 Montgomery Road, in early summer 2016 and should be completed by late 2017.

LEC President & CEO Scott McQuinn said, "This project will position Twin Lakes with the ability to provide the full continuum of services for older adults now and into the foreseeable future for the next generation."

The expansion will add approximately 45 apartments for independent lifestyles, a casual dining

venue, a community center/auditorium, and retail development. The project also includes constructing a new building containing 56 memory-support assisted living accommodations with two distinct levels of service: a high-functioning level for individuals with mild to moderate cognitive impairment, and a lower-functioning level for individuals with moderate to severe cognitive impairment.

"This approach to memory care is innovative and a shift from the traditional one-room-schoolhouse model where individuals are grouped together regardless of cognitive ability," said Jim Mayer, Twin Lakes executive director.

Since completion of the Twin Lakes campus in 2005, they have experienced 98 percent occu-

pancy rates for independent living apartments and have a lengthy waiting list, which prompted the organization to begin their master planning process in 2014. Due to increased demand for accommodations and changing consumer preferences, club-style dining will be added to the campus adjacent to the community center/auditorium to allow resident gatherings in a single venue for meetings, education, and entertainment.

Twin Lakes is partnering with the Cincinnati office of CR architecture + design to create the layout and design features, and Danis Building Construction from Dayton, Ohio will construct the new building and subsequent renovations to existing therapy and nursing care areas.