

March 23, 2016

To: Ken Suer, Chairman
Financial Planning Committee of City Council

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

Subject: Financial Planning Committee Meeting April 4, 2016

As a reminder, the Financial Planning Committee is scheduled to meet on Monday, April 4, 2016 at 4:30 p.m. in City Hall. The agenda for this meeting is as follows:

1. Interviews for Board of Tax Review Alternate Members:
 - a. JoAnne Allen – 4:30 p.m.
 - b. Shari Kolnicki – 4:45 p.m.
2. Discussion of Board of Tax Review Members – Ordinance No. 3 2016, recently approved at the March 2, 2016 City Council Business Session, amended the current Section 44.13 of the Code of Ordinances, Board of Review, to reconcile the appointment process with a new Code mandated by the State of Ohio. While the new Code begins with tax year 2016 and any appeal would not likely occur until 2017, this Ordinance amends our current Code to recognize two year terms for appointees and to allow City Council to appoint an alternate Member to hear cases in the event of a conflict. The third Member of the Board of Review under the new Code and under the amended Code would be appointed by the City Manager. The City Manager would also appoint an alternate Member in the event of a conflict. Staff will be present to discuss the interviews for the open alternate positions for the Board of Tax Review.
3. 2016 March Income Tax Report – The Income Tax Report for March will be presented at the meeting for the Committee's review and discussion. Staff will be prepared to answer any questions on this report at Monday's meeting.
4. Municipal Compensation Ordinance – Staff would like to discuss a proposed Ordinance that will adjust compensation levels for the City's non-collective bargaining employees, including some recommended adjustments to wage classification ranges.
5. Annual Tax Increment Financing (TIF) Report – Each year the City is required to submit a report to the Ohio Department of Development summarizing the City's activity with its various TIF districts. Attached is the report that was submitted for fiscal year 2015. Staff will be available to present this report to the Committee.
6. Other Business – The purpose of this agenda item is to provide an opportunity to discuss any issue or ask questions that may be on your mind.

Also attached are the minutes from the March 7, 2016 meeting of your Committee for review and approval at Monday's meeting.

Should you have questions or concerns regarding the above agenda item, or have additional items to be discussed at the meeting, please do not hesitate to contact me.

c: Financial Planning Committee Members (2)
Mayor and City Council Members (3)
Connie Gaylor, Administrative Coordinator



AGENDA

**April 4, 2016
Montgomery City Hall
10101 Montgomery Road**

4:30 P.M.

- 1. Call To Order**
- 2. Guests and Residents**
- 3. Communications**
- 4. New Business**
 - a. Interviews for Board of Tax Review Alternate Members
 - b. Discussion of Board of Tax Review Members
 - c. 2016 March Income Tax Report
 - d. Municipal Compensation Ordinance
 - e. Annual Tax Increment Financing (TIF) Report
- 5. Approval of Minutes: March 7, 2016**
- 6. Other Business**
- 7. Adjournment**



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

VOLUNTEER PROFILE

NAME Shari Kolnicki DATE 1-10-2016

ADDRESS PO BOX 42681 ZIP CODE 45242

HOME PHONE 513-348-6967 WORK PHONE _____

E-MAIL ADDRESS skolnicki2@aol.com

What is the best place and time to reach you? 513-348-6967 daytime

Education (Highest Level of Education) Juris Doctor

Current Occupation? IRS Appeals Officer

Why do you want to volunteer (or What do you want to gain from this volunteer experience?) _____

Serves to broaden tax experience.

Where would you like to do your volunteer service? City of Montgomery

Would you like to apply for a Board or Commission? Yes No

Select each Board or Commission that interest you:

Arts Commission Environmental Advisory Commission

Beautification and Tree Commission Landmarks Commission

Board of Tax Review Parks and Recreation Commission

Board of Zoning Appeals Planning Commission

Civil Service Commission Sister Cities Commission

When are you available? Evenings workdays, available as needed

List any experiences, interests, skills or education that may assist us in matching you with available opportunities: B.S., M.B.A from The Ohio State University, J.D. Capital University Law School, Magna Cum Laude., Deloitte & Touche Tax Staff Consultant, Internal Revenue Service (Revenue Agent and subsequently Appeals Officer) since 2002.

Community Service (Prior and Current), Please identify the organization you worked for, your role, and the dates you volunteered: The Volunteer Income Tax Assistance (VITA) Program 2013, volunteer income tax preparer, church – Blue Ash Presbyterian

How did you hear about our volunteer program? City of Montgomery Bulletin

Please Return Your Completed Application To:

Mail To: DeAnna Gross
City of Montgomery
10101 Montgomery Road
Montgomery, Ohio 454242

Fax To: DeAnna Gross
(513) 891-2994

Email To: DeAnna Gross
dgross@ci.montgomery.oh.us

Thank you for your interest in serving our community and for sharing your time to complete this Volunteer Profile. If you have any questions regarding Montgomery's Volunteer Program, please contact DeAnna Gross, Citizen Involvement Coordinator (792-8329).



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VOLUNTEER PROFILE

NAME JoAnne Luckenbill Allen

DATE October 8, 2015

ADDRESS 7879 Symphony Lane

ZIP CODE 45242

HOME PHONE NA

MOBILE PHONE 513.720.3889

E-MAIL ADDRESS joannelallen70@gmail.com

What is the best place and time to reach you? Anytime via Mobile or Email

Education (Highest Level of Education) BSBA, Magna Cum Laude Finance, Xavier University

Current Occupation? After 40 years in Corporate America, I retired in November 2014

Why do you want to volunteer (or What do you want to gain from this volunteer experience?) I believe I possess valuable skills and connections that will be of benefit to the City of Montgomery. I am passionate about helping people focus on goals so results exceed expectations. I possess people skills that will encourage others work on common goals and reach conclusions that will benefit the majority. I seek meaningful engagement that will leverage my skills and experience.

Where would you like to do your volunteer service? The Planning Commission is of interest to me. I have extensive experience in preparing detailed plans and reports - both to grow companies and departments. I am passionate about our City and have valuable skills that will be of benefit to the planning of our future.

Would you like to apply for a Board or Commission? [X] Yes [] No

Select each Board or Commission that interest you:

- Arts Commission, Beautification and Tree Commission, Board of Tax Review (alternating), Board of Zoning Appeals, Civil Service Commission, Environmental Advisory Commission, Landmarks Commission, Parks and Recreation Commission, Planning Commission, Sister Cities Commission

When are you available? I am available most days and evenings. Once appointed, I will make this commission a priority.

List any experiences, interests, skills or education that may assist us in matching you with available opportunities: I have extensive experience in working with teams to exceed goals. As a 25+ year commercial banker, I worked with clients to acquire real estate and lent capital to builders/developers. Post banking, I worked with alternative real estate investments offered to attorneys. Additional information about my background can be found on my LinkedIn profile:
<https://www.linkedin.com/profile/view?id=AAMAAAEmyAgBjRkRdRtBYFbELfHPLIFllpV5z4Y&trk=hp-identity-name>

Community Service (Prior and Current), Please identify the organization you worked for, your role, and the dates you volunteered: I have served on numerous boards and committees throughout my life. Most recently, I served as the Treasurer of the Cincinnati European Chamber, Treasurer of the Warren County Small Business Development Alliance, Leadership Committee of ThinkRegional, Sycamore High School Marketing Club Advisor and Xavier University Mentor.

How did you hear about our volunteer program? Tracey Roblero

Please Return Your Completed Application To:

Mail To: DeAnna Gross
City of Montgomery
10101 Montgomery Road
Montgomery, Ohio 45424

Fax To: DeAnna Gross
(513) 891-2994

Email To: DeAnna Gross
dgross@ci.montgomery.oh.us

Thank you for your interest in serving our community and for sharing your time to complete this Volunteer Profile. If you have any questions regarding Montgomery's Volunteer Program, please contact DeAnna Gross, Citizen Involvement Coordinator (792-8329).

April 1, 2016

To: Wayne Davis, City Manager

From: Cindy Abner, Finance Specialist *ca*
Sharon Savitt, Finance Specialist *SSS*

Subject: 2016 March Income Tax Variance Report

Year to Date

For the month of March 2016, the City's total income tax receipts were \$855,421, which is an increase of \$171,042 or 24.9% compared to the actual amount collected in March 2015 of \$684,379. A portion of the increase was due to an increase in residential tax filings experienced in the month of March as well as a higher than average withholding filing from one of the City's large employers. In combination, these two factors contributed to the 24.9% increase in year-to-date collections as compared to the first quarter of 2015. This keeps us on pace to meet our income tax revenue projection for 2016. For the month of March, year-to-date revenues were higher than estimated revenues by \$187,749.

	2016	2015	% Change
March Actual	\$855,421	\$684,379	24.99%

	YTD Actual	YTD Estimate	% Change
2016	\$2,257,067	\$2,075,369	(0.9)%

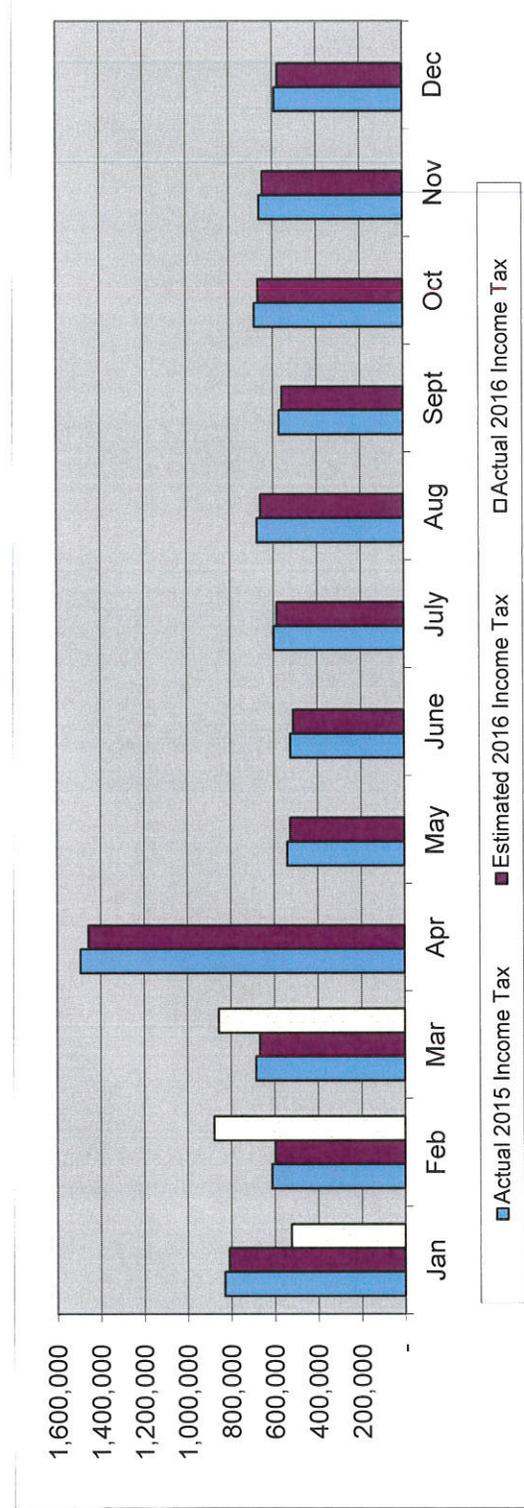
A breakdown by category for March 2016 is as follows:

- *Withholding-* March withholding collections were \$707,260 or an increase of \$115,305 or 19% when compared to March 2015 collections of \$591,955.
- *Business-* In March 2016, net profits from businesses located within or doing business within Montgomery were \$34,852. This is an increase of \$2,227 or 7% compared to March 2015 collections of \$32,625.
- *Resident-* Revenues of \$113,308 were collected in March 2016 from residents living in Montgomery, which is an increase of \$53,509 or 89% compared to March 2015 collections of \$59,799.

The following schedule breaks down collections by source and provides a graph comparing actual and estimated income tax revenues for 2015 and 2016. There is also an End of Month report attached showing the comparison between month-to-date and year-to-date collections.

**Schedule of Income Tax Collections by Source
Actual 2015 Compared to 2016 Estimate & Actual**

	Actual 2015		Actual 2016		Total	2016 Estimate	Estimate Variance	%	Actual Variance	%
	Business	Resident	Business	Resident						
Jan	23,513	107,848	17,542	93,584	413,319	809,033	(284,588)	-35.18%	(304,833)	-36.76%
Feb	23,144	35,600	19,898	62,306	794,997	598,664	278,537	46.53%	263,556	42.95%
Mar	32,625	59,799	34,852	113,308	707,260	667,672	187,749	28.12%	171,042	24.99%
Apr	200,522	809,884	483,267	1,493,674	-	1,457,209	-	0.00%	-	0.00%
May	4,704	46,282	489,079	540,065	-	526,881	-	0.00%	-	0.00%
June	53,215	45,207	425,373	523,795	-	511,008	-	0.00%	-	0.00%
July	43,778	119,709	436,938	600,425	-	585,767	-	0.00%	-	0.00%
Aug	11,565	65,336	597,442	674,343	-	657,881	-	0.00%	-	0.00%
Sept	72,931	95,947	403,803	572,681	-	558,700	-	0.00%	-	0.00%
Oct	49,494	202,143	432,864	684,500	-	667,790	-	0.00%	-	0.00%
Nov	22,469	67,277	571,953	661,699	-	645,545	-	0.00%	-	0.00%
Dec	54,543	109,929	425,584	590,056	-	575,651	-	0.00%	-	0.00%
Totals	592,503	1,764,963	6,111,075	8,468,541	72,292	8,261,800	181,697	22.5%	129,764	15.6%



CITY OF MONTGOMERY
 END OF MONTH REPORT
 31 MAR 2016

	2014	2015	2016	2016 vs 2015	2016	2016	2015	2016 vs 2015
	Month-to-date	Month-to-date	Month-to-date	Month percent	Year-to-date	Year-to-date	Year-to-date	Year percent
January								
Business	30,088.07	23,512.73	17,541.54	-25.3	17,541.54	23,512.73	-25.3	
Resident	98,433.64	107,848.39	93,583.69	-13.2	93,583.69	107,848.39	-13.2	
Withholding	561,961.06	697,916.73	413,319.13	-40.7	413,319.13	697,916.73	-40.7	
Non-resident								
TOTAL	690,482.77	829,277.85	524,444.36	-36.7	524,444.36	829,277.85	-36.7	
February								
Business	19,554.96	23,143.93	19,898.25	-14.0	37,439.79	46,656.66	-19.7	
Resident	35,972.00	35,599.97	62,305.68	75.0	155,889.37	143,448.36	8.6	
Withholding	526,120.56	554,901.24	794,997.47	43.2	1,208,316.60	1,252,817.97	-3.5	
Non-resident								
TOTAL	581,647.52	613,645.14	877,201.40	42.9	1,401,645.76	1,442,922.99	-2.8	
March								
Business	65,548.31	32,625.34	34,852.22	6.8	72,292.01	79,282.00	-8.8	
Resident	93,912.57	59,799.20	113,308.35	89.4	269,197.72	203,247.56	32.4	
Withholding	560,970.14	591,954.77	707,260.46	19.4	1,915,577.06	1,844,772.74	3.8	
Non-resident								
TOTAL	720,431.02	684,379.31	855,421.03	24.9	2,257,066.79	2,127,302.30	6.0	
April								
Business	162,577.53	200,522.41		-100.0	72,292.01	279,804.41	-74.1	
Resident	871,031.68	809,884.09		-100.0	269,197.72	1,013,131.65	-73.4	
Withholding	423,546.54	483,267.01		-100.0	1,915,577.06	2,328,039.75	-17.7	
Non-resident								
TOTAL	1,457,155.75	1,493,673.51	0.00	-100.0	2,257,066.79	3,620,975.81	-37.6	

March 18, 2016

TO: Wayne S. Davis, City Manager

FROM: Julie Prickett, Human Resources Manager *JEP*

SUBJECT: Municipal Compensation Ordinance

Introduction

Traditionally the City's Schedule of Municipal Compensation for non-collective bargaining and exempt employees is adjusted annually in July to be consistent with collective bargaining employee wage rate adjustments. The current Schedule of Municipal Compensation does not specify any wage rate adjustments for July 2016 or July 2017; therefore, a new compensation schedule needs to be established. In addition, the new Schedule of Municipal Compensation also reflects adjustments to several position pay ranges in order to ensure that the City's pay practices remain relatively competitive when compared to similar neighboring jurisdictions.

Background

A long established goal of the City has been to try to retain comparability and consistency between its collective bargaining and non-collective bargaining and exempt employees. Last year in collective bargaining with the International Association of Fire Fighters (IAFF), a contract agreement was reached for full-time firefighters and fire lieutenants which includes wage increases of 3% effective in April 2015, 2.5% effective in April 2016, and 2.5% effective in April 2017. Through a collective bargaining agreement with the American Federation of State, County and Municipal Employees (AFSCME), public works employees will receive a 2.5% wage increase in September 2016. Patrol officers and sergeants, who are under a collective bargaining agreement with the Fraternal Order of Police (FOP), are in the final year of their contract and we are currently starting the bargaining process with the FOP. The attached Municipal Compensation Ordinance would provide the City's non-union employees the same level of wage increases as those that are currently in place through collective bargaining agreements.

It should also be noted that when the Municipal Compensation Ordinance for the July 2014 – January 2016 period was originally adopted, the Administration reported that "adjustments to some of our wage classifications may be required in the future and will need to be reviewed in future years to ensure that our wage classifications remain competitive in the market place." A comprehensive position pay survey of comparable communities (Blue Ash, Forest Park, Indian Hill, Loveland, Madeira, Mason, Sharonville, Springdale and Wyoming) was conducted in May 2015. As a result, it appears that adjustments to pay ranges for certain positions are warranted to ensure that the City's wage rates remain relatively competitive when compared to similar neighboring jurisdictions. Pay ranges would be adjusted for various positions throughout the schedule from the department head level to front lines positions such as finance specialist and customer service representative, consistent with the results of the pay survey.

Finally, it should be noted that this Ordinance will also amend Section 32.01 of the Code of Ordinances to change the police lieutenant position to an assistant chief of police position in order to more accurately portray how this position currently functions as well as to create more consistency between the police and fire departmental command structures.

Recommendation

It is recommended that City Council begin the reading and adoption process on the attached Municipal Compensation Ordinance in order for pay ranges to be established for non-union positions to be effective beginning with the first day of the first pay period in July 2016.

Attachment

C: Connie Gaylor, Administrative Coordinator
Department Heads
File

March 18, 2016

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Attachment

C: Connie Gaylor, Administrative Coordinator
Department Heads
File

ORDINANCE NO. , 2016

**AN ORDINANCE ESTABLISHING THE
SCHEDULE OF MUNICIPAL COMPENSATION FOR EMPLOYEES
AND AMENDING SECTION 32.01 OF THE CODE OF ORDINANCES**

WHEREAS, Council must establish a Schedule of Municipal Compensation for City employees who are not members of a collective bargaining unit to be effective July 3, 2016 (the first day of the first full pay period in July 2016); and

WHEREAS, the Administration has recommended an increase in compensation for such employees and modifications to several wage classifications, which recommendations are reflected in the schedule of Municipal Compensation attached hereto; and

WHEREAS, to conform the Schedule of Wages to the recognized titles and job responsibilities in the Public Safety departments, the Administration has recommended that Council acknowledge the position of Assistant Chief of Police as the second in Command within the Police Department.

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

SECTION 1. The existing Code § 32.01(B)(2) is hereby rescinded and Code § 32.01(B)(2) shall read:

(2) The Assistant Chief of Police.

With this amendment the position of Police Lieutenant is hereby eliminated.

SECTION 2. Pursuant to requirements of Chapter 34 of the Montgomery Code of Ordinances, the Schedule of Municipal Compensation (“Schedule”) is hereby established to govern the annual compensation of municipal employees who are not governed by collective bargaining agreements, which schedule shall be effective on July 3, 2016. The Schedule governing such positions is attached hereto as “Exhibit A” and is hereby made a part of this Ordinance as if fully rewritten herein.

SECTION 3. The Schedule of Compensation prescribes the basic rates of pay for various classes of employees. Employees typically will be hired at the starting point of the appropriate salary range, but an employee may be placed at a higher location within his or her pay range at the discretion of the City Manager depending upon qualifications, experience, and education. Employees may move through his or her respective salary range based upon work performance as determined through an annual performance review. The amount of the annual adjustment within the salary range shall be dependent upon employee performance and funding availability.

SECTION 4. The City Manager is hereby authorized to grant an annual merit bonus, not to exceed two percent (2%) of the base salary of the employee, for full time employees who have reached the top of their respective pay range. Permanent part-time employees who have reached the top of the pay range may be eligible for a merit bonus of up to 20 hours of pay at his or her current hourly rate for exceptional work performance.

SECTION 5. It is recognized that some employees’ salaries will exceed the maximum rate of their respective pay range at the time of implementation of this Schedule. These employees are noted by name on the attached Schedule and are

compensated accordingly. These employees are eligible for annual wage adjustments as approved by the City Council of the City of Montgomery and for annual merit bonuses as specified in Section 4 of this Ordinance.

SECTION 6. This Ordinance shall take effect the earliest opportunity as allowable by law.

PASSED: _____

ATTEST: _____
Connie M. Gaylor, Clerk of Council

Christopher P. Dobrozsi, Mayor

APPROVED AS TO FORM



Terrence M. Donnellon, Law Director

Full-Time Schedule

EXHIBIT "A"

Range	Position	Effective first day of first full pay period in July 2016		Effective first day of first full pay period in July 2017		
		Minimum	Maximum	Minimum	Maximum	
1	Assistant City Manager Director of Finance Fire Chief Police Chief Public Works Director Community Development Director Community and Information Services Director	Annual	\$88,129.60	\$117,478.40	\$90,334.40	\$120,411.20
2	Assistant Fire Chief Assistant Police Chief Assistant Public Works Director	Annual	\$79,955.20	\$99,299.20	\$81,952.00	\$101,774.48
3A	Assistant Director of Finance/Tax Commissioner Human Resources Manager	Annual	\$65,644.80	\$86,008.00	\$67,288.00	\$88,150.40
3B	Communications and Engagement Coordinator Recreation Coordinator	Annual	\$64,604.80	\$84,572.80	\$66,227.20	\$86,694.40
4	Zoning and Code Compliance Officer Public Works Department Supervisor	Annual	\$57,803.20	\$73,923.20	\$59,238.40	\$75,774.40
5	Construction and Compliance Inspector	Hourly	\$26.76	\$33.71	\$27.43	\$34.55
6	Administrative Coordinator Building and Development Office Manager	Hourly	\$25.25	\$31.56	\$25.88	\$32.35
7	Recreation Specialist	Hourly	\$23.59	\$29.73	\$24.18	\$30.47
8	Clerk of Court	Hourly	\$21.62	\$28.13	\$22.16	\$28.83
9	Finance Specialist Customer Service Representative	Hourly	\$21.31	\$26.64	\$21.84	\$27.31

All annual, salaried positions in Ranges 1 through 4 are calculated assuming a 26 pay period annual pay schedule, which is the normal annual pay schedule for the City. In the event that the City experiences a year which has 27 bi-weekly pay periods, the City's wage scale will reflect an increase of an additional 1/26th of the maximum salary for the purpose of meeting payroll for the 27th pay period. For all other years, the minimum and maximum salaries are as published on the pay schedule above.

Part-Time Schedule

Part Time Schedule

Range	Position	Effective first day of first full pay period in July 2016		Effective first day of first full pay period in July 2017	
		Minimum	Maximum	Minimum	Maximum
1A	Special Projects Coordinator	\$43.01	\$53.33	\$44.08	\$54.66
1B	Finance Specialist	\$21.31	\$26.64	\$21.84	\$27.31
1C	Customer Service Representative Volunteer Coordinator	\$20.88	\$26.01	\$21.40	\$26.66
2	Firefighter/Paramedic	\$16.26	\$20.71	\$16.66	\$21.22
3	Custodian Firefighter/EMT	\$14.50	\$18.50	\$14.87	\$18.96
4	Intern Seasonal Service Worker	\$12.63	\$16.06	\$12.94	\$16.46
6	Auxiliary Police Officer	\$ 10.00	\$ 25.00	\$ 10.00	\$ 25.00

Grandfathered Wage Provisions (2.5% in July 2016, 2.5% in July 2017)

1. Effective May 3, 2006, Jesse Bundy was grandfathered into Range 5 with top range earning potential of \$57,907.20 from 7/1/2005 – 6/30/2006 and \$60,091.20 from 7/1/2006 – 6/30/2007, because of the change in his former position of Project Manager (previous Range 3) to Construction and Compliance Inspector (Range 5). In future years, he will be eligible for annual (non-equity) adjustments to his current hourly rate as follows:

<u>Employee</u>	<u>Effective first day of first pay period in July 2016</u>	<u>Effective first day of first pay period in July 2017</u>
Jesse Bundy	\$35.01	\$35.89

2. Effective July 1, 2010, Terry Willenbrink was grandfathered outside pay range 4 established in this ordinance, and will be compensated at the following hourly rate and will be eligible for general wage increases and merit bonuses as are employees within their ranges.

<u>Employee</u>	<u>Effective first day of first pay period in July 2016</u>	<u>Effective first day of first pay period in July 2017</u>
Terry Willenbrink	\$84,572.80	\$86,694.40



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

March 7, 2016

TO: Wayne S. Davis, City Manager

FROM: Michelle Greis, Finance Director

SUBJECT: Tax Increment Financing Report FYE 2015

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

- Vintage Club (TIF Value Tax Year 2015 **\$83,401,086**)
- Montgomery Commons (TIF Value Tax Year 2015 **\$1,347,540**)
- Ohio National Life Insurance (Terminated 2008 TIF Value **\$0**)
- Triangle/Gateway (TIF Value Tax Year 2015 **\$5,551,210**)
- Village Corner (TIF Value Tax Year 2014 **\$2,154,810**)

Total combined TIF value is **\$92,454,646**. Copies of each report are attached for your information.

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

Amount of service payments and other sources deposited into TIF funds in 2015:

Service Payments	\$ 1,969,686.72
Other Sources	10,822.72
Total Service Payments/Other Sources for 2015	1,980,509.44
Cumulative Service Payments and Other Sources	\$ 19,067,059.65

Expenditures of funds from tax increment equivalent funds in 2015:

School Payments & Infrastructure Improvements	\$ 1,584,889.10
Cumulative Expenditures	\$ 21,288,794.23

Please advise if you wish additional information.

c: Tracy Roblero, Community Development Director
Connie Gaynor, Administrative Coordinator



**Development
Services Agency**

Tax Incentives In Ohio | Tax Increment Financing

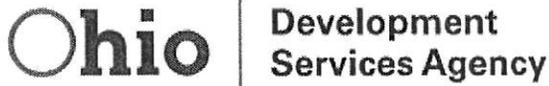
**Thank you for using the ODOD web site.
Your TIF Annual Report was successfully submitted!**

Report Year: **2015**

Local Jurisdiction: **MONTGOMERY**

Project Name: **CITY OF MONTGOMERY VINTAGE CLUB INCEN. DIS.TIF-Ord. 14,2006**

**For additional information, contact the Office of Tax Incentives at
(614) 466-2317 or (800) 848-1300.**



Tax Incentives In Ohio | Tax Increment Financing

Ohio Tax Increment Financing (TIF) Programs 2015
Annual Status Report

Blue - Information from prior year report

Note: Entries marked with an asterisk (*) are required fields.

1. Jurisdiction:	<input type="text" value="MONTGOMERY"/> MONTGOMERY
2. County	<input type="text" value="HAMILTON"/> HAMILTON
3. Jurisdiction that created the TIF:	<input type="text" value="Municipal"/> MUNICIPAL
4. TIF type:	<input type="radio"/> Parcel TIF <input checked="" type="radio"/> Incentive District TIF (Incentive District TIF)
5. Date Created:	<input type="text" value="9/06/2006"/>
6. Identify Affected School District(s):	<input type="text" value="SYCAMORE COMMUNITY C"/> SYCAMORE COMMUNITY CITY SD
7. Project Information/Name:	<input type="text" value="CITY OF MONTGOMERY VINTAGE CLUB INCEN. DI"/> VINTAGE CLUB TIF
8. Type of Project:	<input type="text" value="Mixed"/> MIXED
9. Type of Public Improvement:	<input type="text" value="Parking Facilities, Public Space/Greenspace, Roadway Improvements, Public Utilities"/> PARKING FACILITIES, PUBLIC SPACE/GREENSPACE, ROADWAY IMPROVEMENTS, PUBLIC UTILITIES
10. Exemption %:	Exemption Term: <input type="text" value="100 %"/> <input type="text" value="30"/> 100 30
11. Project Investment:	Real Property

		Personal Property (if applicable)
Projected (at time of legislation):	\$211,660,825.00 0.0000	\$0.00 0.0000
Actual (as of 12/31/15):	\$83,401,086.00 0.0000	\$0.00 0.0000
12. Employment Information:	Retained	Created
Projected (at time of legislation):	0.00 0.0000	0.00 0.0000
Actual (as of 12/31/15):	0.00 0.0000	0.00 0.0000

13. Dollar amount of service payments deposited into the TIF's tax increment equivalent fund:

In Calendar Year 2015:	\$1,717,618.79 0.0000
Cumulative (through 12/31/15): <i>(Value must be greater or equal to "In Calendar Year")</i>	\$9,031,567.92 0.0000
Year first payment made (enter 0 if not applicable):	use format: yyyy 2008 0

14. Expenditures of money from the tax increment equivalent fund for the public infrastructure associated with the TIF:

In Calendar Year 2015:	\$1,368,089.67 0.0000
Cumulative (through 12/31/15): <i>(Value must be greater or equal to "In Calendar Year")</i>	\$6,019,569.35 0.0000
Year first expense paid (enter 0 if not applicable):	use format: yyyy 2008 0

15. Date of most recent Tax Incentive Review Council (TIRC):

use format:
mm/dd/yyyy
07/16/2015
08/01/2006

16. TIRC recommendation (e.g.: compliance, non-compliance, etc.):

In Compliance
NO ACTIVITY TO DATE

I hereby represent and certify that the forgoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the TIF project as of December 31, 2015.

First Name: Last Name:

Title: Address:

City: State:

Phone: Zip:

Fax: Email:

PRR TIF Assessed Distribution

January 15, 2016

Office of Dusty Rhodes, Hamilton County Auditor

ACSIS - BB

Project #	90-086				
Property Number	Owner Name	Class	Total Assessed	TIF Assessed	
603-0A23-0040-00	GREAT TRADITIONS HOMES LTD	500	101,850	93,100	
603-0A23-0041-00	NORTHMARK DEVELOPMENT LLC	500	101,850	96,250	
603-0A23-0044-00	FRANCISCO CRISPIN NOEL CABA & MA FATIMA DE	500	120,520	114,920	
603-0A23-0045-00	MOORE LOUIS J	510	516,250	510,650	
603-0A23-0046-00	HILL GEORGE A III & AMY E	510	526,230	520,630	
603-0A23-0047-00	BAKER WILLIAM C & ASHLEY L	510	402,500	396,550	
603-0A23-0048-00	ROLEY BRIAN G TR & GWEN L TR	510	455,000	449,050	
603-0A23-0049-00	AUSTIN WILLIAM L & MAUREEN E	510	461,720	455,770	
603-0A23-0050-00	COLE ROYAL W III & JEANNE B	510	460,120	451,370	
603-0A23-0051-00	VINTAGE TRAILS LLC	510	446,250	440,300	
603-0A23-0052-00	COOPER KAREN R	510	455,000	449,050	
603-0A23-0053-00	JENSEN NAN H	510	605,290	596,540	
603-0A23-0054-00	BINGAMAN BRENDA K TR	510	551,250	542,500	
603-0A23-0055-00	KLUGO MICHAEL & KAREN	510	392,440	386,490	
603-0A23-0056-00	WITTBAUM BRADLEY & MELISSA	510	407,370	401,420	
603-0A23-0057-00	WALKER BUILDERS LTD	500	101,850	93,100	
603-0A23-0062-00	CAMERON BARBARA S TR	510	386,040	380,090	
603-0A23-0064-00	SHEHATA ASHRAF W & KATHERINE M	510	402,660	396,710	
603-0A23-0065-00	LAMPE M LYNN & SHANNON GANTZER	510	469,700	463,750	
603-0A23-0066-00	NORTHMARK DEVELOPMENT LLC	500	101,850	95,900	
603-0A23-0067-00	NORTHMARK DEVELOPMENT LLC	500	120,860	114,910	
603-0A23-0068-00	BARTLOW DAVID A & LISA	510	390,910	384,960	
603-0A23-0073-00	HILLMAN MAX W & CHERYL A	510	556,440	547,690	
603-0A23-0074-00	GOLDENBERG JEFFREY & KATHRYN	510	458,320	452,720	
603-0A23-0075-00	CO MARIA PILAR E TR & RAYMOND T CO TR	510	369,750	364,150	
603-0A23-0080-00	SINGLA RAJANISH & AARTI A TR UNDER SINGLA T	510	446,260	440,660	
603-0A23-0081-00	WRIGHT TERRENCE M & LINDA S	510	201,050	196,150	
603-0A23-0082-00	TEPE PATRICK A & LORIE A	510	194,680	189,780	
603-0A23-0083-00	JONES CAROL M TR & ROBERT L JR TR	510	199,750	194,850	
603-0A23-0084-00	BACKSCHEIDER BARBARA ANN	510	210,140	205,240	
603-0A23-0085-00	SULLIVAN JOHN F TR & JUANITA T TR	510	205,450	200,200	
603-0A23-0086-00	DEWEY THOMAS E & JANE D	510	178,820	173,920	
603-0A23-0087-00	BUCKLEY PATRICIA A	510	208,510	203,610	
603-0A23-0088-00	MOORE LOIS A	510	202,970	198,070	
603-0A23-0089-00	HUSKEY SARAH F TR@3	510	235,460	230,560	
603-0A23-0090-00	BAILEY MARK W & PAMELA S	510	215,800	210,900	
603-0A23-0091-00	SKIE DIANE F TR	510	173,150	168,250	
603-0A23-0091-00	LONNEMAN MILDRED A TR	510	183,320	178,420	

PRR TIF Assessed Distribution

January 15, 2016

Office of Dusty Rhodes, Hamilton County Auditor

ACSIS - BB

Project #	Property Number	Owner Name	Class	Total Assessed	TIF Assessed
90-086	603-0A23-0092-00	CAMERON JAMES W TR@3	510	204,630	199,730
	603-0A23-0093-00	YOUNG DOROTHY J TR	510	199,750	194,500
	603-0A23-0094-00	KRUGER FRANCINE L & DERRICK M	510	206,800	201,900
	603-0A23-0095-00	KROEGER ROBERT F TR @2	510	201,500	196,250
	603-0A23-0096-00	WILSON DAVID M TR	510	203,190	198,290
	603-0A23-0097-00	CLANCY SUSAN A & DONALD D	510	208,110	203,210
	603-0A23-0098-00	MAUNTEL LINDA M TR	510	179,900	175,000
	603-0A23-0099-00	CONIFFE LUCILLE H & LAZENBY HENRY H TRUST A	510	227,500	222,600
	603-0A23-0100-00	KOPIN SHELDON A & VIVIAN C	510	229,160	224,260
	603-0A23-0101-00	CLINE JUDY L	510	254,630	249,730
	603-0A23-0102-00	VINTAGE CLUB COMMUNITY ASSOCIATION LTD	500	0	0
	603-0A23-0103-00	VINTAGE CLUB COMMUNITY ASSOCIATION INC THE	500	190	0
	603-0A23-0104-00	VINTAGE CLUB COMMUNITY ASSOCIATION INC THE	500	40	0
	603-0A23-0105-00	VINTAGE CLUB COMMUNITY ASSOCIATION INC THE	500	420	0
	603-0A23-0107-00	VINTAGE CLUB COMMUNITY ASSOCIATION INC THE	500	130	0
	603-0A23-0108-00	VINTAGE CLUB COMMUNITY ASSOCIATION INC THE	500	60	0
	603-0A23-0114-00	MARINICH DENNIS P TR	510	230,010	217,820
	603-0A23-0115-00	NORTHMARK DEVELOPMENT LLC	500	67,150	54,970
	603-0A23-0116-00	OCALLAGHAN PATRICK L & KAREN A	510	279,850	267,660
	603-0A23-0117-00	DINEEN SUSAN L TR	510	233,820	221,630
	603-0A23-0118-00	CARROLL WILLIAM W/	510	292,220	280,030
	603-0A23-0119-00	ZEMENICK SHIRLEY A TR	510	274,300	262,110
	603-0A23-0120-00	GREAT TRADITIONS HOMES LTD	500	67,150	54,970
	603-0A23-0121-00	DEMPEY MARGARET K TR	510	331,070	318,880
	603-0A23-0122-00	VINTAGE CLUB ASSOCIATES LTD	500	76,390	64,200
	603-0A23-0123-00	LEWIS LAURIE A	510	186,820	174,630
	603-0A23-0124-00	DERAMO ANTHONY P TR	510	299,490	287,300
	603-0A23-0125-00	VINTAGE CLUB ASSOCIATES LTD	500	64,510	52,320
	603-0A23-0126-00	GREAT TRADITIONS HOMES LTD	500	64,510	52,320
	603-0A23-0127-00	HAWKINS DIANE M TR	510	361,640	349,450
	603-0A23-0128-00	HEUER JOHN J & DEBORAH J	500	372,620	360,430
	603-0A23-0129-00	KIENINGER JANE HUNT TR	510	316,610	304,430
	603-0A23-0130-00	CHOI HOON & AESOOK	510	298,080	285,890
	603-0A23-0131-00	CROWLEY JOHN F & MARY J	510	248,670	236,480
	603-0A23-0132-00	VINTAGE CLUB COMMUNITY ASSOCIATION INC THE	500	130	0
	603-0A23-0133-00	VINTAGE CLUB COMMUNITY ASSOCIATION INC THE	500	340	0
	603-0A23-0135-00	NORTHMARK DEVELOPMENT LLC	500	101,850	14,710
	603-0A23-0136-00	STEMPLE CHARLES & CLAUDIA	510	401,980	314,840

PRR TIF Assessed Distribution

Office of Dusty Rhodes, Hamilton County Auditor

ACSYS - BB

January 15, 2016

Project # 90-086

Property Number	Owner Name	Class	Total Assessed	TIF Assessed
603-0A23-0137-00	RORIE ANGELA	510	628,080	519,160
603-0A23-0138-00	ADAM CHERYL M	510	339,500	252,360
603-0A23-0139-00	CRISTO JOSEPH A CO-TR	500	120,860	22,830
603-0A23-0140-00	NORTHMARK DEVELOPMENT LLC	500	120,860	44,620
603-0A23-0143-00	VERMA SADHNA & BABU GUPTA	510	482,580	384,550
603-0A23-0144-00	VINTAGE CLUB COMMUNITY ASSOCIATION INC TH	500	530	0
603-0A23-0146-00	BUSSO VERONICA O TR	510	365,580	353,140
603-0A23-0147-00	MIRKOPoulos NICHOLAS S TR	510	261,710	249,770
603-0A23-0184-00	NORTHMARK DEVELOPMENT LLC	500	101,850	42,020
603-0A23-0185-00	BRACKETT PAMELA Y	510	424,830	419,060
603-0A23-0186-00	KOHLAN RICHARD & KAREN	500	108,640	72,740
603-0A23-0188-00	KOHLAN RICHARD & KAREN	500	340	0
603-0A23-0189-00	VINTAGE CLUB COMMUNITY ASSOCIATION INC TH	500	60	0
603-0A23-0200-00	NORTHMARK DEVELOPMENT LLC	500	65,360	62,000
603-0A23-0201-00	JELLISON ALLEN C JR & BRENDA S	500	65,360	62,150
603-0A23-0202-00	BERRI EDGAR L JR & CYNTHIA J CO-TRUSTEE	510	295,730	292,730
603-0A23-0203-00	VINTAGE CLUB ASSOCIATES LTD	556	300	0
			22,284,770	21,006,850

X _____ Total Value
 Mills-County General Fund

/ _____ Annual Reimbursement Due
 ORC 5709.913(F)

PRR TIF Assessed Distribution

January 15, 2016

Office of Dusty Rhodes, Hamilton County Auditor

ACSIS - BB

Property Number	Owner Name	Class	Total Assessed	TIF Assessed	Total Value
603-0A23-0149-00	GREAT TRADITIONS HOMES LTD	510	203,700	192,080	4,904,090
603-0A23-0150-00	HEATON DAVID J & WENDI G	510	251,060	233,630	
603-0A23-0151-00	STEINBUCH MICHAEL & DEBRA L	510	231,090	213,660	
603-0A23-0152-00	MITCHELL RICHARD D & PAULA P PARR-MITCHELL	510	205,710	188,280	
603-0A23-0153-00	GORBY JANET M	510	278,360	260,930	
603-0A23-0154-00	MCCULLOUGH JOSEPH B	510	264,390	246,960	
603-0A23-0155-00	MCKINNEY ELIZABETH H	510	230,360	212,930	
603-0A23-0156-00	SCHUMACHER PATRICIA R	510	215,640	198,210	
603-0A23-0157-00	ROTHENBACH NICHOLAS J & CORI G TRS	510	192,500	175,070	
603-0A23-0158-00	NORTHMARK DEVELOPMENT LLC	500	50,790	33,360	
603-0A23-0159-00	GREAT TRADITIONS HOMES LTD	500	50,790	33,360	
603-0A23-0160-00	PISHOTTI NICHOLAS J & FRANCES B	510	234,370	216,940	
603-0A23-0161-00	LONNEMAN THOMAS R TR & KATHLEEN M TR	510	203,000	179,770	
603-0A23-0163-00	KAPLAN RITA	510	278,030	260,600	
603-0A23-0164-00	KEETER MARGARET WYATT	510	282,720	259,490	
603-0A23-0165-00	ESSELL JENNIFER	510	260,880	243,450	
603-0A23-0166-00	TRENZ JANE S TR	510	291,580	274,150	
603-0A23-0167-00	STONEBURNER CHARLES P II & SANDRA H	510	276,960	259,530	
603-0A23-0168-00	CRISTO ROSE TR	500	47,530	30,100	
603-0A23-0169-00	BURGER SHARON K TR & JAMES D TR	500	47,530	30,100	
603-0A23-0170-00	KUECHLY MARY ELIZABETH TR & DIANE SULLIVAN	510	256,760	239,340	
603-0A23-0171-00	KUNKEL JOAN R TR	510	259,000	241,570	
603-0A23-0172-00	VINTAGE CLUB ASSOCIATES LTD	500	10	0	
603-0A23-0173-00	VINTAGE CLUB ASSOCIATES LTD	500	130	0	
603-0A23-0174-00	VINTAGE CLUB COMMUNITY ASSOCIATION INC TH	500	80	0	
603-0A23-0179-00	TRAPANI KIMBERLY C & ROBERT SR	510	255,330	244,350	
603-0A23-0180-00	VINTAGE CLUB ASSOCIATES LTD	553	35,450	0	
603-0A23-0181-00	VINTAGE CLUB COMMUNITY ASSOCIATION INC TH	500	340	0	
			4,904,090	4,467,860	

X	0.00	Mills-County General Fund
/	2	Annual Reimbursement Due
	0.00	ORC 5709.913(F)

Report Options: Tax Year 2015; Tax Set 211; End Tax Set 211; ResolutionPercentage 100; Project 90-104; County GF 0.00; ShowAll True;

User: dsique_t

PRR TIF Assessed Distribution

Office of Dusty Rhodes, Hamilton County Auditor

ACSIS - BB

January 15, 2016

Project # 90-133

Property Number	Owner Name	Class
603-0A23-0076-00	DENNING JAMIE RICE & ROBERT	510
603-0A23-0142-00	KOHLAN RICHARD & KAREN	510

Total Assessed	TIF Assessed
371,880	249,730
477,270	355,120
849,150	604,850

Total Value	Mills-County General Fund	Annual Reimbursement Due
X	0.00	0.00
/	2	0.00
		ORC 5709.913(F)

PRR TIF Assessed Distribution

January 15, 2016

Office of Dusty Rhodes, Hamilton County Auditor

ACSIS - BB

Property Number	Owner Name	Class	Total Assessed	TIF Assessed	
603-0A23-0193-00	BRANDICORP MONTGOMERY DEVELOPMENT COM	442	2,406,310	2,406,310	
603-0A23-0197-00	BRANDICORP MONTGOMERY DEVELOPMENT COM	442	539,590	539,590	
603-0A23-0199-00	BRANDICORP MONTGOMERY DEVELOPMENT COM	456	164,920	164,920	
			3,110,820	3,110,820	Total Value
				0.00	Mills-County General Fund
				0.00	
				2	Annual Reimbursement Due
				0.00	ORC 5709.913(F)

Report Options: Tax Year 2015; Tax Set 211; End Tax Set 211; Resolution:Percentage 100; Project 90-156; County GF 0.00; ShowAll True;

User: disque_t

Michelle Greis

From: Disque, Tammy <Tammy.Disque@auditor.hamilton-co.org>
Sent: Friday, January 15, 2016 8:51 AM
To: Michelle Greis
Cc: Drake, Paula
Subject: RE: Vintage Club TIF
Attachments: 90-086 TY2015.pdf; 90-104 TY2015.pdf; 90-133 TY2015.pdf; 90-156 TY2015.pdf

Hi Michelle,

Please find attached the PRR TIF Assessed Distribution report for each project listed below. The report reflects the tax year 2015, collection year 2016 total assessed value, as well as the TIF assessed value, for each parcel in the TIF project.

If you have any questions, feel free to contact me.

Thanks,

Tammy Disque
513-946-4210
tammy.disque@auditor.hamilton-co.org

From: Michelle Greis [<mailto:mgreis@ci.montgomery.oh.us>]
Sent: Thursday, January 14, 2016 1:59 PM
To: Disque, Tammy
Subject: Vintage Club TIF

Tammy,

Is it possible for the Auditor's Office to run a report for all parcels included in the TIFs at the Vintage Club? They are identified on the 2015 settlement sheets at 90-086, 90-104, 90-133, 90-156. I am looking for the total tax revenue to be collected in 2016.

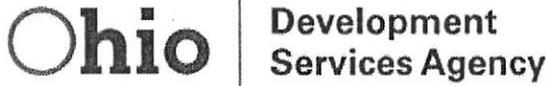
Thank you for any help you can provide.

Michelle Greis

Finance Director
City of Montgomery
10101 Montgomery Rd.
Montgomery, Ohio 45242
Phone: (513) 792-8349
Fax: (513) 891-2498
Email: mgreis@ci.montgomery.oh.us
Web: <http://www.montgomeryohio.org>

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Tax Incentives In Ohio | Tax Increment Financing

Ohio Tax Increment Financing (TIF) Programs 2015
Annual Status Report

Blue - Information from prior year report

Note: Entries marked with an asterisk (*) are required fields.

1. Jurisdiction:	MONTGOMERY MONTGOMERY
2. County	HAMILTON HAMILTON
3. Jurisdiction that created the TIF:	Municipal MUNICIPAL
4. TIF type:	<input type="radio"/> Parcel TIF <input checked="" type="radio"/> Incentive District TIF (Incentive District TIF)
5. Date Created:	3/22/1995
6. Identify Affected School District(s):	SYCAMORE COMMUNITY C SYCAMORE COMMUNITY CITY SD
7. Project Information/Name:	MUNICIPAL PUB IMP TIF (OHIO NATIONAL LIFE INS DUKE REALTY/OHIO NATIONAL LIFE PROJECT
8. Type of Project:	Commercial COMMERCIAL
9. Type of Public Improvement:	Roadway Expansion, Gateway Landscaping, Utilities, Traffic Signals, Property Acquisition ROADWAY EXPANSION, GATEWAY LANDSCAPING, UTILITIES, TRAFFIC SIGNALS, PROPERTY ACQUISITION
10. Exemption %:	Exemption Term:
100 %	20
100	20

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

City of Montgomery
Financial Planning Committee Meeting
March 7, 2016

Present

Michelle Greis, Finance Director
Wayne Davis, City Manager
Connie Gaylor, Clerk of Council

Council Committee Members Present

Ken Suer, Chair
Ann Combs
Mike Cappel

The Financial Planning Committee of Council meeting was called to order at 4:30 p.m. by Chairman Suer.

Cemetery Fees Update

Mr. Davis reported to the Committee that through an audit performed by staff, a discrepancy was reported on the Hopewell Cemetery brochure used to sell gravesites and that lists all the cemetery fees and rules. Mr. Davis stated that the fees were updated in late 2012 and went into effect January of 2013. During the period of 2013 until 2015 revenue collected for open and close fees were charged at a lower amount and the advertised priced for shared graves was listed incorrectly. Mr. Davis stated that staff would investigate any overcharges and issue refunds, however, no attempt to collect on the under charges would be pursued.

Other Business

Mr. Davis explained that with the passage of the Ordinance amending Section 44.13 of the Code of Ordinances concerning appointment of the Board of Review that two alternate members would need to be appointed. One alternate will be chosen by City Council and one by himself. These members will serve as alternates in case of a conflict of interest with any of the existing Board members. These positions would have no term expiration date. Mr. Davis explained that the Board of Tax Review expiration terms would go into effect on April 2, according to the 30 day waiting period from the passage of the Ordinance. He explained that if alternate members could be decided upon at the April 4, Financial Planning Committee meeting, that those recommendations could also be made to City Council for approval at the April 6, City Council Business Session.

Mr. Suer explained that JoAnne Allen and Shari Kolnicki were candidates that had been interviewed for other commission positions that he felt could be suitable for this Board. He suggested interviewing them again so that all Committee members were familiar with them. Mr. Suer directed staff to schedule interviews with these ladies prior to the April 4, Financial Planning Committee meeting at 4:30 and 4:45 p.m.

Mr. Suer requested that staff research the original bequest that was made into the Arts and Amenities Fund. He would like to read the terms of the bequest for future planning.

Mr. Suer reported that the Sycamore Senior Center is closing effective on April 1, 2016. He asked if the City's annual contribution made in January of \$9,500 would be refunded at a prorated amount. The Committee also discussed the options of the City's involvement with continuing any of the programs that the Senior Center offered to its members. Mr. Davis stated that he would reach out to Josh Howard or Ray Kingsbury to gather more information.

MINUTES

Mrs. Combs moved to adopt the minutes of the February 1, 2016 meeting of the Financial Planning Committee. Mr. Cappel seconded. The Committee unanimously agreed.

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

Financial Planning Committee Minutes

March 7, 2016

Page 2

Adjournment

Mrs. Combs moved for adjournment. Mr. Cappel seconded. The Committee unanimously agreed.

The Financial Planning Committee of Council was adjourned at 4:58 p.m.

Chair

DRAFT