

October 29, 2015

TO: Mayor and City Council Members

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

SUBJECT: Thursday Update

The following information is provided to you as a summary of activities for the week of October 26, 2015 and as an announcement of activities in the coming weeks:

1. As a reminder, the Planning Zoning and Landmarks Committee will meet on Monday, November 2 at 5:30 p.m. in the Conference Room of City Hall. The Financial Planning and Law and Safety Committees of Council have cancelled their meetings for the month of November.
2. As a reminder, City Council is scheduled to meet in Business Session on Wednesday, November 4 immediately following the 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.
3. Assistant Fire Chief Ben Shapiro attended a Greater Cincinnati Arson Seminar in Evendale last Thursday and Friday. This annual seminar brings together regional experts in fire investigations and they share their knowledge on the latest investigation information as well as best practices.
4. Montgomery police officers participated in a joint exercise with the cities of Blue Ash, Mason, Evendale, and Sharonville, and also the Hamilton County Sheriff's Office. This training was held at the Procter and Gamble Sharon Woods Innovation Center on Saturday, October 24. The facilities were opened and utilized for active shooter training in the event this situation would occur in a corporate setting.
5. On Saturday, October 24, Lieutenant John Crowell responded with the SWAT (Special Weapons And Tactics Team) Team to a call involving a domestic situation where a man refused to come out of his residence. The standoff was peacefully resolved and the suspect was charged with Inducing Panic and transported to the Hamilton County Justice Center afterwards.
6. Montgomery police officers worked in conjunction with the City of Blue Ash to locate two missing teenage girls on Tuesday, October 27. It was reported that their last known location was Sycamore High School. With the assistance of a former Sycamore High School student, the girls were found safe by the Columbus Police Department at a Columbus, Ohio Subway restaurant. Social media was very valuable during this critical search and both girls have been returned home and face school discipline for their truancy.
7. Melissa Hays attended a Board of Zoning Appeals training hosted by the Center for Local Government on Tuesday. The presenter for the session was Sean Suder, a land use attorney with Graydon Head. The training session covered topics such as the Duncan factors, which

are the guiding principles used to grant variances established by the Ohio Supreme Court, as well as best practices when dealing with zoning disputes. All attendees also received a copy of a BZA Handbook produced by the Hamilton County Planning Commission. Board of Zoning Appeals Chair, Mary Jo Byrnes and Vice Chair Bob Saul were also in attendance.

8. On Tuesday Paul Payne was the guest speaker at the Rotary Club's Meeting. Paul spoke about his experience serving as the School Resource Officer for Sycamore Schools as well as the function of the SRO position. Paul opened many eyes and ears with his presentation which explained shared services between the City and the School system and the many hats he has to wear as the SRO --- teacher, administrator, friend, listener, counselor, police officer and parent, to name a few. Thanks are extended to Paul for making the time for this presentation and educating the community on the importance of his role.
9. On Tuesday, Terry Willenbrink gave a presentation at the 15th Annual City Foresters' Symposium titled "How Our Community Survived the Tornado". This was the second time Terry has presented this information at an Urban Forestry sponsored event. Thanks Terry for sharing our experience with other communities.
10. Quint 73, the ladder truck, has recently experienced problems with its 15 kilowatt hydraulic electrical generator. The generator is a major component to the vehicle and allows the firefighters to have a reliable electrical supply to operate the many tools and lights needed at an emergency scene. The generator was sent out for repair to the manufacturer in Houston, Texas and then reinstalled by Summit Fire Apparatus in Northern Kentucky. The generator was back in-service on Tuesday with the cost of the repair being \$14,000 compared to a new unit at \$25,000. (Ouch!) Chief Wright spoke with the manufacturer about the cause of the failure and found that nothing could have prevented it from occurring.
11. Public works staff cleared leaves from catch basin inlets throughout the City on Tuesday and Wednesday. This maintenance operation helps reduce leaves from entering our storm system as well as alleviates water from ponding on public roadways and potentially creating unsafe conditions.
12. The Board of Zoning Appeals met on Tuesday to consider three residential variance requests. The first application was a re-hearing of a front-yard variance request for a garage on Weil Road which had been previously denied. The Board voted to re-hear the case due to the fact that the applicant and City staff had additional information to present. After re-hearing the case and considering the additional information, the Board voted to approve the variance. The second case was for a side-yard setback variance for the construction of a new home on Campus Lane. This variance was approved due to the uniqueness of the lot, particularly the narrow lot width. The third case was for consideration of a front-yard setback variance on Huckleberry Lane for the construction of a garage addition. The Board voted to table this application in order for the builder to be present at the meeting to answer technical questions regarding the addition. Excellent work by the Finance Department and all of our City Staff.
13. The Certificate of Achievement for Excellence in Financial Reporting has been awarded to the City by the Government Finance Officers Association of the United States and Canada (GFOA) for its 2014 Comprehensive Annual Financial Report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by the government and its management.
14. The fire department participated in a live fire training held by the Eastern District Fire Departments at the Cincinnati Fire Department's burn building. The training was held Monday

through Wednesday and is an excellent example of collaboration. The Eastern District Fire Departments consists of 10 departments in and around Montgomery that meet monthly to share ideas, develop Standard Operating Procedures and train together. The fire training entails firefighters entering a building that is on fire and extinguishing the fire in order to hone their skills. Montgomery firefighters are required to participate in a live fire training at least once every two years. Thanks to Lieutenant Patrick Morgan for coordinating and heading up these three days of training for the area departments.

15. On Thursday, Brian Riblet, Gary Heitkamp, Terry Willenbrink, Mike Cappel and Councilman Craig Margolis attended the Metropolitan Sewer District (MSD) annual breakfast and stakeholders meeting at the Sharonville Convention Center. Newly appointed MSD Executive Director, Gerald R. Checco, provided an overall update on operations and future plans of MSD as well as continued work on the MSD consent decree that expires on April 30, 2018.
16. On Thursday I participated in the quarterly Ohio City/County Management Association's Board Meeting in Columbus. The full agenda covered various topics including proposed changes to the Board's Constitution, plans for the upcoming Winter Conference in February and a few personnel changes in city administration across the state of Ohio.
17. Public works staff are busy inspecting and making the necessary repairs to all snow related vehicles and equipment for the upcoming winter season. In addition, the existing rock salt bin roof has been demolished and the new roof system on the expanded rock salt bin facility is anticipated to arrive and installation to begin next week.
18. Matthew Vanderhorst, Faith Lynch and Ray Kingsbury attended an Alliance for Innovation Ambassador Forum on Thursday, October 29 in Wyoming, Ohio. The main topic of the forum was about how the City of Wyoming used facilitated citizen engagement forums to generate creative ideas to determine the best course of action for the future of the its civic center. Ambassador Forums bring together the emerging leaders from all levels in local government to share and create new solutions to build more innovative cultures.
19. Matthew Vanderhorst reports that the computer network modernization project that has taken place over the past several months is nearing its completion. The changes have been significant, but are necessary to ensure that the City's information technology infrastructure remains on the cutting edge. The following projects were completed in 2015:
 - An upgrade of all Wi-Fi access points, including those at Swaim Lodge and Terwilliger Lodge that will allow for central monitoring and management and secure guest access.
 - Through a partnership with Sycamore Community Schools, Public Works, City Hall and the Safety Center are now connected via high-speed fiber optic cabling and all core network switches have been upgraded. The partnership with Sycamore also resulted in the replacement and modernization of the City telephone system at a greatly reduced cost.
 - All network cabling was replaced at the Safety Center, which has resulted in greater reliability and expanded access. The original cabling was installed when the facility was first built.
 - Core network servers have been upgraded to take advantage of the latest technology and operating systems, which has increased network reliability and speed.

The remaining projects budgeted for 2016 include the upgrade of one server, installation of physical network cabling from the Safety Center to the pool and upgrade of the cabling at City Hall. Thank you Matthew for your oversight of all these projects and your expertise in guiding the City through much needed upgrades. We appreciate your patience with fielding phone calls and putting out fires!

20. Happy Halloween to everyone. Please be safe in your celebrations and as a reminder, the City has designated 6:00 to 8:00 p.m. on Saturday, October 31 for Trick or Treat; rain or shine.
21. Please remember to "Fall Back" one hour with your clocks at 2:00 a.m. Sunday, November 1.
22. Get out and vote on Tuesday, November 3. City Hall will once again serve as a Montgomery polling station.
23. 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

Crain-Eberhard House chosen for landmark ornament

Marika Lee, mleel@communitypress.com 4:17 p.m. EDT October 21, 2015



(Photo: Marika Lee/ The Community Press)

The Crain-Eberhard House has been chosen for the 2015 Montgomery Landmark ornament project.

The city's landmark ornament project started in 1997 as a way to raise money to restore the stain glass windows at Fellowship Baptist Church, which was built in 1829. The project continued and each year Barker Ornaments, in Oxford, makes an ornament of one of the city's designated landmarks, according to a release from the city.

The Crain-Eberhard House, 7737 Remington Ave., was built in 1884 by wagon maker George Crain. Crain bought the land from Richard Parrott in 1882 for \$150 and starting building the house along with a barn and other structures. Crain sold the property in 1896 for \$1,650. The home was sold another time before until Clay

and Dora Adams bought it in 1905 and lived there for 55 years.

Dee and Tom Eberhard, the current owners, bought the property in 1964. The couple added a three-room, two-story addition to the house so it could fit them and their three children.

The house was made a Montgomery Landmark in 1990 for its historical and architectural value.

The Eberhards are both former public officials. Dee was clerk of council for the city of Montgomery in the 1970s and was on council from 1980 to 1984 and served as vice mayor. Dee, who is also an artist, drew the sketches of the Montgomery landmarks and created the first landmark brochure.

Tom was a Sycamore Township trustee from 1980 to 1990. He was also on the charter commission that made Montgomery a city in 1970 and 1971. He is also a past president of the Montgomery Kiwanis.

The Crain-Eberhard house and the 18 other ornaments are for sale for \$7 each or two for \$12. A complete set, with a complimentary stained glass window ornament can be bought for \$108. The ornaments can be purchased at Montgomery city hall, 10101 Montgomery Road.



Government Finance Officers Association
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Received 10/22/15

October 19, 2015

Wayne Davis
City Manager
City of Montgomery
10101 Montgomery Road
Montgomery OH 45242

Dear Mr. Davis:

We are pleased to notify you that your comprehensive annual financial report for the fiscal year ended **December 31, 2014** qualifies for a Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

An award for the Certificate of Achievement has been mailed to:

James A. Hanson
Finance Director

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and that appropriate publicity will be given to this notable achievement. A sample news release is enclosed to assist with this effort. In addition, details of recent recipients of the Certificate of Achievement and other information about Certificate Program results are available in the "Awards Program" area of our website, www.gfoa.org.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,
Government Finance Officers Association

Stephen J. Gauthier, Director

Technical Services Center

SJG/ds

Swim and tennis club to be new neighborhood

Marika Lee, mlee1@communitypress.com 11:31 a.m. EDT October 21, 2015



(Photo: Marika Lee/ The Community Press)

Despite concerns from residents, the plan to turn the closed Montgomery Swim and Tennis Club into a new 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 amount of open space from 13 to 20 percent and

increased setbacks and buffers.

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

Some residents were concerned about the density of the development.

"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 still have to receive approval from Montgomery City Council and the final site plans will have to be approved by the planning commission, Chair Michael Habrison 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," Camden Homes owner Dutch Cambuzzi said.

The commission and residents were also 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 amount of trips during peak hours by 20 to 30 vehicles.

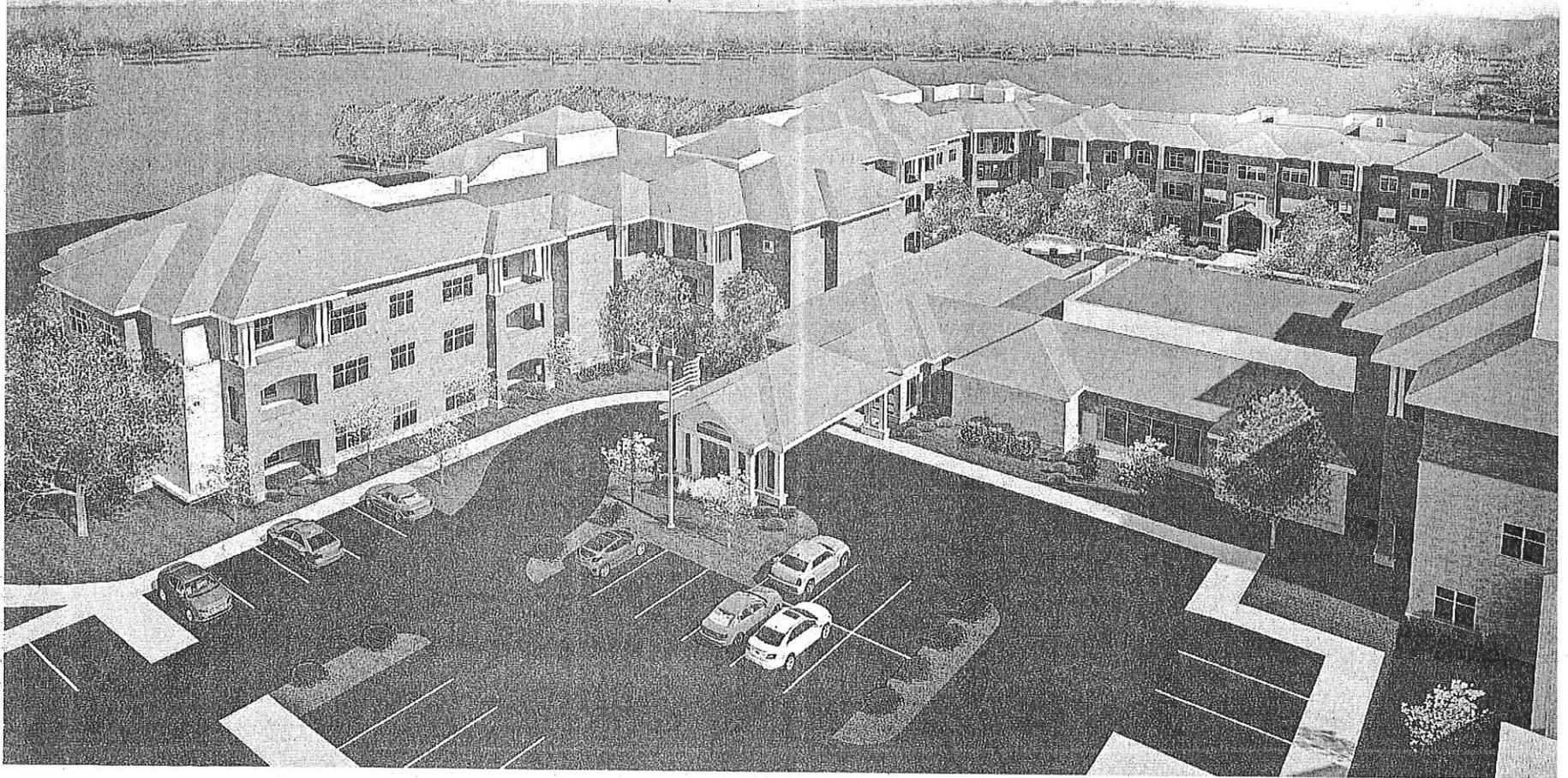
"The traffic study is based on the average single-family residences, despite the fact they are expecting mostly emptynesters in the community," Roblero said, adding Camden Homes' market is mostly emptynesters and the homes will be designed to cater to that.

Roblero said the traffic in the area is already 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 the Ohio Department of Transportation's 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," Habrison said.

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

Senior living facility to expand



Twin Lakes Senior Living Community is planning a \$52 million expansion of its facility in Montgomery. Pictured is a rendering of the new facility.

PROVIDED/TWIN LAKES SENIOR LIVING COMMUNITY

Emilie Eaton
eeaton@enquirer.com

Twin Lakes Senior Living Community announced Monday that it is planning a \$52 million expansion to its facility in Montgomery.

Construction is expected to begin in early summer 2016 and should be completed by late 2017.

"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," said Scott McQuinn, president and CEO of Life Enriching Communities, the non-profit that owns the facility.

Twin Lakes said the expansion will accommodate ongoing needs for independent living accommodations and memory-support living services.

The expansion will add around 45 apartments for independent lifestyles, a casual dining venue, a community center, and retail development.

The project also includes 56 memory-support assisted living accommodations for individuals with mild to moderate cognitive impairment and individuals with moderate to severe cognitive impairment.

Twin Lakes had just over 1,000 residents in 2014, according to Life Enhancing Communities' annual report.

"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," says Jim Mayer, executive director of Twin Lakes.