

October 30, 2015

TO: City Council Member Ken Suer, Chair  
Planning, Zoning and Landmarks Committee of City Council

FROM: Wayne S. Davis, City Manager 

SUBJECT: Planning, Zoning and Landmarks Committee Meeting of Monday, November 2, 2015

As a reminder, the Planning, Zoning and Landmarks Committee is scheduled to meet on Monday, November 2, 2015 at 5:30 p.m. at City Hall. The items to be discussed include:

1. Discussion of Proposed Monument Sign for City Hall — Staff would like to discuss a proposed design and the quote for a new monument sign at City Hall.
2. Discussion of Appointment to Boards and Commissions — Staff would like to discuss the current and upcoming vacancies on the Planning Commission and Board of Zoning Appeals.
3. Other Business — The purpose of this agenda item is to provide an opportunity to discuss any issues or ask questions that may be on your mind.

Also, attached are the minutes from the May 4, 2015 meeting of the Planning, Zoning and Landmarks Committee for review and approval at Monday's meeting.

Should you have any questions or concerns pertaining to the agenda topics, or have additional items to be discussed at the meeting, please do not hesitate to contact me.

c: Mayor and City Council (4)  
Connie Gaylor, Administrative Coordinator  
Department Heads  
File

October 30, 2015

TO: Wayne Davis, City Manager

FROM: Tracy Roblero, Community Development Director *TRM*

SUBJECT: Proposed Monument Sign for City Hall

Goal 6 of the 2011 Strategic Plan called for a Facilities Study to be completed. As part of this study, the need for effective identification signage at City Hall was identified as a concern which has also been recognized in the past. Staff has been working with the sign company on the design of a monument sign to identify City Hall. Included in your packet is a quote from ABC Signs for a new monument sign.

Staff would like the opportunity to present and discuss the quote with the Planning, Zoning and Landmarks Committee of Council at their meeting on November 2, 2015.

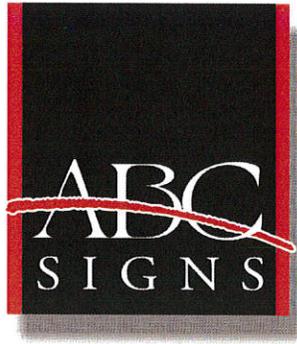


**AGENDA**

**November 2, 2015  
Montgomery City Hall  
10101 Montgomery Road**

**5:30 P.M.**

- 1. Call To Order**
- 2. Guests and Residents**
- 3. Communications**
- 4. New Business**
  - a. Discussion of Proposed Monument Sign for City Hall
  - b. Discussion of Appointments to Boards and Commissions
- 5. Approval of Minutes: May 4, 2015**
- 6. Other Business**
- 7. Adjournment**



38 West McMicken Ave.  
Cincinnati, OH 45202

513-241-8884  
Fax 513-241-8978  
Email [matt@abcsign.com](mailto:matt@abcsign.com)

Wednesday, October 07, 2015

City of Montgomery  
10101 Montgomery Rd  
Cincinnati, OH 45242

Attn:  
Tracy Roblero  
[troblero@ci.montgomery.oh.us](mailto:troblero@ci.montgomery.oh.us)

### **Proposal** **City Hall Sign – Brick Columns (revised)**

ABC Signs, Inc. will:

- Furnish and install one-(1) double sided sandblasted redwood sign
  - Main Sign Panel: 4' x 6'
  - Address Panel: 6" x 24"
- Double sided sign panel to be installed between two-(2) brick columns with decorative limestone caps
  - Columns: 12" x 12"
  - Brick to closely match building/fountain. We cannot guarantee an exact match as it will be based on what's available
- Price includes marking underground utilities, excavation, concrete, etc

**Installed Price:**        **\$10,650.00 Initial** \_\_\_\_\_  
(If Required add: Tax, Permits, procurement of permits at \$75/hour, and final inspections)

**Estimated Delivery:** 4-6 weeks after signed proposal, 50% deposit, and permits are obtained

## ***Terms and Conditions***

1. ABC Signs, Inc. requires a 50% down payment upon contractual agreement with the balance due upon receipt of the invoice. A 1-1/2% (monthly) service charge is applied to all unpaid balances in excess of the terms. The property of this sale remains property of ABC Signs, Inc. until said property is paid in full. Note: "Buyer" will be defined as the contractual party represented by the authorized signature indicated below.
2. Primary electrical service to the sign location, if required, will be specified by ABC Signs, Inc. to be 120v service. The required number of circuits and exact location will be specified upon job initiation. The Buyer will be responsible to bring the electrical service to the sign location. Electrical connections to the sign will be made by ABC Signs, Inc. at the time of sign(s) installation. If ABC Signs, Inc. is required to make these connections at a later time due to primary electric service issues, the additional cost will be invoiced as a separate line item on the final billing and will be paid by the Buyer. ABC Signs, Inc. is not responsible for any branch circuitry or required keyless disconnect(s).
3. ABC Signs, Inc. will not be held liable for any additional costs incurred due to, but not limited to, underground obstacles, unknown soil conditions, concealed structural components or other conditions which were beyond the control of ABC Signs, Inc. and not specified in writing by the Buyer prior to contractual agreement. Such additional costs, if incurred, will be invoiced as a separate line item on the final billing and will be paid by the Buyer.
4. Buyer will be responsible for obtaining any and all permits (zoning, building, electrical, engineering) required by local codes unless ABC Signs, Inc. is specifically requested by Buyer below to procure them. If Buyer elects to have ABC Signs, Inc. obtain any and all permits, additional costs (permits at cost plus staff time to procure) will be invoiced as separate line items on the final billing and will be paid by the Buyer.
5. Buyer will be responsible for obtaining approval and consent from all Landlords, Lessors or other third parties that may be affected by work performed by ABC Signs, Inc. Buyer will notify Landlord of the electrical specifications. Buyer will indemnify and hold harmless ABC Signs, Inc. for and from all liability and costs incurred as a consequence of Buyer's failure to obtain approval and consent from said Parties.
6. This proposal may be withdrawn by ABC Signs, Inc. if not accepted within 30 days of proposal date.

Upon your review and agreement with the proposed work, price, and terms and conditions, please sign your acceptance below and return to ABC Signs, Inc. Thank you for the opportunity to present this Proposal/Contract. We look forward to working with you on this project and any other future endeavors.

Respectfully Submitted,  
ABC Signs, Inc.

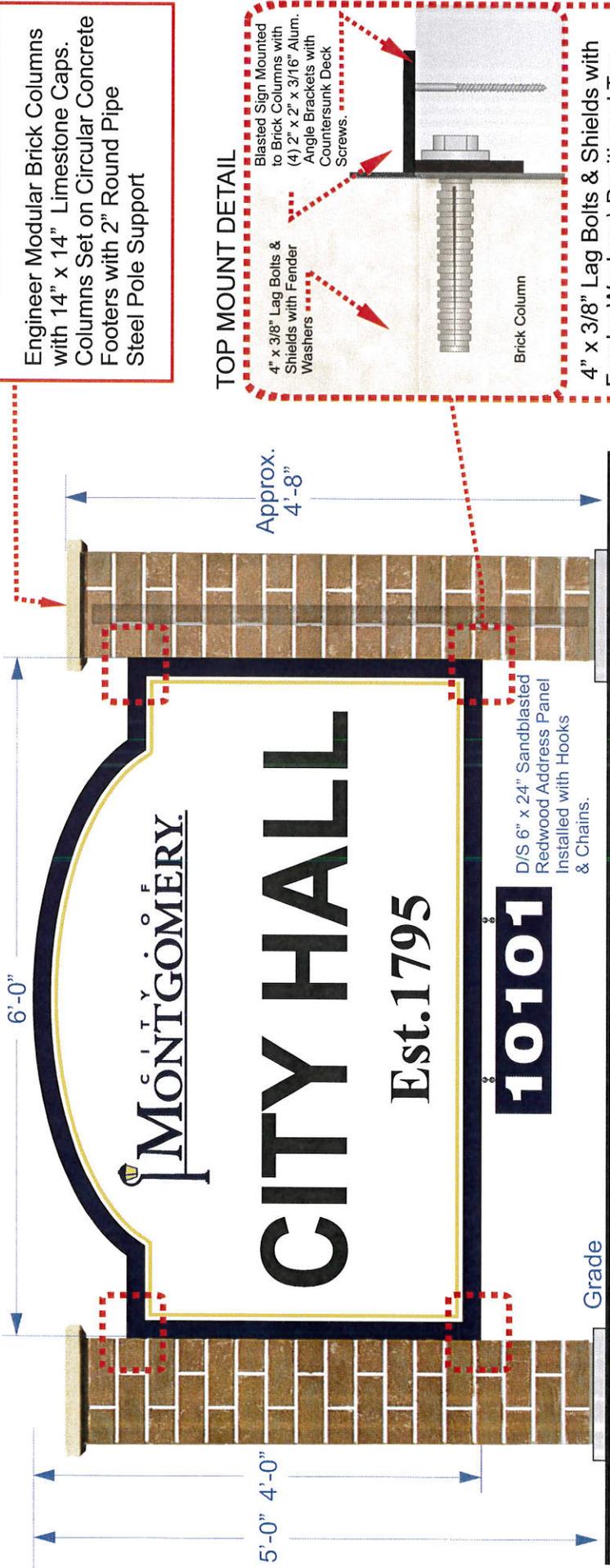
Matt Bodner  
Account Manager

**Accepted by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

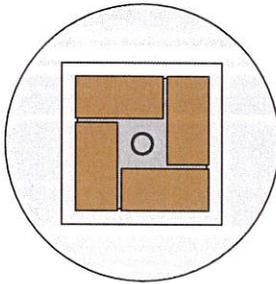
**Purchased by (Company):** \_\_\_\_\_

**Permits to be obtained by:** \_\_\_\_\_ **Buyer** \_\_\_\_\_ **ABC Signs, Inc.**  
Initial Initial

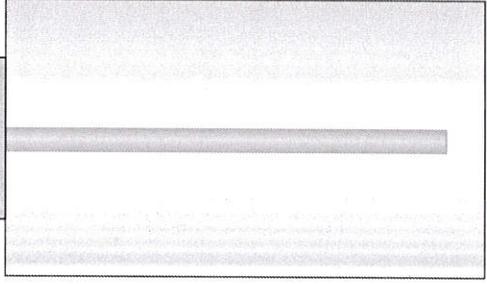
**Approved By**  
**ABC Signs, Inc. :** \_\_\_\_\_ **Date:** \_\_\_\_\_



Top View

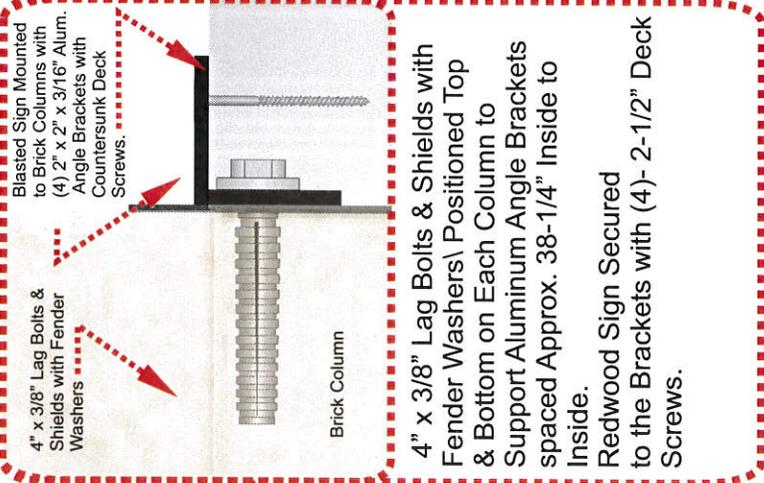


(2)- 24" x 42" Circular Concrete Footers with 3-1/2" x 14" CMU's Formed on Top as Shown with (2)- 2" x 8'-0" Steel Pipes for the Brick Support.



Engineer Modular Brick Columns with 14" x 14" Limestone Caps. Columns Set on Circular Concrete Footers with 2" Round Pipe Steel Pole Support

**TOP MOUNT DETAIL**



Naples Cream  
2080 (old number)  
Pratt & Lambert  
10-4 Naples Cream  
Avery  
SC 900-935-0 Putty



Super One Coat  
White/Black



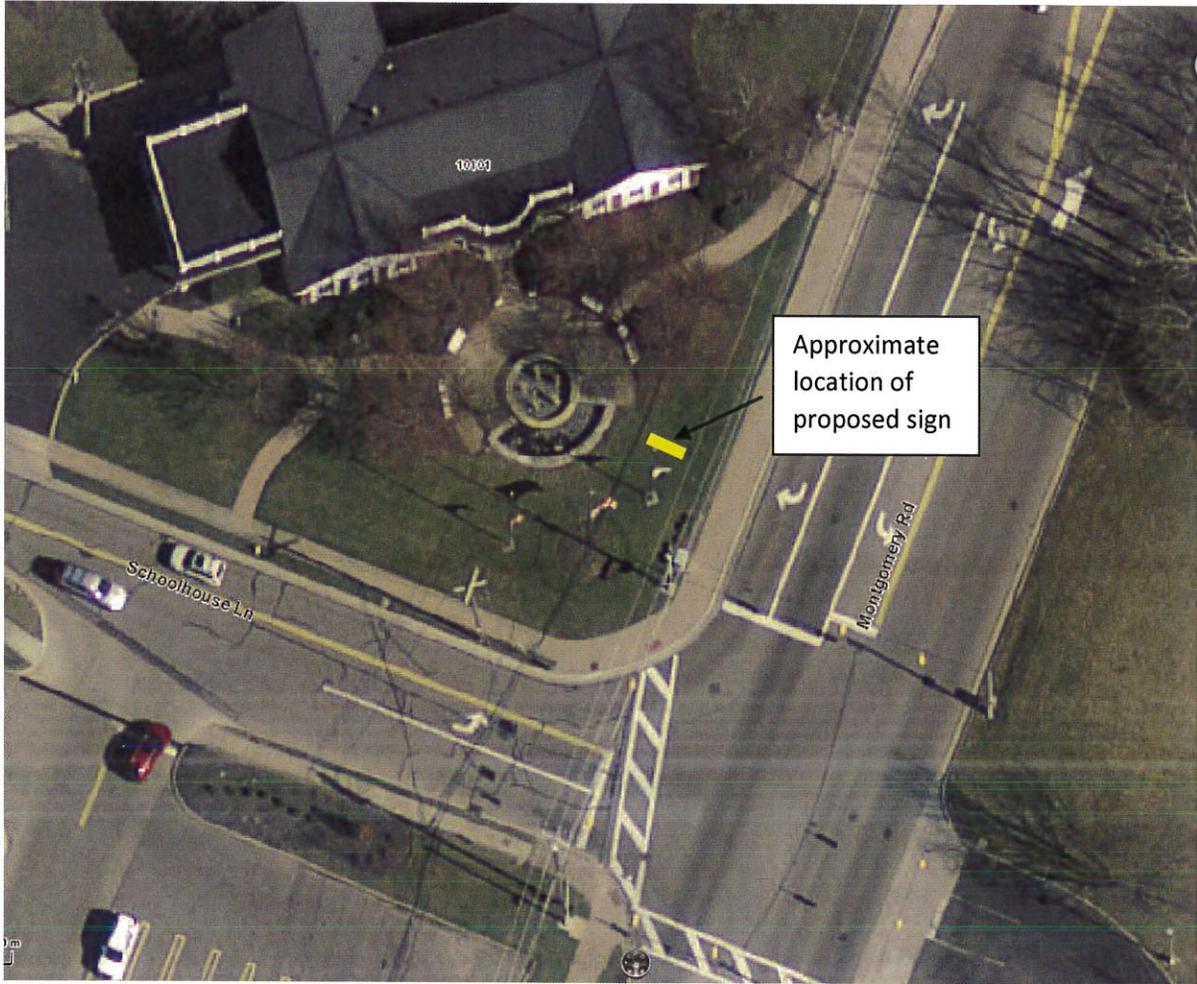
Porter  
Rich Navy 6522-5  
PPG  
446-7 Egyption Violet



Specifications:  
Sandblasted / Redwood

**MONTGOMERY**  
Client: \_\_\_\_\_  
Scale: 3/4" = 1'-0"  
Date: 9-22-15  
Location: \_\_\_\_\_  
CINC

ARTWORK APPROVED  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
This drawing is submitted by the customer and is not to be used without the approval of the artist. The artist is not responsible for any errors or omissions. Without the expressed permission of ABC Signs, Inc.



Approximate location of proposed sign

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

City of Montgomery  
Planning, Zoning & Landmarks Committee  
May 4, 2015

**Staff Present**

Wayne Davis, City Manager  
Tracy Roblero, Community Development Director  
Connie Gaylor, Clerk of Council

**Council Committee Members Present**

Ken Suer, Chair  
Chris Dobrozsi  
Ann Combs

**Guests in attendance**

Frank Davis  
Mary Jo Byrnes  
Steve Olenick  
Ken McCracken  
Muriel Bennett

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The meeting of the Planning, Zoning and Landmarks Committee of City Council convened in Council Chambers at 4:00 p.m. with Mr. Suer presiding.

**Discussion of Residential Remodeling Tax Abatement**

Ms. Mary Jo Byrnes of 7980 Schoolhouse Lane was present to discuss with the Committee information she had previously supplied regarding teardown trends and tax abatements. Ms. Byrnes discussed the creation of a tax abatement for the renovation of existing single family ranch homes in an effort to preserve the existing housing stock and to provide diversity within the community. She stated that she is worried about the imbalance in architectural styles and purchase prices of homes. Ms. Byrnes stated that she feels the City has always been diverse in the types of architectural designs it has as well as the diversity of the ages of its residents. She feels that if we continue with the current trend of the tear down/rebuilds of residential homes that we will lose these diversities as well as the uniqueness the City is known for.

Ms. Byrnes pointed out that the City of Blue Ash and the Village of Newtown both have tax abatement programs for pockets of their areas.

Ms. Roblero stated to the Committee that the most common tax abatement program in Ohio is the Community Reinvestment Program (CRA). She explained that this program allows for communities to abate taxes on the increase assessed valuation for reinvestment in a designated area. This program is very beneficial to provide for reinvestment in areas that are experiencing disinvestment.

Mr. Suer asked those guests and residents in attendance if they would like to speak on this matter. The following people addressed the Committee:

Mr. Steve Olenick, 10454 Adventure Lane, stated that he was present to hear the discussion about the proposed abatement. Mr. Olenick stated that he is considering remodeling before they sell their home. His challenge is that he has a large home on a large lot and is not sure that this type of abatement would apply to what he would consider doing. His home would not be the type of home a builder would be interested in buying as a tear down project.

Mr. Ken McCracken, 9850 Forestglen Drive, stated to the Committee that he shares the concern about the architectural styles of the homes becoming too similar and that there needs to be a mixture to retain the ambiance of the neighborhoods that residents love.

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May 4, 2015  
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Mrs. Muriel Bennett, 9821 Knollbrook Terrace, explained to the Committee that she purchased her home in 1983 in an area where quad-level homes were still present. She felt this gave her street diversity in styles. In the last two years, there has been a sale of two of the homes that border her property. One of the homes was sold to a builder and became a tear-down/rebuild. She stated that with both homes, there previously was a large amount of green space between the homes, now with the rebuild of a larger home and the addition onto the other neighboring home, the amount of green space between the homes has diminished greatly. She stated that she has also experienced drainage issues on her property. She stated as a property owner they have no incentive to do any type of renovation or remodeling as they feel they are out-sized and undervalued due to the neighboring properties.

Mr. Suer thanked Ms. Byrnes and all guests for sharing their information with the Committee and advised them that the Committee and staff would continue to research and discuss the guidelines and effects of a tax abatement program within the City.

#### **Discussion of Draft Request for Proposals for the Gateway Redevelopment Area**

Ms. Roblero stated to the Committee that she and Frank Davis, special projects coordinator have completed the draft copy of the Request for Proposals (RFP) for the Gateway Redevelopment Area (GRA) and would like to review the proposal with the Committee.

Ms. Roblero discussed with the Committee what an acceptable submission time frame would be. She explained that generally we allow 45 days to receive a submission, however after speaking with several of the teams she feels that allowing 60 days would be more appropriate and still allow the project to stay on track.

Ms. Roblero explained to the Committee that as required in the RFP, the original copy of each respondent's financial plan will be sent directly to Law Director, Terry Donnellon, for review and verification. This information will be included in the electronic version required to be returned with each submission to Ms. Roblero by Monday, June 22.

The Committee discussed the submission time as well as the format of the RFP and advised Ms. Roblero to move forward with the RFP as discussed including the 60 day submission time.

#### **Other Business**

Mr. Suer asked if there was any items for other business. There were none.

#### **Minutes**

Mrs. Combs moved to adopt the minutes of the April 6, 2015 meeting of the Planning, Zoning and Landmarks Committee. Mr. Dobrozsi seconded. The Committee unanimously agreed.

#### **Adjournment**

The Planning, Zoning and Landmarks Committee meeting adjourned at 4:50 p.m.

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Chair