



Pat Moeller

Mayor

Carla Fiehrer

Vice Mayor

Matthew Von Stein

Council Member

Kathleen Klink

Council Member

Rob Wile

Council Member

Robert Brown

Council Member

Timothy Naab

Council Member

2 Public Hearings

Call to Order

Offering of Prayer – Carla Fiehrer

Pledge of Allegiance

Special Presentations by City Council or the City Manager/ Proclamations/ Verbal Reports

1. National Association of Letter Carriers Stamp Out Hunger Food Drive Proclamation
2. Municipal Arborist Update by David Bienemann
3. Arbor Day Proclamation

Audience of Citizens

Individuals who wish to make comments regarding items scheduled on the Agenda may speak during this part of the agenda or may reserve the right to speak specifically when that item is up for a vote on Council floor. Individuals who wish to speak regarding items not specifically scheduled may do so at this time. All individuals who intend to address City Council are required to sign in at the table in the back of the room. Each speaker is allowed 5 minutes.

Consent Agenda

The Consent Agenda is intended to allow the City Council to spend its time and energy on the important items on a lengthy agenda. Staff recommends approval of the Consent Agenda. Anyone may request an item on this calendar to be "pulled" off the Consent Agenda and considered separately. Agenda items pulled from the Consent Agenda will be considered separately under Pulled Consent Items.

- Approval of Minutes
- All Staff Reports
- Receive and File
- Committee of the Whole Report (Includes all Caucus Reports)
- Informational Report – Regarding the March 2016 Financial Report
- Informational Report – Regarding the March 2016 Investment Report
- Informational Report – Regarding the Purposed Revision to the Civil Service Commission (CSC) Rules and Regulations Rule III (Examinations), Section 10

Caucus Agenda April 27, 2016

1. [Recommendation Relative to a Request by Mike Dingeldein of Community Design Alliance, on behalf of Robert Shane Kelly, for a Conditional Use to allow the expansion of an existing Automobile Sales facility to operate on the property zoned B-2 Community Business District located at 2128 & 2204 Dixie Highway. \(Mike Dingeldein of Community Design Alliance/Robert Shane Kelly, Applicant/Applicant\).](#)
2. [Recommendation Relative to a Request by Thomas Britt for a Conditional Use to allow the establishment of an Automobile Sales facility \(Special Interest Auto Sales LLC\) on property zoned I-2 Industrial District located at 3720 Symmes Road \(Thomas Britt/Carol Besl, Applicant/Owner\).](#)
3. [Recommendation Relative to a Request for a Conditional Use to allow the establishment of a Drive-Through Facility \(i.e. retail/commercial establishment\) to operate on property located at NW corner of Central Avenue and Knightsbridge Drive \(Jeffrey Sackenheim, Applicant/Frank Pfirman, Gunnar Realty, LTD, Owner\).](#)





Public Hearings

4. [A public hearing regarding a request to amend the Zoning Ordinance of the City of Hamilton, Ohio: Section 1108.00 Definitions and Section 1125.00 Industrial Planned Development District.](#)
5. [A public hearing regarding a request to Rezone 115 Dayton \(City Lot Nos. 31128\), located in the City of Hamilton, Second Ward North Side, from B-3 Central Business District to DT-2 Downtown Support District. \(City of Hamilton, Applicant\).](#)

These icons illustrate which strategic goals Council Actions align to



Council Actions Pertaining to Legislative Items:

Pending Legislation:

6. [An Emergency Ordinance waiving requirements of Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio, ratifying bid process and approving award of 2016 Miscellaneous Water Main Replacements Contract to Adleta Construction. \(Second Reading\).](#) ①
7. [An Emergency Ordinance waiving requirements of Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio, ratifying bid process and approving award of 2016 Miscellaneous Natural Gas Main Replacements Contract to Premier Energy Services, LLC. \(Second Reading\).](#) ①

New Legislation:

8. [An ordinance amending various portions of the City of Hamilton Zoning Ordinance No. 7503, regarding the Industrial Planned Development \(IPD\) Zoning District. \(First Reading\).](#) ①
9. [An ordinance amending various portions of the City of Hamilton Zoning Ordinance No. 7503, relative to section 1108.00 regarding adult businesses i.e. sexual encounter establishments. \(First Reading\).](#) ①





10. [An ordinance amending Zoning Ordinance No. 7503 by changing the zoning of vacant property located at 115 Dayton Street, \(City Lot No. 31128\), located in the City of Hamilton, Second Ward, from B-3 Central Business District to DT-2 Downtown Support District. \(City of Hamilton, Applicant\). \(First Reading\).](#) **R O**
11. [An ordinance approving the final or official record plat of the General Scott Subdivision, located in the First Ward South Side, City of Hamilton, Butler County, Ohio. \(General Scott LLC, Applicant\). \(First Reading\).](#) **O**
12. [An ordinance Amending, Transferring and Appropriating up to \\$50,802 of Fiscal Year 2015-16 Community Development Block Grant \(CDBG\) Program Funds. \(First Reading\).](#) **I E**
13. [An Emergency Ordinance levying special assessments for public improvements in accordance with Resolution Numbers R2014-2-13 adopted February 12, 2014 and R2012-6-30, adopted June 27, 2012, relative to the construction and repair of existing sidewalks, curbs and gutters on various streets and avenues in the City of Hamilton, Ohio. \(Final Assessment Rolls for the 2013 Street Resurfacing and Concrete Repair Program\). \(Two Readings\).](#) **I O**
14. [An Emergency Ordinance authorizing and directing the execution and delivery of a Closing Agreement with American Municipal Power, Inc. and related closing documents in connection with the sale of a 48.6% undivided ownership interest in the Greenup Hydroelectric Project pursuant to the Meldahl-Greenup Participation Agreement, dated March 1, 2009. \(Two Readings\).](#) **O**
15. [A resolution authorizing and approving certain additional services, in coordination and cooperation with the Butler County Transportation Improvement District, for the South Hamilton Crossing Project, and amendment of Intergovernmental Agreement.](#) **I D A R O E O**

Audience of the City Manager

Audience of City Council

Executive Session

Adjournment



City Council Meeting Informational Report

TO: The Honorable Mayor and Members of the City Council
FROM: Tom Vanderhorst, Finance Director
RE: March, 2016 MONTHLY FINANCIAL REPORT TO COUNCIL

Dear Mayor and Members of Council:

This report is provided for your information and requires no City Council action.

Related Strategic Goal(s)

- I** Increase residential property values by CPI + 5%
- D** Decrease vacant residential structures by 30% (1,000 total)
- A** Add 2,000 new jobs
- R** Realize \$150 million of new private industrial/commercial investment
- G** Generate \$20 M in investment for recreational amenities with \$10 M around the Great Miami River
- E** Engage 50,000 participants annually in special events, arts and recreation activities
- O** General operations / Government Business





HAMILTON OHIO

MONTHLY FINANCIAL REPORT
TO THE CITY COUNCIL

Prepared by the Department of Finance

MARCH 31, 2016

INCOME STATEMENT GENERAL FUND
MONTH ENDING March 31, 2016
(Budgetary Basis)

Comparative Revenue

Description	Revenue This Month Current Year	Revenue Year To Date	Revenue Prior Year To Date	Revenue Estimated	% Est Received
General	\$2,518,686.25	\$7,094,605.07	\$7,174,846.82	\$27,165,975.00	26.12%
Public Works	413.75	628.75	\$548.50	4,150.00	15.15%
Police	21,857.31	67,348.40	\$52,111.27	188,500.00	35.73%
Fire	172,111.31	462,842.99	\$490,650.02	1,651,600.00	28.02%
Public Health	48,907.67	175,342.23	\$148,631.07	409,165.00	42.85%
Parks & Recreation	9,913.36	87,421.37	\$14,644.64	267,510.00	32.68%
Municipal Court	96,419.08	249,876.79	\$204,222.81	875,430.00	28.54%
Construction Services	44,906.54	125,574.50	\$113,565.17	448,300.00	28.01%
Planning	1,775.00	2,615.00	\$2,750.00	5,500.00	47.55%
Transfer In	0.00	0.00	\$614,449.41	0.00	
Reimbursement of Expense	826,552.02	2,201,399.89	\$2,888,740.87	11,930,950.00	18.45%
TOTAL REVENUES	\$3,741,542.29	\$10,467,654.99	\$11,705,160.58	\$42,947,080.00	24.37%

Comparative Expenditures

Description	Expenditures This Month Current Year	Expenditures & Encumbrances Year To Date	Expenditures & Encumbrances Prior Year To Date	Budget This Year	Budget Used %
City Council	\$5,205.07	\$17,428.55	\$24,303.25	\$88,369.00	19.72%
City Clerk	8,358.88	30,058.08	\$27,311.17	111,168.00	27.04%
Municipal Court	108,213.87	473,191.06	\$495,268.11	1,683,726.00	28.10%
City Manager	18,727.42	84,173.33	\$132,932.98	355,150.00	23.70%
Construction Services	42,027.07	138,219.28	\$146,073.08	583,636.00	23.68%
Planning	72,733.33	173,308.23	\$116,077.02	1,123,535.00	15.43%
Law	0.00	68.11	\$70,673.43	166.00	41.03%
Human Resources	24,121.97	66,803.58	\$0.00	385,255.00	17.34%
Civil Service	21,927.31	74,630.17	\$82,935.18	303,926.00	24.56%
Finance - Administration	94,038.48	296,627.75	\$333,298.60	1,192,217.00	24.88%
Finance - Purchasing	18,061.13	55,625.46	\$61,907.72	251,002.00	22.16%
Finance - Building Services	38,401.55	142,218.76	\$343,012.27	338,207.00	42.05%
Finance - Taxation	56,542.32	196,569.88	\$295,247.49	807,118.00	24.35%
Finance - Utility Cashiers	11,722.30	47,718.60	\$43,899.25	193,750.00	24.63%
PW - Administration	16,414.50	51,348.58	\$61,682.86	228,042.00	22.52%
PW - Engineering	38,525.23	143,295.58	\$111,455.44	495,016.00	28.95%
PW - Traffic Engineering	23,793.19	79,335.01	\$86,192.44	311,670.00	25.45%
PW - Signal	23,074.66	113,841.56	\$132,741.53	361,167.00	31.52%
Police	964,511.91	3,211,424.51	\$3,413,029.47	12,743,488.00	25.20%
Civilian Dispatch	73.50	10,633.00	\$10,570.00	9,550.00	111.34%
Bldg Maint - Criminal Justice	11,452.51	88,233.42	\$104,554.94	181,796.00	48.53%
Corrections	39,408.06	133,458.06	\$153,081.50	540,351.00	24.70%
Fire	624,731.05	2,451,103.16	\$2,444,900.78	9,452,714.00	25.93%
Fire Building Maintenance	9,045.69	103,188.94	\$94,218.25	191,688.00	53.83%
EMT/Paramedic Levy Expenditures	215,672.86	791,213.39	\$823,279.62	2,438,928.00	32.44%
Health - Administration	(6,178.45)	157,121.20	\$177,823.84	541,258.00	29.03%
Environmental Health	53,096.52	162,543.99	\$159,791.62	752,466.00	21.60%
Nursing	11,116.78	56,407.20	\$42,414.44	162,562.00	34.70%
Health - Bioterrorism	2,607.05	6,955.01	\$9,907.40	26,454.00	26.29%
Parks & Playground Maint	0.00	1,281.63	\$60,131.72	1,311.00	97.76%
Community Center	0.00	8,090.78	\$57,101.80	8,224.00	98.38%
M.J. Colligan Lodge	0.00	110.83	\$6,164.56	111.00	99.85%
Rivers Edge Park	5,942.99	5,942.99	\$0.00	5,942.00	100.02%
Special Approp - General	356,125.37	2,585,381.59	\$3,512,065.33	4,747,046.00	54.46%
Special Appropriations	272,965.35	801,106.62	\$466,354.50	1,734,343.00	46.19%
Income Tax Refunds	54,116.16	128,824.16	\$99,869.19	505,000.00	25.51%
Transfers Out	82,830.44	774,405.15	\$1,976,333.83	1,565,023.00	49.48%
CDBG Expense	10.82	41.24	\$13,559.29	50,000.00	0.08%
TOTAL EXPENDITURES	\$3,319,416.89	\$13,661,928.44	\$16,190,163.90	\$44,471,375.00	30.72%
FUND NET GAIN / LOSS	\$422,125.40	(\$3,194,273.45)	(\$4,485,003.32)	(\$1,524,295.00)	

**INCOME STATEMENT - GENERAL FUND
SUPPORTING SCHEDULE - GENERAL REVENUE
MONTH ENDING March 31, 2016
(BUDGETARY BASIS)**

	Revenue This Month Current Year	Revenue Year To Date	Revenue Prior Year To Date	% Increase/ Decrease Over Prior Year	Revenue Estimated	% Est. Received
TAXES						
Real Estate Taxes	\$ 530,000.00	\$ 760,000.00	\$ 1,156,143.08	-34.26%	\$ 2,220,000.00	34.23%
Personal Property Taxes	-	-	-	-	-	-
Income Tax - General Fund	1,677,163.25	5,123,930.91	4,740,993.01	8.08%	19,130,875.00	26.78%
Income Tax - JEDD 1	31,773.01	102,838.42	94,362.66	8.98%	385,000.00	26.71%
Income Tax - JEDD 2	9,969.00	44,847.67	35,059.61	27.92%	140,000.00	32.03%
Motel Tax	-	25,429.74	17,513.01	45.20%	84,000.00	30.27%
2/3rd KWH Tax Revenue	114,803.12	365,910.30	396,763.62	-7.78%	1,650,000.00	22.18%
1/3rd KWH Tax Revenue	57,400.70	182,952.41	198,378.83	-7.78%	810,000.00	22.59%
SUB-TOTAL-TAXES	\$ 2,421,109.08	\$ 6,605,909.45	\$ 6,639,213.82	-0.50%	\$ 24,419,875.00	27.05%
LICENSES & PERMITS:						
Cable TV Franchise Fees	\$ -	\$ 169,030.11	\$ 165,477.81	2.15%	\$ 635,000.00	26.62%
Other Licenses, Permits	2,940.00	9,054.00	10,776.00	-15.98%	7,600.00	119.13%
SUB-TOTAL LICENSES & PERMITS	\$ 2,940.00	\$ 178,084.11	\$ 176,253.81	1.04%	\$ 642,600.00	27.71%
INTERGOVERNMENTAL						
ULGF - County	\$ 62,322.08	\$ 233,470.42	\$ 226,637.91	3.01%	\$ 950,000.00	24.58%
ULGF - Direct	3,773.18	21,118.86	47,562.99	-55.60%	190,000.00	11.12%
Inheritance Taxes	-	-	-	-	-	-
Other Intergovernmental	-	1,569.40	2,807.11	-44.09%	406,000.00	0.39%
SUB-TOTAL INTERGOVERNMENTAL	\$ 66,095.26	\$ 256,158.68	\$ 277,008.01	-7.53%	\$ 1,546,000.00	16.57%
CHARGES FOR SERVICES	\$ 9,851.19	\$ 31,210.64	\$ 48,489.03	-35.63%	\$ 403,850.00	7.73%
INVESTMENT INCOME	\$ 13,594.32	\$ 12,961.79	\$ 22,188.26	-41.58%	\$ 100,000.00	12.96%
MISCELLANEOUS	\$ 5,096.40	\$ 10,280.40	\$ 11,693.89	12.09%	\$ 53,650.00	19.16%
TOTAL	\$ 2,518,686.25	\$ 7,094,605.07	\$ 7,174,846.82	-1.12%	\$ 27,165,975.00	26.12%

**INCOME STATEMENT - GENERAL FUND
SUPPORTING SCHEDULE - REIMBURSEMENT OF EXPENSE
MONTH ENDING March 31, 2016
(BUDGETARY BASIS)**

	Revenue This Month Current Year	Revenue Year To Date	Revenue Prior Year To Date	% Increase/ Decrease Over Prior Year	Revenue Estimated	% Est. Received
REIMBURSEMENT OF EXPENSE:						
FROM FUND:						
One Renaissance Center Fund 200	\$ 8,367.99	\$ 21,644.05	\$ 25,618.21	-15.51%	\$ 79,000.00	27.40%
FEMA Reimbursement Fund 205	-	-	-	-	-	-
Stormwater Fund 279	10,059.36	30,027.56	30,951.21	-2.98%	130,800.00	22.96%
Refuse Fund 280	4,338.07	13,365.10	15,983.27	-16.38%	61,000.00	21.91%
Street Maintenance Fund 281	35,663.28	114,161.45	120,814.86	-5.51%	482,150.00	23.68%
Gas Fund 501	124,396.83	295,422.91	246,774.57	19.71%	1,300,000.00	22.72%
Electric Fund 502	134,893.99	333,929.45	287,132.41	16.30%	1,455,000.00	22.95%
Water Fund 503	124,396.83	295,422.91	246,774.57	19.71%	1,300,000.00	22.72%
Wastewater Fund 504	106,249.44	253,960.80	218,548.12	16.20%	1,020,000.00	24.90%
Parking Fund 550	4,717.08	14,263.02	15,708.86	-9.20%	62,500.00	22.82%
Golf Fund 560	-	-	-	-	-	-
CDBG Reimbursement	6,802.48	29,202.63	47,934.75	-39.08%	110,000.00	26.55%
Public Safety & Health Inc Tax Fund 210	41,666.67	125,000.01	119,850.00	4.30%	500,000.00	25.00%
SUB-TOTAL GENERAL	\$ 601,552.02	\$ 1,526,399.89	\$ 1,376,090.83	10.92%	\$ 6,500,450.00	23.48%
Law Enforcement Funds:						
Safety Helmet Grant Fund 232	-	-	-	-	-	-
DARE Grant Fund 239	\$ -	\$ -	\$ -	-	\$ -	-
Police Pension Fund 246	-	-	93,750.00	-100.00%	240,000.00	0.00%
Law Enforcement Block Grant 225	-	-	-	-	-	-
2002 Police Levy Fund 249	-	-	237,500.01	-100.00%	730,000.00	0.00%
Court Special Project Fund 207	-	-	-	-	70,500.00	0.00%
Public Safety & Health Inc Tax Fund 210	112,500.00	337,500.00	292,575.00	15.36%	1,350,000.00	25.00%
CDBG Reimbursement	-	-	-	-	-	-
SUB-TOTAL POLICE	\$ 112,500.00	\$ 337,500.00	\$ 623,825.01	-45.90%	\$ 2,390,500.00	14.12%
Fire Funds:						
Fire Pension Fund 250	\$ -	\$ -	\$ 91,250.01	-100.00%	\$ 225,000.00	0.00%
Charter Fire Force Fund 252	-	-	262,500.00	-100.00%	745,000.00	0.00%
2002 Fire Levy Fund 253	-	-	242,500.02	-100.00%	720,000.00	0.00%
Public Safety & Health Inc Tax Fund 210	112,500.00	337,500.00	292,575.00	15.36%	1,350,000.00	25.00%
CDBG Reimbursement	-	-	-	-	-	-
SUB-TOTAL FIRE	\$ 112,500.00	\$ 337,500.00	\$ 888,825.03	-62.03%	\$ 3,040,000.00	11.10%
TOTAL	\$ 826,552.02	\$ 2,201,399.89	\$ 2,888,740.87	-23.79%	\$ 11,930,950.00	18.45%

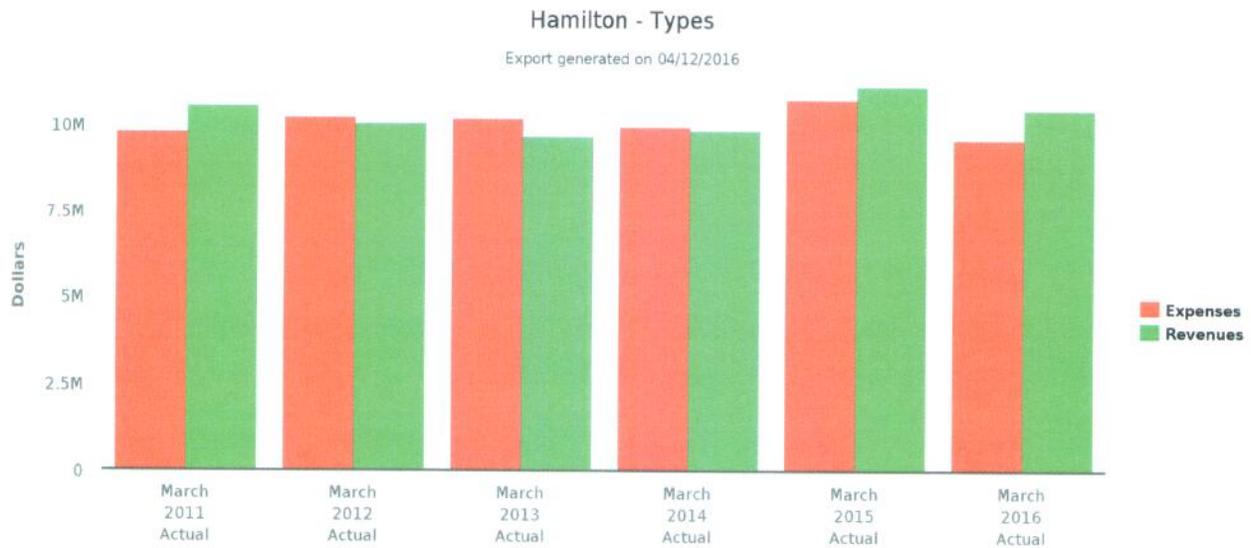
General Fund
Statement of Activities
For the Three Months January through March

Hamilton - Types

Funds Filter: General Fund
Export generated on 04/12/2016

Account Group	Account Type	March 2011 Actual	March 2012 Actual	March 2013 Actual	March 2014 Actual	March 2015 Actual	March 2016 Actual
Revenues		\$ 10,555,458	\$ 10,054,620	\$ 9,681,941	\$ 9,854,313	\$ 11,090,711	\$ 10,467,655
Revenues	Taxes	5,998,693	5,785,084	5,741,116	5,792,572	6,642,021	6,607,479
Revenues	Miscellaneous Revenue	38,187	127,157	48,154	60,765	44,096	135,813
Revenues	Licenses & Permits	339,034	338,018	362,519	317,702	348,842	379,096
Revenues	Intergovernmental Revenue	570,807	486,045	248,847	287,954	299,063	289,692
Revenues	Charges for Services	3,350,790	3,037,852	3,110,560	3,182,870	3,564,310	2,818,796
Revenues	Recreation Fees	35,725	17,835	13,363	26,740	10,650	0
Revenues	Enterprise Revenues	0	0	0	0	0	0
Revenues	Fines and Forfeits	222,222	262,629	157,382	185,709	181,729	236,779
Revenues	Other Financing Sources	0	0	0	0	0	0
Expenses		9,839,281	10,246,473	10,196,773	9,957,971	10,745,803	9,612,243
Expenses	Personnel Services & Benefits	8,474,002	8,841,417	8,258,749	8,224,669	7,947,881	7,161,086
Expenses	Other Expenditures	1,365,278	1,405,056	1,938,025	1,733,302	2,797,922	2,451,158
Expenses	Capital Improvements	0	0	0	0	0	0
Revenues Less Expenses		\$ 716,177	\$ -191,853	\$ -514,832	\$ -103,658	\$ 344,908	\$ 855,412

*Revenue and Expense totals exclude transfers in/out



Fiscal Year Through March (cumulative amounts)

General Fund
Wages Paid all General Fund Departments
For the Three Months January through March

- The City experienced 7 pays through March for 2012 – 2015 and 6 pays through March for 2011 and 2016.
- Overtime and Special Pay was broken out as a separate line item in 2013. In 2012 and before, they were included in Salaries – Regular Employees.

Hamilton - Personnel Services

Funds Filter: General Fund
Export generated on 04/12/2016

Account Group	March 2011 Actual	March 2012 Actual	March 2013 Actual	March 2014 Actual	March 2015 Actual	March 2016 Actual
Salaries	\$ 5,843,460	\$ 6,408,938	\$ 5,797,171	\$ 5,732,502	\$ 5,470,846	\$ 4,685,085
Unused Comp-Sick Leave	284,063	156,996	140,255	65,943	226,208	148,618
Overtime	0	0	136,936	197,322	87,480	194,376
Special Pay	0	0	6,755	9,603	15,316	69,329
Total	\$ 6,127,523	\$ 6,565,934	\$ 6,081,117	\$ 6,005,370	\$ 5,799,850	\$ 5,097,408

Hamilton - Personnel Services

Export generated on 04/12/2016



Fiscal Year Through March (cumulative amounts)

**General Fund Income Tax Collections
For the Three Months January through March**

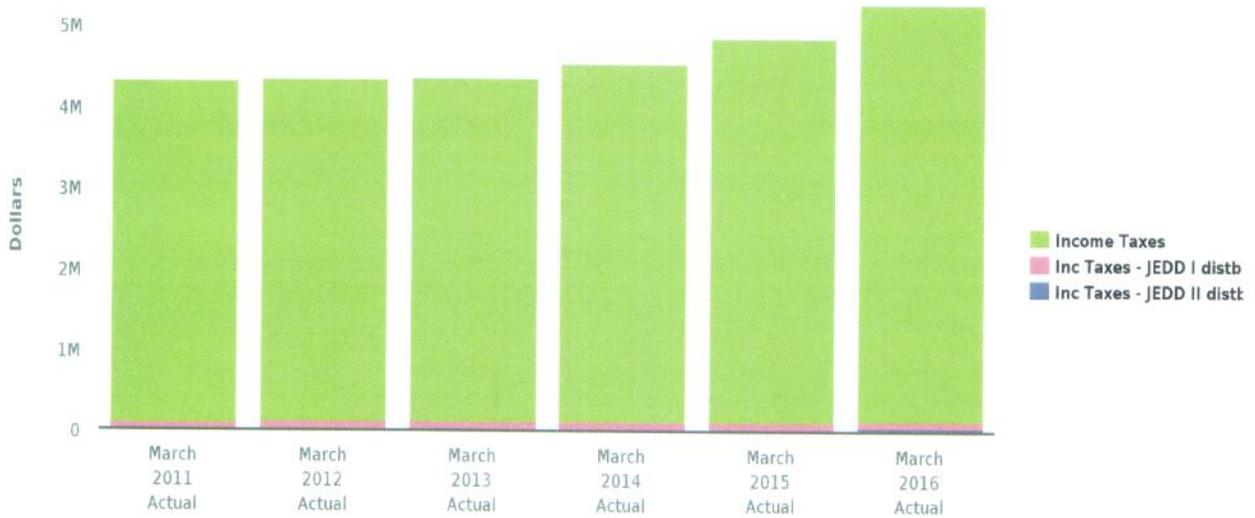
Hamilton - Income Taxes

Funds Filter: General Fund
Export generated on 04/12/2016

Account Group	March 2011 Actual	March 2012 Actual	March 2013 Actual	March 2014 Actual	March 2015 Actual	March 2016 Actual
Income Taxes	\$ 4,217,013	\$ 4,238,664	\$ 4,249,272	\$ 4,412,428	\$ 4,740,993	\$ 5,123,931
Inc Taxes - JEDD I distb	79,710	77,450	79,361	95,196	94,363	102,838
Inc Taxes - JEDD II distb	26,476	38,308	39,815	34,590	35,060	44,848
Total	\$ 4,323,199	\$ 4,354,422	\$ 4,368,448	\$ 4,542,214	\$ 4,870,416	\$ 5,271,617

Hamilton - Income Taxes

Export generated on 04/12/2016



Fiscal Year Through March (cumulative amounts)

Summary of Cash Basis Activity
For the One Month Period Ending March 31, 2016

	Balance Mar. 1, 2016	Monthly Receipts	Monthly Disbursements	Non-Cash Items	Balance Mar. 31, 2016	Purchase Orders Outstanding	Unencumbered Cash
GENERAL							
100 General	\$7,220,175.26	\$3,741,542.29	\$3,319,416.89	(\$11,957.30)	\$7,630,343.36	\$3,275,279.98	\$4,355,063.38
SPECIAL REVENUE							
200 One Renaissance Center Fd	1,444,263.85	185,306.02	54,057.05	0.00	1,575,512.82	155,966.99	\$1,419,545.83
2013 HOME FUND 2013	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2014 HOME FUND 2014	19,424.00	15,923.78	15,923.78	0.00	19,424.00	106,161.07	(\$86,737.07)
2015 Home Fund 2015	31,310.27	7,609.74	7,609.74	0.00	31,310.27	69,259.02	(\$37,948.75)
205 Fed. Emg Mgmt Fund (FEMA)	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
206 Youthbuild Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
207 Hamilton Court Sec.Proj.	39,227.04	5,853.43	0.00	0.00	45,080.47	0.00	\$45,080.47
208 Hamilton Court Sp Proj Fd	124,862.39	3,093.05	0.00	0.00	127,955.44	18,125.00	\$109,830.44
210 Pub Safety/Health Inc Tax	368,786.57	270,510.42	275,395.34	0.00	363,901.65	0.00	\$363,901.65
211 Rounding Up Util Acct Trs	632.03	141.92	0.00	0.00	773.95	377.23	\$396.72
212 Hamilton Mun Ct Cap Imp	6,951.69	11,410.21	5,275.68	0.00	13,086.22	8,826.00	\$4,260.22
213 MIT Aggregatn/Verifctn Fd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
215 Hamltn Cap Imp Debt Serv	2,748,854.48	241,838.02	90,898.90	0.00	2,899,793.60	384,840.24	\$2,514,953.36
218 Brownfield Red Pilot Proj	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
219 Brownfields Job Trng Init	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
220 Weed & Seed Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
221 Dispute Resolutn Proc Fd	16,576.08	645.00	0.00	0.00	17,221.08	0.00	\$17,221.08
222 DOJ Forfeiture Prog Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
223 Brownfields Rev Loan Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
224 GREAT Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
225 Justice Assistance Grant	4,495.67	0.00	0.00	0.00	4,495.67	25,698.00	(\$21,202.33)
226 Weed & Seed Grnt Exp Site	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
227 Land Reutilization Fund	25,717.23	0.00	2,366.00	0.00	23,351.23	61,016.60	(\$37,665.37)
230 Targeted Oriented Policing	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
231 Law Enforcement Trust	86,833.51	2,453.75	0.00	0.00	89,287.26	4,400.00	\$84,887.26
232 Safety Helmet Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
233 Safety Seat Belt Grant	14.97	0.00	0.00	0.00	14.97	0.00	\$14.97
235 Public Safety Spec Proj	142,940.12	0.00	1,179.54	0.00	141,760.58	1,497.17	\$140,263.41
237 Police Hiring Supp Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
238 Probation Services Fund	149,355.06	21,086.81	18,927.07	0.00	151,514.80	1,540.43	\$149,974.37
239 Dare Program	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
240 Drug Law Enforcmt Trust	12,487.30	37.50	3,411.75	0.00	9,113.05	8,305.73	\$807.32
241 Dui Enfrmt & Eductn Trst	5,299.07	188.00	0.00	0.00	5,487.07	0.00	\$5,487.07
242 Indgnt Drvrs Alcolh Trt	155,337.67	2,733.54	0.00	0.00	158,071.21	10,000.00	\$148,071.21
244 Metro Housing Auth Pol Gr	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
245 Police K-9 Unit Fund	100.00	0.00	0.00	0.00	100.00	0.00	\$100.00
246 Police Pension Fund	13.79	0.00	0.00	0.00	13.79	0.00	\$13.79
247 CDBG Police Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
248 COPS MORE Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
249 Police Levy Fund	10,238.42	0.00	0.00	0.00	10,238.42	0.00	\$10,238.42
250 Firemen's Pension Fund	99.91	0.00	0.00	0.00	99.91	0.00	\$99.91
251 Emergency Med Serv Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
252 Charter Fire Force Fund	102.59	0.00	0.00	0.00	102.59	0.00	\$102.59
253 Fire EMS Levy Fund	6,435.56	0.00	0.00	0.00	6,435.56	0.00	\$6,435.56
254 Technology Initiative Fnd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
255 Energy Effic Block Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
256 Local Energy Assur Ping	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
260 Immunizatn Actn Plan Gran	192,712.97	0.00	5,922.71	0.00	186,790.26	18,330.37	\$168,459.89
261 Kathryn Weiland Trust Inc	3,927.71	1,435.11	0.00	0.00	5,362.82	0.00	\$5,362.82
262 Clinical Services Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
270 Str & Pks Beautification	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
279 Stormwater Mgmt. Fund	1,974,093.22	180,878.33	93,490.78	7,735.21	2,069,215.98	802,935.12	\$1,266,280.86
280 Refuse Fund	1,752,980.80	333,937.00	341,653.37	(184.10)	1,745,080.33	2,625,783.11	(\$880,702.78)
281 Street Maintenance Fund	265,801.43	226,631.07	178,505.40	0.00	313,927.10	162,558.39	\$151,368.71
282 Transit System	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
283 Convntrn & Vistrs Bur Fund	25,429.75	0.00	0.00	0.00	25,429.75	0.00	\$25,429.75
284 Miami Conservancy Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
800 CDBG - Revolving Loan Fd	26,391.68	2,529.35	0.00	0.00	28,921.03	0.00	\$28,921.03
801 HOME - Revolving Loan Fnd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
802 Neighborhood Stabl.Prgm	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
803 HPRP Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
804 Neighborhood Stabl. Program 3	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
913 CDBG 2012 - 2013	76,482.64	0.00	0.00	0.00	76,482.64	0.00	\$76,482.64
914 CDBG FUND 2014	28,207.09	0.00	0.00	0.00	28,207.09	0.00	\$28,207.09
915 CDBG FUND 915	45,741.10	82.20	82.20	0.00	45,741.10	55,076.29	(\$9,335.19)
916 CDBG Fund 2015-2016	43,746.76	62,096.37	62,320.43	224.06	43,746.76	185,540.33	(\$141,793.57)
Total Special Revenue	\$9,835,874.42	\$1,576,420.62	\$1,157,019.74	\$7,775.17	\$10,263,050.47	\$4,706,237.09	\$5,556,813.38
CAPITAL PROJECTS							
300 Capital Projects Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
301 Special Assessments	384,118.31	2,252.18	0.00	0.00	386,370.49	392,620.09	(\$6,249.60)
302 High Street Property	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
303 Lowes MITIE Talawanda Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
304 Walmart MITIE Hamilton Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
305 Hamilton Enterprise Park	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
306 Hamilton Streetscape Imp	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
307 Issue II Project Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
308 Matandy Steel MPITIE Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
309 Robinson Schwenn MPITIE Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
310 Clean Ohio Grants Program	36,115.94	0.00	36,115.94	0.00	0.00	0.00	\$0.00
311 Infrastructure Renwl Prgm	1,511,686.63	57,400.70	360,633.02	0.00	1,208,454.31	4,579,007.40	(\$3,370,553.09)
348 RIDs - MPITIE Citywide District	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
349 RIDs - MPITIE North District	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
350 RIDs - MPITIE South District	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
351 Quality Publishing MPITIE Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
352 Shoppes @ Hamilton MPITIE Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
353 Historic Developers (Mercantile)	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
354 Tippman Properties MPITIE Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
355 Neuren Manufacturing TIF	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Total Capital Projects	\$1,931,920.88	\$59,652.88	\$396,748.96	\$0.00	\$1,594,824.80	\$4,971,627.49	(\$1,033,560.22)

Summary of Cash Basis Activity
For the One Month Period Ending March 31, 2016

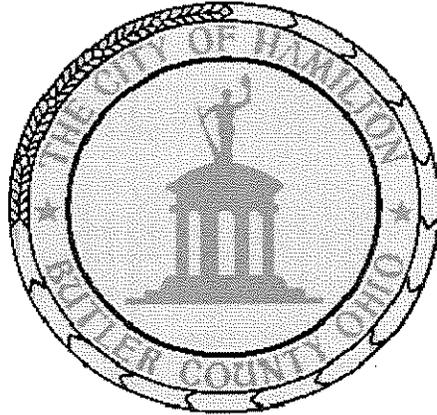
	Balance Mar. 1, 2016	Monthly Receipts	Monthly Disbursements	Non-Cash Items	Balance Mar. 31, 2016	Purchase Orders Outstanding	Unencumbered Cash
ENTERPRISE - GAS							
501 Gas Utility	1,263,771.56	2,562,441.02	2,144,349.17	486,051.65	2,167,915.06	469,752.99	\$1,698,162.07
510 Gas Sys Special Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
512 Gas Construction Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
515 Gas Cap Imprmt Fund	1,233,372.68	2,100.00	55,229.94	0.00	1,180,242.74	347,134.81	\$833,107.93
516 Gas Rate Stabilization Fd	2,514,098.89	851.77	0.00	0.00	2,514,950.66	0.00	\$2,514,950.66
517 Gas System Reserve Fund	1,033,000.00	0.00	0.00	0.00	1,033,000.00	0.00	\$1,033,000.00
518 Gas Bond Service Fund	0.00	31,619.55	0.00	(31,619.55)	0.00	0.00	\$0.00
Sub-Total - Gas	\$6,044,243.13	\$2,597,012.34	\$2,199,579.11	\$454,432.10	\$6,896,108.46	\$816,887.80	\$6,079,220.66
ENTERPRISE - ELECTRIC							
502 Electric Utility	9,292,790.29	4,827,231.91	4,172,940.92	549,792.90	10,496,874.18	3,731,827.67	\$6,765,046.51
520 Elec Sys Spec Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
522 Electric Construction Fd	685,234.78	0.00	0.00	0.00	685,234.78	646,594.69	\$38,640.09
523 Boiler No. 9 Scrubber Prj	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
524 Hydroelectric Oprtns Fund	2,619,911.01	288,473.46	130,638.13	(28,236.41)	2,749,509.93	159,144.24	\$2,590,365.69
525 Electric Cap Imprvmt Fund	620,160.98	900.00	483,689.68	(8,289.55)	129,081.75	2,804,936.47	(\$2,675,854.72)
526 Elec Rate Stablztn Fund	4,013,744.58	1,359.85	0.00	0.00	4,015,104.43	0.00	\$4,015,104.43
527 Elec System Reserve Fund	3,007,765.58	1,019.03	0.00	0.00	3,008,784.61	0.00	\$3,008,784.61
528 92 Electric Bd Service Fd	0.00	217,739.45	0.00	(217,739.45)	0.00	0.00	\$0.00
529 Electric Debt Rductn Resv	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Sub-Total - Electric	\$20,239,607.22	\$5,336,723.70	\$4,787,268.73	\$295,527.49	\$21,084,589.68	\$7,342,503.07	\$13,742,086.61
ENTERPRISE - WATER							
503 Water Utility	2,614,099.61	1,029,717.48	996,912.63	31,042.75	2,677,947.21	808,371.55	1,675,617.26
530 Water Sys Spec. Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
531 Water Construction Fund	300,232.90	0.00	7,577.88	0.00	292,655.02	221,402.27	63,854.87
535 Water Cap Imprmt Fund	5,155,471.40	270.00	12,737.00	0.00	5,143,004.40	385,318.27	4,800,263.49
536 Water Rate Stablztn Fund	1,582,952.82	536.30	0.00	0.00	1,583,489.12	0.00	1,583,489.12
537 Water System Reserve Fund	2,470,283.94	0.00	0.00	0.00	2,470,283.94	0.00	2,470,283.94
Sub-Total - Water	\$12,123,040.67	\$1,030,523.78	\$1,017,227.51	\$31,042.75	\$12,167,379.69	\$1,415,092.09	\$10,752,287.60
ENTERPRISE - WASTEWATER							
504 Wastewater Utility	1,404,332.58	967,745.91	905,794.92	(24,855.26)	1,441,428.31	862,313.42	586,173.60
540 Wastewater Sp Proj fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
541 Wastewater Constructn Fd	8,340,563.46	0.00	96,651.01	0.00	8,243,912.45	5,080,126.29	3,166,420.47
542 Wwater Debt Procds-Const.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
543 Riverside Nature Area Con	24,756.18	19.00	0.00	0.00	24,775.18	0.00	24,775.18
545 Wastewater Cap Imprvmt Fd	6,256,216.20	33,845.00	149,561.18	0.00	6,140,500.02	2,424,175.17	3,569,117.62
546 Wastewtr Rate Stablztn Fd	2,034,431.37	689.26	0.00	0.00	2,035,120.63	0.00	2,035,120.63
547 Wastewater Sys Reserve Fd	3,230,000.00	0.00	0.00	0.00	3,230,000.00	0.00	3,230,000.00
548 Wastewater Bond Service	0.00	393,263.92	0.00	(393,263.92)	0.00	0.00	0.00
Sub-Total - Wastewater	\$21,290,299.79	\$1,395,563.09	\$1,152,007.11	(\$418,119.18)	\$21,115,736.59	\$8,366,614.88	\$12,749,121.71
ENTERPRISE - OTHER							
550 Parking Fund	139,128.30	35,882.72	18,237.97	0.00	156,773.05	12,313.36	144,240.52
551 Pkg Capital Imprvmt Fund	0.00	0.00	290.70	0.00	(290.70)	1,215,590.00	(290.70)
560 Golf Fund	238,099.08	63,829.34	93,643.97	0.00	208,284.45	448,112.55	(269,857.56)
561 Golf Rate Stblztn Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
570 Central Park Sports Arena	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub-Total - Other	\$377,227.38	\$99,712.06	\$112,172.64	\$0.00	\$364,766.80	\$1,676,015.91	(\$1,311,249.11)
Total - Enterprise	\$60,074,418.19	\$10,459,534.97	\$9,268,255.10	\$362,883.16	\$61,628,581.22	\$19,617,113.75	\$42,011,467.47
INTERNAL SERVICES							
610 Fleet Maintenance Fund	451,853.15	180,335.25	124,995.88	0.00	507,192.52	335,636.82	175,673.28
620 Central Services	6,656.79	495,291.36	498,464.51	(4,395.00)	(911.36)	1,047,482.43	(1,062,796.39)
640 Central Benefits Fund	1,611,800.63	0.00	0.00	0.00	1,611,800.63	0.00	1,611,800.63
650 Economic Budget Stabilization	493,978.00	0.00	0.00	0.00	493,978.00	0.00	493,978.00
Total - Internal Services	\$2,564,288.57	\$675,626.61	\$623,460.39	(\$4,395.00)	\$2,612,059.79	\$1,383,119.25	\$1,228,940.54
TRUST AND AGENCY							
700 Travel Advance Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
710 Employee Txs & Bnfts Fund	1,395,278.18	0.00	0.00	(521,025.86)	874,252.32	0.00	874,252.32
711 Building Stds Fee Assmt Fu	0.00	0.00	0.00	0.00	0.00	0.00	0.00
712 Misc Collectn For Others	0.00	0.00	0.00	0.00	0.00	0.00	0.00
715 Unclaimed Monies Fund	100,610.42	0.00	0.00	0.00	100,610.42	0.00	100,610.42
720 West Milton Tax Collectn	0.00	0.00	0.00	0.00	0.00	0.00	0.00
721 New Miami Tax Collectn Fu	26,188.45	0.00	0.00	6,842.71	33,031.16	0.00	33,031.16
722 Oxford Tax Collectn Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
723 Eaton Tax Collection Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
724 Monroe Tax Collection Fun	0.00	0.00	0.00	0.00	0.00	0.00	0.00
726 Butler Cty Annex Tax Fund	4,238.01	0.00	0.00	1,535.35	5,773.36	0.00	5,773.36
727 Ham.Cen.Bus.Sp.Imprv Dst.	358.69	0.00	0.00	0.00	358.69	0.00	358.69
728 Joint Ecnmic Dvlp Dstrc I	18,278.73	0.00	0.00	(129.56)	18,149.17	0.00	18,149.17
729 Phillipsburg Tax Collectn	4,960.64	0.00	0.00	2,692.69	7,653.33	0.00	7,653.33
730 Benninghoffen Trust Fund	75,000.00	0.00	0.00	0.00	75,000.00	0.00	75,000.00
731 Joint Ecnmic Dvlp Dist II	44,069.80	0.00	0.00	4,911.24	48,981.04	0.00	48,981.04
732 Village of New Paris Tax Collect	12,294.97	0.00	0.00	5,508.77	17,803.74	0.00	17,803.74
740 Fire Damage Dep Escrow Fu	88,786.36	0.00	0.00	0.00	88,786.36	0.00	88,786.36
745 Police Prop.Rm Forfeiture	419,582.62	0.00	0.00	0.00	419,582.62	0.00	419,582.62
752 Municipal Court Cash	259,710.45	0.00	0.00	0.00	259,710.45	0.00	259,710.45
760 Treasury Investment Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
775 Sinking Fund	55,097.28	55,097.28	110,194.56	0.00	0.00	164,708.16	(219,805.44)
Total - Trust and Agency	\$2,604,454.60	\$55,097.28	\$110,194.56	(\$499,664.66)	\$1,949,692.66	\$164,708.16	\$1,784,984.50
TOTAL	\$84,131,131.92	\$16,567,874.65	\$14,875,095.64	(\$145,358.63)	\$85,678,552.30	\$34,118,085.72	\$51,560,466.58

Summary of Cash Basis Activity
For the Three Month Period Ending March 31, 2016

	Balance Jan. 1, 2016	Monthly Receipts	Monthly Disbursements	Non-Cash Items	Balance Mar. 31, 2016	Purchase Orders Outstanding	Unencumbered Cash
GENERAL							
100 General	\$7,561,294.13	\$10,467,654.99	\$10,386,648.46	(\$11,957.30)	\$7,630,343.36	\$3,275,279.98	\$4,355,063.38
SPECIAL REVENUE							
200 One Renaissance Center Fd	1,174,290.02	539,409.38	138,186.58	0.00	1,575,512.82	155,966.99	\$1,419,545.83
2013 HOME FUND 2013	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2014 HOME FUND 2014	19,424.00	28,952.30	28,952.30	0.00	19,424.00	106,161.07	(\$86,737.07)
2015 Home Fund 2015	31,310.27	36,103.85	36,103.85	0.00	31,310.27	69,259.02	(\$37,948.75)
205 Fed. Emg.Mgmt.Fund (FEMA)	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
206 Youthbuild Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
207 Hamilton Court Sec.Proj.	29,551.90	15,528.57	0.00	0.00	45,080.47	0.00	\$45,080.47
208 Hamilton Court Sp Proj Fd	125,055.06	7,900.38	5,000.00	0.00	127,955.44	18,125.00	\$109,830.44
210 Pub Safety/Health Inc Tax	358,239.35	826,440.89	820,778.59	0.00	363,901.65	0.00	\$363,901.65
211 Rounding Up Util Acct Trs	0.00	377.23	0.00	0.00	377.23	377.23	\$396.72
212 Hamilton Mun Ct Cap Imp	31,420.68	30,674.21	49,008.67	0.00	13,086.22	8,826.00	\$4,260.22
213 MIT Aggregatn/Verifctn Fd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
215 Hamln Cap Imp Debt Serv	2,829,990.47	938,678.39	868,875.26	0.00	2,899,793.60	384,840.24	\$2,514,953.36
218 Brownfield Red Pilot Proj	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
219 Brownfields Job Trng Init	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
220 Weed & Seed Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
221 Dispute Resolutn Proc Fd	16,469.40	1,860.00	1,108.32	0.00	17,221.08	0.00	\$17,221.08
222 DOJ Forfeiture Prog Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
223 Brownfields Rev Loan Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
224 GREAT Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
225 Justice Assistance Grant	4,495.67	0.00	0.00	0.00	4,495.67	25,698.00	(\$21,202.33)
226 Weed & Seed Grnt Exp Site	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
227 Land Reutilization Fund	62,824.23	0.00	39,473.00	0.00	23,351.23	61,016.60	(\$37,665.37)
230 Targeted Oriented Policing	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
231 Law Enforcement Trust	89,185.41	4,304.85	4,203.00	0.00	89,287.26	4,400.00	\$84,887.26
232 Safety Helmet Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
233 Safety Seat Belt Grant	14.97	0.00	0.00	0.00	14.97	0.00	\$14.97
235 Public Safety Spec Proj	122,610.34	29,046.00	9,895.76	0.00	141,760.58	1,497.17	\$140,263.41
237 Police Hiring Supp Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
238 Probation Services Fund	155,545.92	51,866.42	55,897.54	0.00	151,514.80	1,540.43	\$149,974.37
239 Dare Program	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
240 Drug Law Enforcmt Trust	13,985.51	269.25	5,141.71	0.00	9,113.05	8,305.73	\$807.32
241 Dui Enfrmt & Eductn Trst	4,848.51	806.20	167.64	0.00	5,487.07	0.00	\$5,487.07
242 Indignt Drivrs Alcohol Trt	152,356.69	5,714.52	0.00	0.00	158,071.21	10,000.00	\$148,071.21
244 Metro Housing Auth Pol Gr	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
245 Police K-9 Unit Fund	100.00	0.00	0.00	0.00	100.00	0.00	\$100.00
246 Police Pension Fund	13.79	0.00	0.00	0.00	13.79	0.00	\$13.79
247 CDBG Police Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
248 COPS MORE Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
249 Police Levy Fund	10,238.42	0.00	0.00	0.00	10,238.42	0.00	\$10,238.42
250 Firemen's Pension Fund	99.91	0.00	0.00	0.00	99.91	0.00	\$99.91
251 Emergency Med Serv Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
252 Charter Fire Force Fund	102.59	0.00	0.00	0.00	102.59	0.00	\$102.59
253 Fire EMS Levy Fund	6,435.56	0.00	0.00	0.00	6,435.56	0.00	\$6,435.56
254 Technology Initiative Fnd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
255 Energy Effic Block Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
256 Local Energy Assur Ping	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
260 Immunizatn Actn Plan Gran	201,756.77	0.00	14,966.51	0.00	186,790.26	18,330.37	\$168,459.89
261 Kathryn Weiland Trust Inc	3,927.85	1,434.97	0.00	0.00	5,362.82	0.00	\$5,362.82
262 Clinical Services Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
270 Str & Pks Beautification	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
279 Stormwater Mgmt. Fund	1,898,722.40	539,336.66	378,564.97	9,721.89	2,069,215.98	802,935.12	\$1,266,280.86
280 Refuse Fund	1,788,351.73	1,001,662.59	1,050,849.78	5,915.79	1,745,080.33	2,625,783.11	(\$880,702.78)
281 Street Maintenance Fund	236,148.03	642,827.78	565,048.71	0.00	313,927.10	162,558.39	\$151,368.71
282 Transit System	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
283 Convnthn & Vistrs Bur Fund	27,152.92	25,429.75	27,152.92	0.00	25,429.75	0.00	\$25,429.75
284 Miami Conservancy Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
800 CDBG - Revolving Loan Fd	16,701.58	12,219.45	0.00	0.00	28,921.03	0.00	\$28,921.03
801 HOME - Revolving Loan Fnd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
802 Neighborhood Stabl.Prgm	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
803 HPRP Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
804 Neighborhood Stabl. Program 3	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
913 CDBG 2012 - 2013	76,482.64	0.00	0.00	0.00	76,482.64	0.00	\$76,482.64
914 CDBG FUND 2014	28,207.09	0.00	0.00	0.00	28,207.09	0.00	\$28,207.09
915 CDBG FUND 915	45,741.10	38,069.32	38,069.32	0.00	45,741.10	55,076.29	(\$9,335.19)
916 CDBG Fund 2015-2016	43,746.76	186,055.17	186,055.17	0.00	43,746.76	185,540.33	(\$141,793.57)
Total Special Revenue	\$9,605,924.77	\$4,964,987.62	\$4,323,499.60	\$15,637.68	\$10,263,050.47	\$4,706,237.09	\$5,556,813.38
CAPITAL PROJECTS							
300 Capital Projects Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
301 Special Assessments	360,137.98	2,252.18	(23,980.33)	0.00	386,370.49	392,620.09	(\$6,249.60)
302 High Street Property	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
303 Lowes MITIE Talawanda Fund	2,117.09	0.00	2,117.09	0.00	0.00	0.00	\$0.00
304 Walmart MITIE Hamilton Fund	1,553.99	0.00	1,553.99	0.00	0.00	0.00	\$0.00
305 Hamilton Enterprise Park	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
306 Hamilton Streetscape Imp	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
307 Issue II Project Fund	0.00	234,418.27	234,418.27	0.00	0.00	0.00	\$0.00
308 Matandy Steel MPITIE Fund	18,478.93	0.00	18,478.93	0.00	0.00	0.00	\$0.00
309 Robinson Schwenn MPITIE Fund	881.48	0.00	881.48	0.00	0.00	0.00	\$0.00
310 Clean Ohio Grants Program	0.00	36,115.94	36,115.94	0.00	0.00	0.00	\$0.00
311 Infrastructure Renewl Prgm	951,883.75	1,012,409.11	755,838.55	0.00	1,208,454.31	4,579,007.40	(\$3,370,553.09)
348 RIDs - MPITIE Citywide District	881.97	0.00	881.97	0.00	0.00	0.00	\$0.00
349 RIDs - MPITIE North District	3,426.10	0.00	3,426.10	0.00	0.00	0.00	\$0.00
350 RIDs - MPITIE South District	801.74	0.00	801.74	0.00	0.00	0.00	\$0.00
351 Quality Publishing MPITIE Fund	5,306.07	0.00	5,306.07	0.00	0.00	0.00	\$0.00
352 Shoppes @ Hamilton MPITIE Fund	34.67	0.00	34.67	0.00	0.00	0.00	\$0.00
353 Historic Developers (Mercantile)	3,988.19	0.00	3,988.19	0.00	0.00	0.00	\$0.00
354 Tippman Properties MPITIE Fund	24.44	0.00	24.44	0.00	0.00	0.00	\$0.00
355 Nturen Manufacturing TIF	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Total Capital Projects	\$1,349,516.40	\$1,285,195.50	\$1,039,887.10	\$0.00	\$1,594,824.80	\$4,971,627.49	(\$1,033,560.22)

Summary of Cash Basis Activity
For the Three Month Period Ending March 31, 2016

	Balance Jan. 1, 2016	Monthly Receipts	Monthly Disbursements	Non-Cash Items	Balance Mar. 31, 2016	Purchase Orders Outstanding	Unencumbered Cash
ENTERPRISE - GAS							
501 Gas Utility	1,071,822.13	8,400,509.16	6,744,533.17	(559,883.06)	2,167,915.06	469,752.99	\$1,698,162.07
510 Gas Sys Special Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
512 Gas Construction Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
515 Gas Cap Imprmt Fund	1,376,216.91	3,000.00	198,974.17	0.00	1,180,242.74	347,134.81	\$833,107.93
516 Gas Rate Stabilization Fd	2,512,451.11	2,499.55	0.00	0.00	2,514,950.66	0.00	\$2,514,950.66
517 Gas System Reserve Fund	1,033,000.00	0.00	0.00	0.00	1,033,000.00	0.00	\$1,033,000.00
518 Gas Bond Service Fund	0.00	95,702.19	0.00	(95,702.19)	0.00	0.00	\$0.00
Sub-Total - Gas	\$5,993,490.15	\$8,501,710.90	\$6,943,507.34	(\$655,585.25)	\$6,896,108.46	\$816,887.80	\$6,079,220.66
ENTERPRISE - ELECTRIC							
502 Electric Utility	7,610,880.19	15,279,021.10	11,962,902.73	(430,124.38)	10,496,874.18	3,731,827.67	\$6,765,046.51
520 Elec Sys Spec Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
522 Electric Construction Fd	685,234.78	0.00	0.00	0.00	685,234.78	646,594.69	\$38,640.09
523 Boiler No. 9 Scrubber Prj	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
524 Hydroelectric Oprtns Fund	2,278,132.19	956,331.26	456,717.11	(28,236.41)	2,749,509.93	159,144.24	\$2,590,365.69
525 Electric Cap Imprvmt Fund	1,356,766.53	1,350.00	1,220,745.23	(8,289.55)	129,081.75	2,804,936.47	(\$2,675,854.72)
526 Elec Rate Stablztn Fund	4,011,113.91	3,990.52	0.00	0.00	4,015,104.43	0.00	\$4,015,104.43
527 Elec System Reserve Fund	3,005,794.24	2,990.37	0.00	0.00	3,008,784.61	0.00	\$3,008,784.61
528 92 Electric Bd Service Fd	0.00	813,394.48	0.00	(813,394.48)	0.00	0.00	\$0.00
529 Electric Debt Rductn Resv	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Sub-Total - Electric	\$18,947,921.84	\$17,057,077.73	\$13,640,365.07	(\$1,280,044.82)	\$21,084,589.68	\$7,342,503.07	\$13,742,086.61
ENTERPRISE - WATER							
503 Water Utility	1,843,464.78	3,529,025.63	2,697,811.24	3,268.04	2,677,947.21	808,371.55	1,675,617.26
530 Water Sys Spec. Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
531 Water Construction Fund	319,489.85	0.00	26,834.83	0.00	292,655.02	221,402.27	63,854.87
535 Water Cap Imprmt Fund	5,323,289.48	270.00	180,555.08	0.00	5,143,004.40	385,318.27	4,800,263.49
536 Water Rate Stablztn Fund	1,581,915.33	1,573.79	0.00	0.00	1,583,489.12	0.00	1,583,489.12
537 Water System Reserve Fund	2,470,283.94	0.00	0.00	0.00	2,470,283.94	0.00	2,470,283.94
Sub-Total - Water	\$11,538,443.38	\$3,530,869.42	\$2,905,201.15	\$3,268.04	\$12,167,379.69	\$1,415,092.09	\$10,752,287.60
ENTERPRISE - WASTEWATER							
504 Wastewater Utility	1,258,909.99	2,966,553.27	2,814,935.50	30,900.55	1,441,428.31	862,313.42	586,173.60
540 Wastewater Sp Proj fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
541 Wastewater Constructn Fd	9,181,657.01	138,697.65	1,076,442.21	0.00	8,243,912.45	5,080,126.29	3,166,420.47
542 Wwater Debt Procds-Const.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
543 Riverside Nature Area Con	24,757.05	18.13	0.00	0.00	24,775.18	0.00	24,775.18
545 Wastewater Cap Imprvmt Fd	6,267,710.23	83,072.00	210,282.21	0.00	6,140,500.02	2,424,175.17	3,569,117.62
546 Wastewtr Rate Stablztn Fd	2,033,097.98	2,022.65	0.00	0.00	2,035,120.63	0.00	2,035,120.63
547 Wastewater Sys Reserve Fd	3,230,000.00	0.00	0.00	0.00	3,230,000.00	0.00	3,230,000.00
548 Wastewater Bond Service	0.00	1,305,439.68	0.00	(1,305,439.68)	0.00	0.00	0.00
Sub-Total - Wastewater	\$21,996,132.26	\$4,495,803.38	\$4,101,659.92	(\$1,274,539.13)	\$21,115,736.59	\$8,366,614.88	\$12,749,121.71
ENTERPRISE - OTHER							
550 Parking Fund	158,151.36	77,880.90	79,259.21	0.00	156,773.05	12,313.36	144,240.52
551 Pkg Capital Imprvmt Fund	0.00	0.00	290.70	0.00	(290.70)	1,215,590.00	(290.70)
560 Golf Fund	323,253.57	87,108.85	202,077.97	0.00	208,284.45	448,112.55	(269,857.56)
561 Golf Rate Stblztn Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
570 Central Park Sports Arena	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub-Total - Other	\$481,404.93	\$164,989.75	\$281,627.88	\$0.00	\$364,766.80	\$1,676,015.91	(\$1,311,249.11)
Total - Enterprise	\$58,957,392.56	\$33,750,451.18	\$27,872,361.36	(\$3,206,901.16)	\$61,628,581.22	\$19,617,113.75	\$42,011,467.47
INTERNAL SERVICES							
610 Fleet Maintenance Fund	374,552.97	590,815.31	458,175.76	0.00	507,192.52	335,636.82	175,673.28
620 Central Services	7,874.52	1,878,152.25	1,882,543.13	(4,395.00)	(911.36)	1,047,482.43	(1,062,796.39)
640 Central Benefits Fund	1,611,800.63	0.00	0.00	0.00	1,611,800.63	0.00	1,611,800.63
650 Economic Budget Stabilization	177,955.00	316,023.00	0.00	0.00	493,978.00	0.00	493,978.00
Total - Internal Services	\$2,172,183.12	\$2,784,990.56	\$2,340,718.89	(\$4,395.00)	\$2,612,059.79	\$1,383,119.25	\$1,228,940.54
TRUST AND AGENCY							
700 Travel Advance Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
710 Employee Txs & Brfts Fund	897,554.93	0.00	0.00	(23,302.61)	874,252.32	0.00	874,252.32
711 Building Stds Fee Assmt Fu	0.00	0.00	0.00	0.00	0.00	0.00	0.00
712 Misc Collectn For Others	0.00	0.00	0.00	0.00	0.00	0.00	0.00
715 Unclaimed Monies Fund	100,610.42	0.00	0.00	0.00	100,610.42	0.00	100,610.42
720 West Milton Tax Collectn	0.00	0.00	0.00	0.00	0.00	0.00	0.00
721 New Miami Tax Collectn Fu	21,205.59	0.00	0.00	11,825.57	33,031.16	0.00	33,031.16
722 Oxford Tax Collectn Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
723 Eaton Tax Collection Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
724 Monroe Tax Collection Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
726 Butler Cty Annex Tax Fund	53,473.90	0.00	0.00	(47,700.54)	5,773.36	0.00	5,773.36
727 Ham Cen Bus Sp Imprv Dst.	358.69	0.00	0.00	0.00	358.69	0.00	358.69
728 Joint Econmic Dvlp Dstr I	22,379.16	0.00	0.00	(4,229.99)	18,149.17	0.00	18,149.17
729 Phillipsburg Tax Colcltn	4,189.01	0.00	0.00	3,464.32	7,653.33	0.00	7,653.33
730 Benninghoffen Trust Fund	75,000.00	0.00	0.00	0.00	75,000.00	0.00	75,000.00
731 Joint Econmic Dvlp Dist II	46,869.00	0.00	0.00	2,112.04	48,981.04	0.00	48,981.04
732 Village of New Paris Tax Collect	10,186.15	0.00	0.00	7,617.59	17,803.74	0.00	17,803.74
740 Fire Damage Dep Escrow Fu	88,786.36	0.00	0.00	0.00	88,786.36	0.00	88,786.36
745 Police Prop.Rm Forfeiture	419,582.62	0.00	0.00	0.00	419,582.62	0.00	419,582.62
752 Municipal Court Cash	259,710.45	0.00	0.00	0.00	259,710.45	0.00	259,710.45
760 Treasury Investment Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
775 Sinking Fund	0.00	165,291.84	165,291.84	0.00	0.00	164,708.16	(219,805.44)
Total - Trust and Agency	\$1,999,906.28	\$165,291.84	\$165,291.84	(\$50,213.62)	\$1,949,692.66	\$164,708.16	\$1,784,984.50
TOTAL	\$81,646,217.26	\$53,418,571.69	\$46,128,407.25	(\$3,257,829.40)	\$85,678,552.30	\$34,118,085.72	\$51,560,466.58



MONTHLY REPORT
OF THE
INVESTMENT ADVISORY
COMMITTEE

Prepared by the Department of Finance

MARCH, 2016

MONTHLY REPORT
OF THE
INVESTMENT ADVISORY
COMMITTEE
OF THE CITY OF HAMILTON, OHIO

March 1, 2016 through March 31, 2016

INVESTMENT ADVISORY COMMITTEE

MARCH 2016

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Monthly Investment Committee Report

March 2016

Introduction

This document meets the requirement of the City of Hamilton's Certified Investment Policy to report the monthly investment portfolio data to the Investment Advisory Committee. The report is designed to allow the Committee to ascertain that the City's investment activities conform to the Certified Investment Policy and achieve a designated benchmark rate of return as measured below.

The Investment Advisory Committee approves changes to the Certified Investment Policy, reviews the City's investments, and adopts rules that assure the Policy is met. The Committee includes the Mayor (or Council designee), the City Manager, the Law Director, the Finance Director, and the Treasurer.

It is the policy of the City of Hamilton, Ohio to invest interim funds to achieve the maximum preservation and security of funds, meet daily cash flow needs, and after achieving these objectives, achieve the highest rate of return. Investments are made using the "prudent investor" rule. Funds sufficient to meet payment obligations are kept in liquid funds. Funds not immediately needed are invested. Investments are made with the expectation that they will be held to maturity.

Investments include and are diversified as provided in Chapter 135 of the Ohio Revised Code. All deposits must be collateralized at 102% of market value. The maximum maturity for investments is five years.

The City has pooled General Accounts, Rate Stabilization Accounts for the four City utilities, and an Electric System Reserve Account.

The portfolio performance standard is a weighted benchmark as follows: 50% of the two-year Treasury Note at month-end, 25% of the three month average of the Star Plus yield at month-end; and 25% of the Federal Funds Rate at month-end.

The City has a checking and sweep account at US Bank, a Star Plus money market account managed by the Ohio Treasurer of State, managed security accounts with Bond-Tech, Inc. and United American Capital Corporation, one Fidelity Money Market Account, and two First Financial Bank Money Market Accounts. The City also has two custodial accounts with US Bank to settle trades.

Account	February Book Value	March Book Value	Variance	Interest Rate %
U.S. Bank Sweep Acct	8,096,459.87	10,648,889.60	2,552,429.73	0.05
First Financial-Gen Oper	22,296,439.56	19,303,607.88	(2,992,831.68)	0.40
First Financial Rate Stab.	13,152,993.24	13,157,449.45	4,456.21	0.40
COH Treasurer's Notes	275,300.00	275,300.00	0.00	1.53
STAR Plus	0.00	0.00	0.00	0.31
United American Capital Corporation (UACC)	30,052,533.50	37,043,316.42	6,990,782.92	1.155
Fidelity Money Market (UACC)	16,445.32	2,031,819.85	2,015,374.53	0.23
Bond Tech Managed Portfolio	9,998,924.19	1,999,680.18	(7,999,244.01)	1.025
Total	83,889,095.68	84,460,063.38	570,967.70	

As noted in the table above, the net position of the portfolio at March 31 increased \$570,967.70 as detailed below.

The **US Bank Sweep Account** increased during March simply due to timing at month end where the funds to be invested were not drawn by the last day of the month. Interest income was \$352.64 at March 31 as the sweep account remained flat at 5 basis points.

The **First Financial General Operating** account increased from February to March by interest income earnings of \$7,193.32.

The **First Financial Rate Stabilization** account has provided a stable investment opportunity for the utility indenture funds. Interest income for February was \$4,456.21.

The **City of Hamilton's Treasurer's Notes**: Two notes remain on the books effective February 29, 2016. A Treasurer's Note of \$425,000.00 was sold in July, 2011 for a portion of the construction and repair of sidewalks, curbs, and gutters on various streets as part of the 2011 Special Assessment Street and Sidewalk Program. The note balance is \$85,000.00. The second Treasurer's Note of \$475,750.00 was sold February 15, 2013 for Municipal Golf Course maintenance equipment, clubhouse improvements, and golf and beverage cart purchases. The note balance is \$190,300.00.

The **STAR Plus** account is now at a zero balance as all funds have been transferred to United American Capital Corporation for higher-yield investments.

United American Capital Corporation (UACC) continued to purchase numerous investments during March, 2016 with an overall book value of \$37,043,316.42. Please see pages 7-8 for this detail. One Commercial Paper investment matured in March with gross interest income of \$1,037.50. Additional investments are planned to build the portfolio and to further enhance our returns.

An additional money market account rests within the UACC portfolio – **Fidelity US Government MMF (FIGXX)**. This mechanism provides a brief “parking spot” for investment funds returning from a call or maturity, as well as idle funds ready to purchase specific investments. This account provides efficiencies and continuous yields, with no downtime. The money market account ended with a balance of \$2,031,819.85 in funds paying 23 basis points. These funds are ready for immediate investment.

The decrease in the **Bond Tech** portfolio reflects 3 calls plus the net of Treasury Investment Pool premiums and discounts as of March 31, 2016, with minimal interest income. Only two securities remain in this portfolio with potential call dates for April and May.

I. INVESTMENT ACTIVITY REPORT

March 2016

The Federal Open Market Committee (FOMC) met in March to review open market operations, the reserve balance rate, and the economy, thereby keeping the target rate at 50 basis points.

To date, the overall economy continues to expand at a moderate pace. Household spending, housing improvements, and job gains are on the rise. Future rate adjustments will depend on the realized and expected economic conditions, including labor, inflation, and financial developments both on the home front and abroad.

The City's account balance of \$84,460,063.38 consists of the Bond Tech and United American Capital Corporation invested portfolios, two Treasurer's Notes, two First Financial Money Markets, and the US Bank Sweep (See Tables II and III). For March, the Bond Tech General account had an unrealized gain of \$359.80 as the market value of the portfolio increased over book value at month end. United American Capital Corporation's market value rose over book value, providing an unrealized gain of \$145,175.43. Total undistributed interest income totaled \$62,510.28 including purchased interest.

The City of Hamilton's Investment Policy requires portfolio reporting to the Investment Advisory Committee, including investment type, book value, market value and income earned. The Portfolio Performance Summary Table III provides this detail.

Note that the Realized Estimated Annual Income of \$591,690.25 continues strong due to the hike of the Federal Funds Rate and the investment of securities through United American Capital Corporation. The Realized Estimated Annual Income consists of realized net gains or losses plus estimated annual interest, and calculates to be 0.70% of investment book value versus the benchmark target of 0.56%. Note that these numbers are an estimate and at a point in time. The portfolio is ever-evolving and the numbers will change as calls, maturities and purchases occur throughout the year. As always, conservatism remains the key to meet our investment objectives of safety first, liquidity second and lastly yield.

Respectfully submitted,



Deborah J. Hymer
Treasurer

II. Portfolio Balance Summary - March 31, 2016

General Accounts -- Book Values

Liquid Funds

U.S. Bank Treasury Sweep	\$	10,648,889.60
First Financial*	\$	18,153,607.88
Fidelity Money Market (UACC)	\$	2,031,819.85
Total	\$	30,834,317.33

Invested Funds

Bond Tech	\$	1,999,680.18
UACC	\$	37,043,316.42

COH Treasurer's Note *	\$	85,000.00	Held w/in US Bank O/N
COH Treasurer's Note *	\$	190,300.00	Held w/in US Bank O/N

Total **\$ 39,318,296.60**

Total Liquid and Invested Funds

\$ 70,152,613.93

Utility Rate Stabilization & Reserve Accounts

	<u>First Financial</u>	<u>Invested Funds</u>	<u>Reserve Funds</u> *Held as part of First Financial	
Gas Utility (Fund 516)				
Liquid Funds First Financial	\$ 2,514,950.66			
Bond Tech U.S. Treasury/Agency Reserve Account (Fund 517)		\$ -	\$ 200,000.00 *	
Electric Utility (Fund 526)				
Liquid Funds First Financial	\$ 4,015,104.43			
Bond Tech U.S. Treasury/Agency		\$ -		
Electric System Reserve (Fund 527)				
Liquid Funds First Financial	\$ 3,008,784.61			
Bond Tech U.S. Treasury/Agency		\$ -		
Water Utility (Fund 536)				
Liquid Funds First Financial	\$ 1,583,489.12			
Bond Tech U.S. Treasury/Agency Reserve Account (Fund 537)		\$ -	\$ 200,000.00 *	
Waste Water Utility (Fund 546)				
Liquid Funds First Financial	\$ 2,035,120.63			
Bond Tech U.S. Treasury/Agency Reserve Account (Fund 547)		\$ -	\$ 750,000.00 *	
Total	\$ 13,157,449.45	\$ -	\$ 1,150,000.00	\$ 14,307,449.45

Grand Total All Funds

\$ 84,460,063.38

III. Portfolio Performance Summary
As of March 31, 2016

Investment	Book Value	Market Value	Unrealized Gains/Losses	Realized Gains/Losses	Estimated Annual Interest	Estid Annual Total Income	Realized Estimated Annual Income
Star Plus (1)	\$ 10,148,664.84	\$ 10,148,664.84	\$ -	\$ -	\$ 40,594.66	\$ 40,594.66	\$ -
First Financial Rate Stab (2)	\$ 3,008,784.61	\$ 3,008,784.61	\$ -	\$ -	\$ 12,035.14	\$ 12,035.14	\$ -
First Financial Elec Sys Reserve (3)	\$ 19,303,607.88	\$ 19,303,607.88	\$ -	\$ -	\$ 5,324.44	\$ 5,324.44	\$ -
US Bk Checking Sweep (1)	\$ 10,648,889.60	\$ 10,648,889.60	\$ -	\$ -	\$ 77,214.43	\$ 77,214.43	\$ -
First Financial General Operating* (1)	\$ 85,000.00	\$ 85,000.00	\$ -	\$ -	\$ 1,793.50	\$ 1,793.50	\$ -
City of Hamilton Treasurer's Note (1)	\$ 190,300.00	\$ 190,300.00	\$ -	\$ -	\$ 1,807.85	\$ 1,807.85	\$ -
City of Hamilton Treasurer's Note (3)	\$ 1,999,680.18	\$ 2,000,039.98	\$ 359.80	\$ -	\$ 20,396.74	\$ 20,756.54	\$ -
B-Tech General Account (1)	\$ 37,043,316.42	\$ 37,188,491.85	\$ 145,175.43	\$ -	\$ 427,850.30	\$ 573,025.73	\$ -
UACC	\$ 2,031,819.85	\$ 2,031,819.85	\$ -	\$ -	\$ 4,673.19	\$ 4,673.19	\$ -
Fidelity Money Market UACC	\$ 84,460,063.38	\$ 84,605,598.61	\$ 145,535.23	\$ -	\$ 591,690.25	\$ 737,225.48	\$ -
Total							

(1) General Accounts

(2) Rate Stabilization

(3) Electric System Reserve

Realized Annual Income / Book Value = 0.70%

Benchmark Rate of Return = 0.56%

*Contains Gas, Water, & Wastewater Reserve of \$1,150,000

<u>Benchmarks</u>	
Fed. Funds Rate	0.50
Star Plus	0.29
2 Yr Treas	0.73
Total	<u>0.50</u>
	<u>0.13</u>
	<u>0.07</u>
	<u>0.37</u>
	<u>0.56</u>

**City of Hamilton
Portfolio Management
Investment Status Report - Investments
March 31, 2016**

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	Days to Maturity	YTM	Market Value	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency - Coupon (NC)												
3137EADU6	16-0034	FHLMC	800,000.00	0.500	01/27/2017	02/04/2016	301	0.658	799,112.80	77.78	798,768.00	798,845.78
3130A4K27	16-0066	FHLB	1,000,000.00	0.720	03/06/2017	01/12/2016	339	0.860	1,000,420.00	Received	998,400.00	998,400.00
3134G62A0	16-0018	FHLMC	1,000,000.00	0.875	06/16/2017	01/15/2016	441	0.869	1,001,951.00	704.86	999,800.00	1,000,504.86
3130A62S5	16-0023	FHLB	1,085,000.00	0.750	08/28/2017	01/20/2016	514	0.890	1,085,471.98	Received	1,082,580.45	1,082,580.45
3133EAA32	16-0005	FFCB	1,072,000.00	0.900	11/15/2017	01/11/2016	593	1.036	1,073,365.73	1,500.80	1,069,341.44	1,070,842.24
3134G3T26	16-0004	FHLMC	1,000,000.00	1.000	05/14/2018	01/11/2016	773	1.153	1,005,247.00	1,583.33	996,470.00	998,053.33
3136G1CF4	16-0007	FNMA	2,000,000.00	1.000	07/30/2018	01/12/2016	850	1.166	2,010,028.00	Received	1,991,680.00	1,991,680.00
3130A45D0	16-0021	FHLB	1,000,000.00	1.250	02/20/2019	01/15/2016	1,055	1.266	1,006,815.00	Received	998,510.00	998,510.00
3137EADZ9	16-0045	FHLMC	1,000,000.00	1.125	04/15/2019	03/24/2016	1,109	1.164	1,003,926.00	93.75	998,830.00	998,923.75
3137EADM8	16-0012	FHLMC	1,000,000.00	1.250	10/02/2019	01/14/2016	1,279	1.459	1,004,305.00	3,541.67	992,460.00	996,001.67
313381C94	16-0032	FHLB	1,000,000.00	1.250	12/13/2019	01/25/2016	1,351	1.371	1,001,784.00	1,458.33	995,447.00	996,905.33
Federal Agency - Coupon (NC) Totals									11,992,426.51	8,960.52	11,923,286.89	11,932,247.41
Commercial Paper - Discount												
89233GEO5	16-0013	TOY	500,000.00	0.650	05/24/2016	01/13/2016	53	0.661	498,808.33		498,808.33	498,808.33
46640PG80	16-0001	JPM	1,000,000.00	0.820	07/09/2016	01/11/2016	98	0.835	995,922.77		995,922.77	995,922.77
46640PGE7	16-0016	JPM	500,000.00	0.820	07/14/2016	01/19/2016	104	0.835	497,984.17		497,984.17	497,984.17
89233GJE7	16-0040	TOY	500,000.00	0.760	09/14/2016	03/21/2016	166	0.773	498,131.67		498,131.67	498,131.67
Commercial Paper - Discount Totals									2,490,846.94	0.00	2,490,846.94	2,490,846.94
Federal Agency - Coupon (Callable)												
3135G0VL4	16-0009	FNMA	1,000,000.00	1.125	03/20/2018	01/12/2016	718	1.181	1,000,268.00	Received	998,800.00	998,800.00
3136G0Y47	16-0022	FNMA	1,000,000.00	1.060	04/30/2018	01/15/2016	759	1.130	1,000,047.00	2,208.33	998,410.00	1,000,618.33
3135G0XD0	16-0019	FNMA	250,000.00	1.000	05/21/2018	01/15/2016	780	1.195	249,804.25	375.00	248,875.00	249,250.00
3130A6TK7	16-0037	FHLB	200,000.00	1.270	08/10/2018	02/19/2016	861	1.270	200,455.80	63.50	200,000.00	200,063.50
3134G84A4	16-0015	FHLMC	1,000,000.00	1.250	08/24/2018	01/14/2016	875	1.280	1,000,086.00	Received	999,230.00	999,230.00
3134G6Z97	16-0026	FHLMC	500,000.00	1.250	08/27/2018	01/20/2016	878	1.250	500,133.00	Received	500,000.00	500,000.00
3130A6UJ9	16-0003	FHLB	1,000,000.00	1.350	09/28/2018	01/11/2016	910	1.369	1,001,030.00	Received	999,500.00	999,500.00
3136G2PX9	16-0046	FNMA	1,000,000.00	1.060	10/26/2018	03/31/2016	938	1.070	1,000,130.00	4,563.89	999,750.00	1,004,313.89
3136G15R6	16-0014	FNMA	500,000.00	1.000	12/27/2018	01/14/2016	1,000	1.350	500,005.50	236.11	494,950.00	495,186.11
3136G2YF8	16-0038	FNMA	750,000.00	1.150	05/24/2019	02/26/2016	1,148	1.150	750,144.00	47.92	750,000.00	750,047.92
3136G2YW1	16-0047	FNMA	1,000,000.00	1.150	05/24/2019	03/31/2016	1,148	1.183	1,000,013.00	1,181.94	999,000.00	1,000,181.94
3130A7HR9	16-0043	FHLB	1,000,000.00	1.300	06/28/2019	03/28/2016	1,183	1.300	1,000,847.00		1,000,000.00	1,000,000.00
3134G8GZ6	16-0028	FHLMC	500,000.00	1.500	07/29/2019	01/29/2016	1,214	1.500	500,420.00		500,000.00	500,000.00
3136G3CD5	16-0039	FNMA	950,000.00	1.350	08/26/2019	02/29/2016	1,242	1.350	950,411.35	106.88	950,000.00	950,106.88
3136G2YY7	16-0048	FNMA	1,000,000.00	1.250	08/26/2019	03/31/2016	1,242	1.250	1,000,056.00	1,215.28	999,990.00	1,001,205.28
3134G8N62	16-0042	FHLMC	1,000,000.00	1.470	11/26/2019	03/22/2016	1,334	1.473	1,000,148.00	1,061.67	999,900.00	1,000,961.67

Portfolio HAMT
NLI CC
PM (PRF_PMS) 7.3.0
Report Ver. 7.3.3

City of Hamilton
Portfolio Management
Investment Status Report - Investments
March 31, 2016

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	Days to Maturity	YTM	Market Value	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency - Coupon (Callable)												
313660XXN6	16-0020	FNMA	500,000.00	1.625	11/27/2019	01/15/2016	1,335	1.632	500,156.00	1,083.33	499,875.00	500,968.33
313381HA6	16-0036	FHLB	500,000.00	1.400	12/13/2019	02/18/2016	1,351	1.448	498,754.00	1,263.89	499,100.00	500,363.89
3133EFZW0	16-0035	FFCB	500,000.00	1.500	02/18/2020	02/18/2016	1,418	1.500	499,935.00		500,000.00	500,000.00
3134C8TY5	16-0044	FHLMC	500,000.00	1.420	03/30/2020	03/30/2016	1,459	1.424	500,461.50		499,925.00	499,925.00
Federal Agency - Coupon (Callable) Totals			14,650,000.00				1,081	1.296	14,653,305.40	13,407.74	14,637,305.00	14,650,712.74
Federal Agency - Discount												
313385AF3	16-0017	FHLB	1,000,000.00	0.750	01/06/2017	01/14/2016	280	0.767	996,111.00		992,541.66	992,541.66
Federal Agency - Discount Totals			1,000,000.00				280	0.767	996,111.00	0.00	992,541.66	992,541.66
Treasury Securities - Coupon												
912828JE8	16-0029	USTN	1,000,000.00	0.750	12/31/2017	01/22/2016	639	0.868	1,000,352.00	453.30	997,734.37	998,187.67
912828UZ1	16-0025	USTN	1,000,000.00	0.625	04/30/2018	01/20/2016	759	0.969	997,031.00	1,390.80	992,265.63	993,656.43
912828L81	16-0030	USTN	1,000,000.00	0.875	10/15/2018	01/25/2016	927	1.065	1,001,562.00	2,438.52	994,921.87	997,360.39
912828SX9	16-0033	USTN	1,050,000.00	1.125	05/31/2019	01/28/2016	1,155	1.197	1,057,014.00	1,904.20	1,047,539.06	1,049,443.26
912828TH3	16-0008	USTN	1,000,000.00	0.875	07/31/2019	01/12/2016	1,216	1.368	997,617.00	Received	982,968.75	982,968.75
912828TR1	16-0031	USTN	1,000,000.00	1.000	09/30/2019	01/25/2016	1,277	1.288	1,000,820.00	Received	989,687.50	989,687.50
912828VA5	16-0041	USTN	1,000,000.00	1.125	04/30/2020	03/22/2016	1,490	1.270	1,001,406.00	4,419.64	994,218.75	998,638.39
Treasury Securities - Coupon Totals			7,050,000.00				1,066	1.146	7,055,802.00	10,606.46	6,999,335.93	7,009,942.39
Investment Totals			37,157,000.00				899	1.155	37,188,491.85	32,974.72	37,043,316.42	37,076,291.14

Portfolio HAMT
 NLI CC
 PM (PRF_PMS) 7.3.0



City of Hamilton, Ohio - General Account
 CUSIP LISTING
 3/31/2016

9:22 AM 4/4/2016

DESCRIPTION	COUPON STRUCTURE		NEXT		CALL DATE	CALL TYPE	DAYS NOTICE	CUSIP	PURCHASE DATE	BOOK VALUE	MATURITY DATE	CURRENT ESTIMATE		
	10/20	10/16	4/29/16	5/19/16								AVG LIFE DATE	AVG LIFE	YIELD
1 FILMC STEPUP 10/20 1.00%-10/16 2.00%-10/17 2.25%-10/19 2.50%	1.00%	2.00%	4/29/16	5/19/16	QTY	5	3134G72U4	10/29/15	1,000,000.00	10/29/20	10/29/16	0.58	1.000	YTW 10/16
2 FILMC STEPUP 10/20 1.00%-11/16 2.25%	1.00%	2.25%	5/19/16	5/19/16	QTY	5	3134G73H2	11/19/15	999,680.18	11/19/20	11/19/16	0.64	1.050	YTW 11/16
TOTAL BOOK VALUE									1,999,680.18	WEIGHTED AVERAGES		0.61	1.025	

1 EST - Estimated yield - Floating rate and structured securities
 2 YTW - Yield to Worst - Minimum yield to specific call date or maturity - Actual yield may be higher
 3 CPD - Client Provided Data



City Council Meeting Informational Report

TO: The Honorable Mayor and Members of the City Council

FROM: Nadine Hill, Civil Service and Personnel Director

RE: Proposed Revision to Civil Service Commission (CSC) Rules and Regulations
Rule III (Examinations), Section 10

Dear Mayor and Members of Council:

In accordance with provisions of Charter Section 10.03 (Q) (1), amendments, revisions or revocations of Civil Service Rules must be presented to the Hamilton City Council at a regular meeting at least ten days prior to a public hearing scheduled before the Commission for the purpose of consideration and adoption of any such changes. This is to advise Council of a proposed amendment to Rule III (Examinations), Section 10 of the CSC Rules and Regulations regarding the credits received on entry-level examinations.

The new language for Section 10 of Rule III is enclosed. This rule amendment proposal entirely replaces the former Rule III, Section 10 and seeks to reflect all entry-level exam credits currently applied by Civil Service and revisions to the credits received on Police Officer exams, as proposed by the Police Chief.

This report is provided for City Council's formal receipt. No further Council action is required.

Related Strategic Goal(s)

- I** Increase residential property values by CPI + 5%
- D** Decrease vacant residential structures by 30% (1,000 total)
- A** Add 2,000 new jobs
- R** Realize \$150 million of new private industrial/commercial investment
- G** Generate \$20 M in investment for recreational amenities with \$10 M around the Great Miami River
- E** Engage 50,000 participants annually in special events, arts and recreation activities
- O** General operations / Government Business

CIVIL SERVICE COMMISSION RULE III (EXAMINATIONS), SECTION 10

PROPOSED LANGUAGE

April 27, 2016

- A. Veteran Credit. An applicant who has served on active military duty in the Armed Forces of the United States as designated in Ohio Revised Code Section 124.23 for a period of 180 consecutive days or more and who is otherwise eligible and has received a passing score in a competitive examination for original appointment shall be granted a veteran credit as follows provided the applicant has been honorably discharged from such period of active military duty or transferred to the reserve and presents proof of such discharge or evidence of satisfactory service prior to the conclusion of the examination.
- (1) All Applicants Except for Police Officer. An applicant in a competitive examination for original appointment other than the classification of Police Officer shall be granted a veteran credit of five (5) points.
- (2) Police Officer Applicants. An applicant in a competitive examination for original appointment to the classification of Police Officer shall be granted a veteran credit of one (1) point.
- B. Disabled Veteran Credit. An applicant who has served on active military duty in the Armed Forces of the United States as designated in Ohio Revised Code Section 124.23 and who is otherwise eligible and has received a passing score in a competitive examination for original appointment shall be granted a disabled veteran credit as follows provided the applicant has been honorably discharged from active military service and whose discharge separation was as a result of a service-connected disability of ten percent (10%) or more for which the applicant presently is receiving disability compensation provided under statutes administered either by the Veterans Administration or by a branch of the Armed Forces, and provided further that the applicant presents proof of such discharge separation and disability prior to the conclusion of the examination. An applicant receiving credit under this subparagraph (B) shall receive no additional or cumulative credit under Section 10, subparagraph (A) of this rule.

- (1) All Applicants Except for Police Officer. An applicant in a competitive examination for original appointment other than the classification of Police Officer shall be granted a disabled veteran credit of ten (10) points.
 - (2) Police Officer Applicants. An applicant in a competitive examination for original appointment to the classification of Police Officer shall be granted a disabled veteran credit of one (1) point.
- C. Spanish-speaking Proficiency Credit for Firefighter and Police Officer Applicants. An applicant who has Spanish-speaking proficiency and who is otherwise eligible and has received a passing score in a competitive examination for original appointment to the classifications of Firefighter or Police Officer shall be granted a Spanish-speaking proficiency credit as follows provided the applicant takes the required testing subsequent to the examination to assess functional competency and such testing demonstrates that the applicant has Spanish-speaking ability within the prescribed proficiency levels.
- (1) Firefighter Applicants. An applicant in a competitive examination for original appointment to the classification of Firefighter shall be granted a Spanish-speaking proficiency credit of five percent (5%) of a passing score.
 - (2) Police Officer Applicants. An applicant in a competitive examination for original appointment to the classification of Police Officer shall be granted a Spanish-speaking proficiency credit of one (1) point.
- D. Ohio Peace Officer Training Council Credit for Police Officer Applicants. An applicant who has a current and valid certificate awarded by the Ohio Peace Officer Training Council attesting to his or her satisfactory completion of an approved peace officer basic training program and who is otherwise eligible and has received a passing score in a competitive examination for original appointment to the classification of Police Officer shall receive a Ohio Peace Officer Training Council credit of one (1) point provided the applicant presents proof of such certificate prior to the conclusion of the examination.

- E. Baccalaureate Degree Credit for Police Officer Applicants. An applicant who has a baccalaureate degree from an accredited college or university and who is otherwise eligible and has received a passing grade in a competitive examination for original appointment to the classification of Police Officer shall receive a baccalaureate degree credit of one (1) point provided the applicant presents proof of such degree prior to the conclusion of the examination.

The maximum number of points allowed on an entry-level Police Officer examination shall be four (4).

The maximum number points allowed on all entry-level examinations other than Police Officer shall be ten (10), excepting that Firefighter applicants may receive an additional five percent (5%) credit for Spanish-speaking proficiency.

City Council Meeting Caucus Report

TO: The Honorable Mayor and Members of the City Council

<input checked="" type="checkbox"/>	1 st Reading Date: 05/11/2016
<input checked="" type="checkbox"/>	2 nd Reading Date: 05/25/2016
<input type="checkbox"/>	Public Hearing Date:

RE: **Request by Mike Dingeldein of Community Design Alliance, on behalf of Robert Shane Kelly, for a Conditional Use to allow the expansion of an existing Automobile Sales facility to operate on the property zoned B-2 Community Business District located at 2128 & 2204 Dixie Highway. (Mike Dingeldein of Community Design Alliance/Robert Shane Kelly, Applicant/Applicant)**

Dear Mayor and Members of Council:

BACKGROUND INFORMATION

Introduction:

This is a request submitted by Mike Dingeldein of Community Design Alliance, on behalf of Robert Shane Kelly, for a Conditional Use to allow the expansion of an existing Automobile Sales facility to operate on the property zoned B-2 Community Business District located at 2128 & 2204 Dixie Highway as shown on Exhibit A). The property is zoned B-2 Community Business zoning district (Exhibit B) and is a 36,526 square foot property comprised of four (4) separate parcels (City Lot Nos. 10855, 10942 N40, 10942 S10, and PT 10943). Automobile Sales uses are Conditional Uses in the B-2 Community Business Zoning District and require review by the Planning Commission (Section 1121.39.27) and approval by City Council.

Proposed Project:

The proposed project is the expansion of the existing automobile sales use (Quality Auto Center) located at 2124 Dixie Highway (City Lot No. 10855) onto the three (3) contiguous lots to the south (10942 N40, 10942 S10, and PT 10943, aka 2128 & 2204 Dixie Highway). The structures on these properties have recently been demolished.

The existing automobile sales use is located on a 25,334 square foot property; the addition of the three (3) lots will add 11,192 additional square feet to the automobile sales use – once combined the property will measure 36,526 square feet.

Plans indicate that the addition of the three properties will comply with the vehicular setback and landscaping requirements for Automobile Sales uses. In addition, the



public sidewalk will be extended along the South Erie Boulevard frontage of the property. Vehicular access to the new parcel will be maintained from the existing driveway located off of Dixie Highway that serves PT Lot 10943. The driveway aligns with Belle Avenue. There are no proposed changes to the existing parcel where Quality Auto Center is currently located at this time.

The applicant has indicated that in the future they intend to remove the existing structures on the property and construct a new, larger automobile showroom and garage facility.

Notification

Public Hearing Notices were mailed to the owners of 39 properties within 500 feet of the property in question prior to the Planning Commission public hearing. Two (2) phone calls were received with questions about the proposed conditional use. There were no objections expressed to the proposed conditional use for 2128 & 2204 Dixie Highway.

Recommendation:

The Planning Commission held a public hearing and reviewed the proposed Conditional Use application to establish an Automobile Sales facility use on April 18, 2016 and recommended approval subject to 8 conditions.

The conditions are as follows:

1. Construction drawings/documents for the proposed improvements and work shall be revised subject to any future review requirements of the City of Hamilton Departmental Review.
2. All improvements and work indicated on construction drawings/documents approved as part of the Conditional Use be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Conditional Use - (includes, landscaping, pavement/walkway surfaces, and parking lot striping).
3. No exterior storage/sales of accessory materials or merchandise other than operable automobiles.
4. Landscaping shall be provided as follows: All proposed landscaping item sizes to conform to the minimum size requirements found in Section 1111.20 of the Hamilton Zoning Ordinance. (Deciduous trees minimum of 2 ½ inches caliper, evergreen trees minimum of six (6') feet in height, bush plants minimum of 1 foot). Landscaping selection to be coordinated with Municipal Arborist.
5. The four (4) separate parcels to be combined into a single parcel by way of lot combination.



6. Any future free standing signage to be a monument sign and include brick/stone base materials. Any additional building, wall and any other signage (permanent or temporary) will comply with Section 1138.00 Hamilton Sign Ordinance.
7. Any areas of the site that are not used for building, landscaping or approved parking to be planted with grass.
8. No dismantling or disassembly of automobiles on the property.

It is the recommendation of this office that Council receives this report, concurs in the recommendation of the Planning Commission, and adopts the necessary legislation to approve the proposed conditional use application with the conditions stated above to establish an Automobile Sales facility use on the property located at 2128 & 2204 Dixie Highway.

Sincerely,

Caucus Report Prepared By:

Joshua A. Smith
City Manager

John Creech
Senior Planner

Choose Strategic Goal(s)	
<input type="checkbox"/>	R Realize \$150 million of new private industrial/commercial investment
<input type="checkbox"/>	A Add 2,000 new jobs
<input type="checkbox"/>	I Increase residential property values by CPI + 5%
<input type="checkbox"/>	D Decrease vacant residential structures by 30% (1,000 total)
<input type="checkbox"/>	G Generate \$20 M in investment for recreational amenities with \$10 M around the Great Miami River
<input type="checkbox"/>	E Engage 50,000 participants annually in special events, arts and recreation activities
<input checked="" type="checkbox"/>	O General Operations/ Government Business



2124, 2128 & 2204 Dixie Hwy
PUBLIC HEARING MAP



 2124, 2128 & 2204 Dixie Hwy

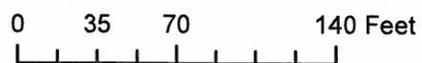
0 35 70 140 Feet



2124, 2128 & 2204 Dixie Hwy
PUBLIC HEARING MAP



 2124, 2128 & 2204 Dixie Hwy





Final Application
Quality Auto

INSTRUCTIONS TO FILE AN APPLICATION FOR A CONDITIONAL USE

The Hamilton Planning Commission (PC) hears requests for Conditional Uses and makes a recommendation to Hamilton City Council for final decision as defined in the Hamilton Zoning Ordinance (HZO).

An application shall be considered filed when the application is completed, signed and received by the Community Development Department office along with all required information and fee.

Be sure to fill in all appropriate blanks on the application. All information should be typewritten or printed legibly in ink, and signed by the applicant and the property owner.

If sufficient space is not available on the form to provide information or answer a question, please attach 8 1/2" x 11" sheets to each copy and make specific reference to the question being answered.

Make certain that each page of information presented contains your name and the address and lot number of the property concerned. The Community Development Department may waive the submission of any information not relevant to the Conditional Use.

The application should include:

- One completed appeal application
- One copy of plans no larger than 11" x 17" as submitted for zoning review
- One copy of all written supporting documentation

A fee of \$200.00 shall accompany a request for Conditional Use.

You will be notified as to the date, time, place, and purpose of the hearing. If applying for Conditional Use approval the owners of all property within 500 ft. of the property in question will be notified.

HEARING PROCEDURE

You, as the applicant, or your representative, should be present at the meeting in order to have the case considered.

- Community Development Department Staff will present and explain the case to the Planning Commission.
- You, or your representative, may then present any information or testimony that is relevant to the Conditional Use to the Planning Commission.
- The Planning Commission will then hear from any other interested parties.
- After considering all information presented, the Planning Commission will render a decision.
- The decision of the Planning Commission will then be forwarded to the Hamilton City Council for review.
- Community Development Department Staff will inform you of when the Hamilton City Council will hear the recommendation for your Conditional Use.

If you proceed with the project on the basis of the City Council decision or in accordance with the HZO, whichever applies, you must then submit to Construction Services proper drawings and

specifications for the project to obtain the necessary permits.

No Conditional Use approval of the City Council is valid longer than six (6) months unless a building permit for such erection or alteration is obtained and the work is started within such period. Or, where no erection or alteration is necessary, the permitted use is established within such period, or an extension is requested in writing and granted by the Planning Commission.

Any Conditional Use shall automatically expire if the Conditional Use ceases by discontinuance or abandonment for a period of more than six (6) months.

No application that is substantially similar to an application that has been denied, wholly or in part, shall be accepted for one year from the date denial. The Community Development Department shall determine if a similar application differs enough to be considered a different application and not subject to this section. The Community Development Department may consider factors such as the nature or size of a proposal, changes in the development or traffic patterns of the area, or newly discovered evidence pertinent to a decision on a previous application.

Copies of the Hamilton Zoning Ordinance (HZO) and zoning map are online at hamilton-city.org or may be obtained from the Community Development Department for a fee of \$10.00 each.

A160757
A160758



Community Development
345 High Street, Suite 370
Hamilton, Ohio 45011

APPLICATION FOR CONDITIONAL USE

Please Note: The Planning Commission has no obligation to approve a Conditional Use.

The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (HZO Section 1155.10)

Property Address: 2128 & 2204 Dixie Hwy

Lot No(s): Parcel ID P6461030000033, 34, &35

Property Owner: Robert Shane Kelley

Owner's Mailing Address: 2124 Dixie Hwy

Applicant's Name (If different than owner): Community Design Alliance

Applicant's Mailing Address: 236 High Street

Applicant's Email Address: mike@cdalliance.net

Previous Legal Use of Property: auto repair

Date Previous Use Discontinued: Nov 2015

Proposed New Use of Property: auto sales

Requesting a Conditional Use Approval from the following Sections of the Hamilton Zoning Code:

1121.33 - "B-2" Community Business District

City of Hamilton
Office of Consumer Affairs
Date: 3/24/2016
Acct: Cashier: consv
Name: 3/24/2016 11:52 AM
Receipt #: 00843893
Payment Total: \$200.00
Credit Card Tended: \$200.00

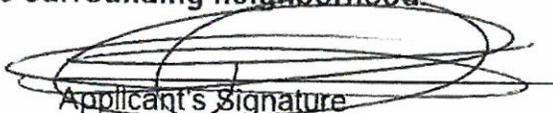
Description of the proposed Conditional Use including nature of the business, hours of operation:

Applicants must include adequate information to satisfy 1155.30 – Application and Review C. Conditional Use Review Criteria – General Standards (attached to application). Please add additional sheets if more space is needed. This will assist the Planning Commission in making an informed decision on the requested Conditional Use

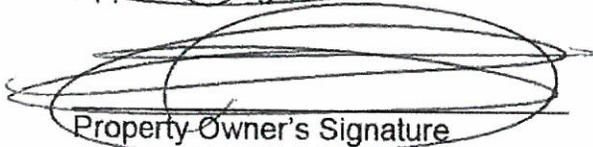
This was an existing auto service repair facility and restaurant facility. The existing buildings have been demolished and the site is clear/empty. The proposed use is consistent with adjacent uses to north by same owner.

SEE attached detail of development standards review 1155.30

Applicants must also submit all pertinent plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the Planning Commission may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood


Applicant's Signature

1/12/2016
Date


Property Owner's Signature

1/12/2016
Date

Office Use Only

CU Application Number: _____

Zoning District: _____

Fee Paid: _____

Meeting Date: _____

APPROVED DISAPPROVED

Conditional Use Review Criteria - General Standards 1155.30

- 1. The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.**
An Automobile Sales Facility use is a conditional use in the B-2 Community Business District.
- 2. The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.** All adjacent properties are developed. The property was in disrepair at the time of purchase. The new owner has cleared the property to gravel base. Improvements to the property will enhance the quality of the neighborhood and provide a service and employment opportunities to the neighborhood."
- 3. The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.** The east, north and south adjacent uses are ALL auto sales operations. **The proposed building is a high quality pre-engineered building with high quality architectural details (FUTURE PHASE).**
- 4. The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.** All existing utilities are on site and available to east (S. Erie) and west (Dixie) and existing vehicular access to both streets is present
- 5. The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets.** Two major streets adjoin the property to the east (Dixie Hwy) and to the west (S. Erie Blvd). The new owner does not plan to increase the number of curb cuts, but rather decrease by one. Only one existing curb cut to remain one the new conditional use lots and is in straight alignment with Belle Ave to the West.
- 6. The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use.** The owner is combining the lots with an existing approved Auto Sales lot to the north. ALL NEW LOTS shall meet the current development standards per 1121.39.17. The owner is requesting consideration for the existing approved Auto Sales lot to the north to be allowed to continue under it current configuration and use...particularly the 10 foot setback required under current condition use standards. The lot is so configured between two major arterial frontages, that 40% of the useable area of the lot would be lost under the 10 foot setback requirement. Again, the new lots being combined with the existing approved Auto Sales would ALL be compliant with the new developed standards, including the 10 foot setback.

- Lot Area (combined) = 36,526 sq ft > 20,000 sq ft. minimum
 - Lot Frontages are 294.14 feet (east) and 287.81 feet (west) > 100 ft minimum.
 - Automobiles displayed on site will all be for sale, or for minor repairs within 30 days allowed.
 - Automobiles displayed for sale on new lots seeking conditional use approved will be located on paved surfaces 10 feet minimum from property lines or public ROW.
NOTE: Existing lot P6461030000032 shall remain in the pavement/parking configuration as currently approved under its conditional use.
 - Any repair services will be located within an enclosed building
 - All vehicles stored outside will be operable new or used vehicles for sales or within the 30 day allowable repair window
 - Only repair services that are permitted outside under conditional use will be undertaken.
 - Hazardous Materials as defined by this zoning section will be recycled or removed in accordance with local, state, and federal laws.
 - Indoor Storage will be used for any automotive parts or equipment
 - There will be no building openings with 50 feet of a residential district
 - Vehicular access to the new lots will be limited to one existing access curb cut per street. *NOTE: Existing lot P6461030000032 shall remain in the curb cut/access drive configuration as currently approved under its conditional use.*
 - Proposed building will comply with Section 1111.00 Development Regulations.
7. **The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses.** The proposed redevelopment of the site will be an asset to the surrounding neighborhood uses as it will revitalize a deteriorating site and provide a larger and more compliant Auto Sales location in an area which is characterized by this dominant use group.
8. **The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.** The proposed use will not create any more noise than the current use. The hours of operation are M-F 9am-7pm, Sat 10am-6pm, Sun 10am-4pm
9. **The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.** The proposed conditional use will re-vitalize and improve a deteriorating property.



Matthew J. Williams
 State of Ohio License 10512
 Mechanical Engineering
 License Expires 12/31/16

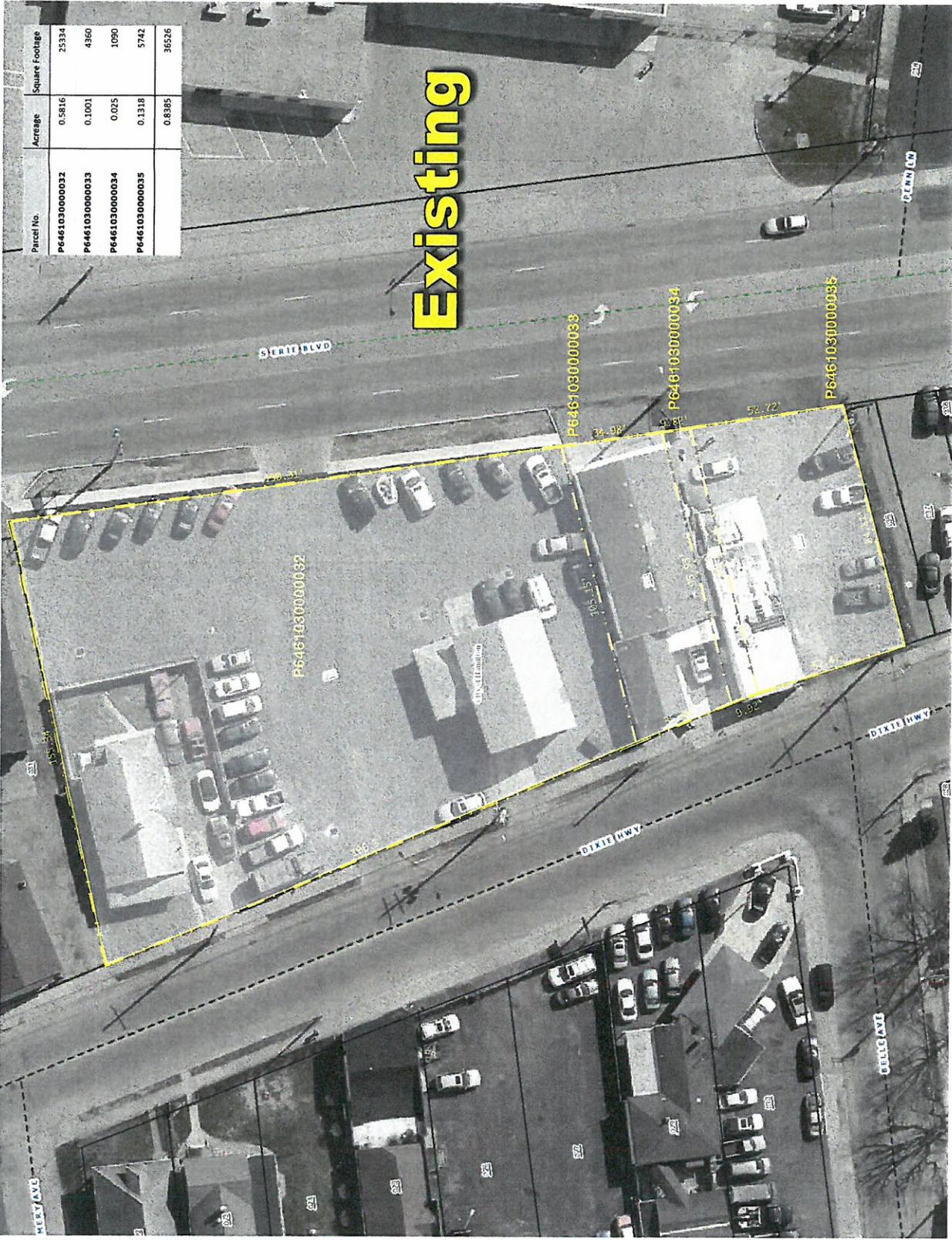
CDA
 COMMUNITY
 DESIGN ALLIANCE

Quality Auto Center
 2124 Dixie Hwy
 Hamilton, Ohio 45011

EXISTING
 SITE INFO
 1" = 20'-0"

DATE 3.17.2016
 COMD NO 201602.00
 SHEET NO.

E100
 OF



Parcel No.	Acres	Square Footage
P6461030000032	0.5816	25334
P6461030000033	0.1001	4360
P6461030000034	0.025	1090
P6461030000035	0.1318	5742
	0.8385	36526



Matthew J. Berman
 State of Ohio License No. 10820
 Mechanical Engineering Date 11.11.16

ALL INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED
 DATE 08-20-2013 BY 60322
 UCBAW/AVL

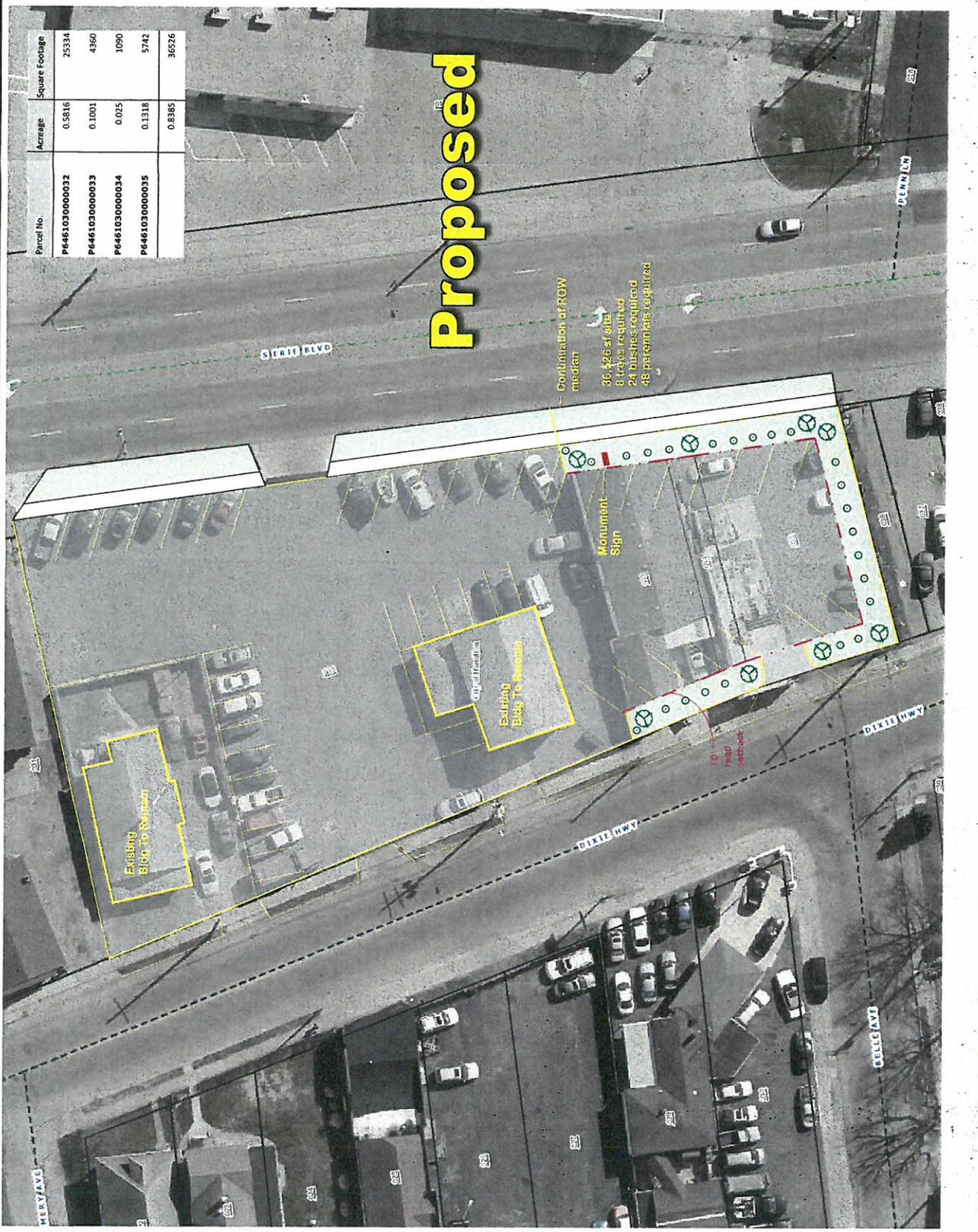
CDA
 COMMUNITY
 DESIGN ALLIANCE

Quality Auto Center
 2124 Dixie Hwy
 Hamilton, Ohio 45011

PROPOSED
 SITE
 LAYOUT
 1" = 20'-0"
 PRESENT

DATE 1.17.2016
 CONDT NO 20160200
 SHEET NO.

P100
 OF





Michael Chapman, License 0915820
 Mechanical, State of Ohio
 12.31.16

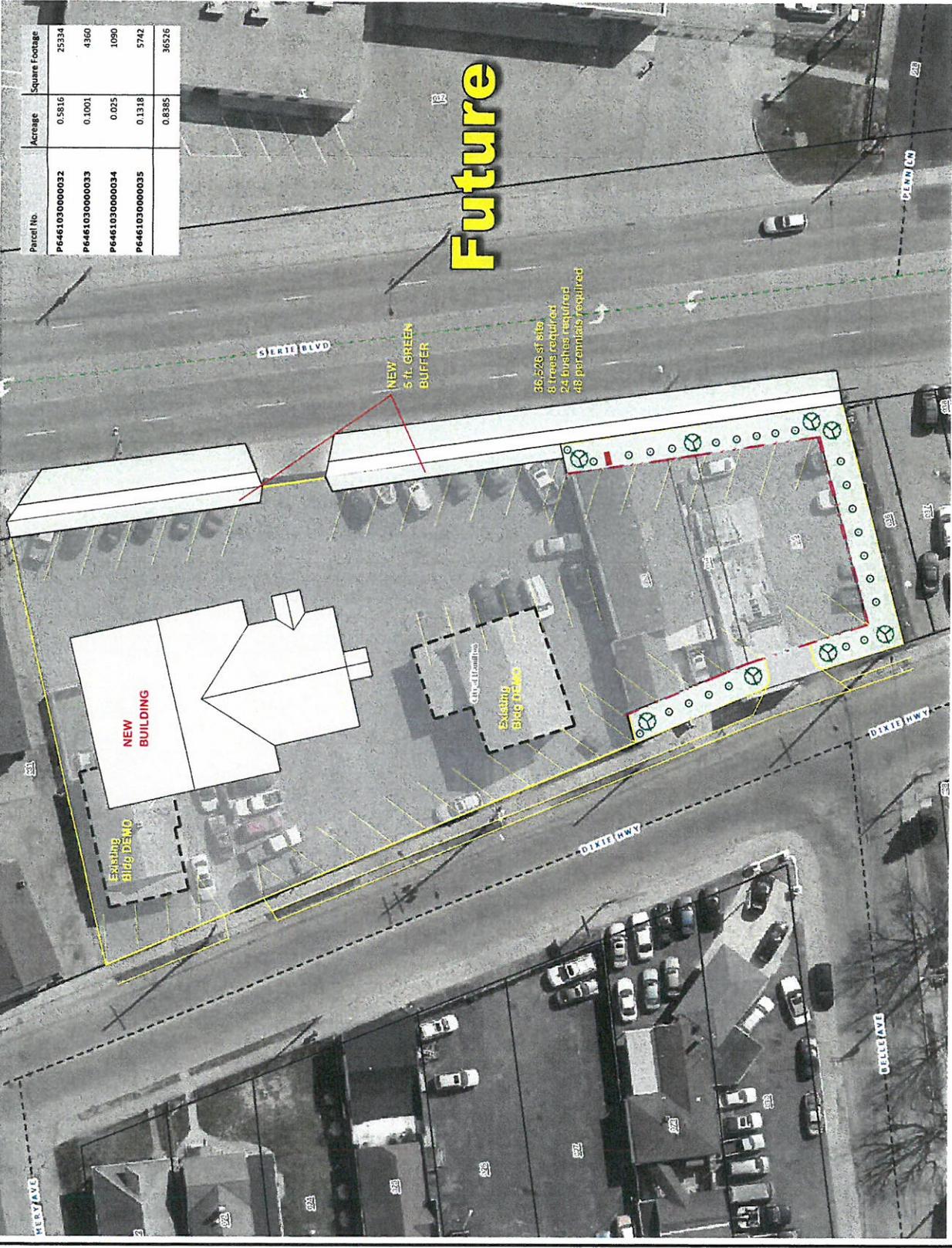
CDA
 COMMUNITY
 DESIGN ALLIANCE

Quality Auto Center
 2124 Dixie Hwy
 Hamilton, Ohio 45011

PROPOSED
 SITE
 LAYOUT
 1" = 20'-0"
 FUTURE

DATE: 3.17.2016
 COMB. NO: 201602100
 SHEET NO.

F100
 OF



Parcel No.	Acreage	Square Footage
P64610300000032	0.5816	25334
P64610300000033	0.1001	4360
P64610300000034	0.025	1090
P64610300000035	0.1318	5742
	0.8385	36526

City Council Meeting Caucus Report

TO: The Honorable Mayor and Members of the City Council

<input checked="" type="checkbox"/>	1 st Reading Date: 05/11/2016
<input checked="" type="checkbox"/>	2 nd Reading Date: 05/25/2016
<input type="checkbox"/>	Public Hearing Date:

RE: **Request by Thomas Britt for a Conditional Use to allow the establishment of an Automobile Sales facility (Special Interest Auto Sales LLC) on property zoned I-2 Industrial District located at 3720 Symmes Road (Thomas Britt/Carol Besl, Applicant/Owner).**

Dear Mayor and Members of Council:

BACKGROUND INFORMATION

Introduction:

This is a request submitted by Thomas Britt to approve a Conditional Use to establish an Automobile Sales facility use (Special Interest Auto Sales LLC) on the property located at 3720 Symmes Road (NE corner of Symmes Road and Kiesland Court as shown on Exhibit A). The property is zoned I-2 Industrial district (Exhibit B) and is comprised of a single 1.17 acre lot (City Lot No. 28741). Automobile Sales uses are Conditional Uses in the I-2 Industrial Zoning District and require review by the Planning Commission (Section 1127.50) and approval by City Council.

Proposed Project:

The proposed project is a single story 6,000 square foot (100 ft x. 60 ft) warehouse building that faces Symmes Road. There will be a 300 square foot interior office space located in the SW corner of the building and the remainder will be used for automobile storage. The proposed building will be between 18 to 22 feet in height for architectural purposes. The two facades of the building that face the two public streets will include windows and retractable overhead doors for vehicular access into the building. These two facades of the building will include a masonry (stone or brick veneer) base on the south elevation of the building and stucco finishes and raised roof parapet. The rear and east side of the building will be metal finish with masonry base.

Vehicular access to the property will be from single driveway on Kiesland Court. The proposed project includes eight (8) parking spaces in the front of the building. These parking spaces will be used for periodic display of automobiles for sale.



According to the applicant, Special Interest Auto Sales LLC is primarily an internet automobile sales use that focuses on classic, muscle (performance) and sports cars. Special Interest Auto Sales sells and delivers automobiles to buyers around the world. According to the applicant, many potential purchasers browse the vehicles for sale via the Special Interest Auto Sales website and then visit the warehouse to view or pick-up the automobile. Special Interest Auto Sales is currently located at 3120 Homeward Avenue in the City of Fairfield.

Notification

Public Hearing Notices were mailed to the owners of 9 properties within 500 feet of the property in question prior to the Planning Commission public hearing. There were no objections expressed to the proposed Conditional Use for 3720 Symmes Road.

Recommendation:

The Planning Commission held a public hearing and reviewed the proposed Conditional Use application to establish an Automobile Sales facility use on April 18, 2016 and recommended approval subject to 9 conditions.

The conditions are as follows:

1. Construction drawings/documents for the proposed improvements and work shall be revised subject to any future review requirements of the City of Hamilton Departmental Review.
2. Proposed building will be stucco finish on south and west façade, brick/ stone or masonry material veneer on lower level of south and west façade as shown on plans and supporting material submitted by the applicant. If exterior dumpster enclosure is provided at later date the same finish materials shall be applied to the dumpster enclosure.
3. The north (rear) and east building façade to be painted to match the front and west façade of the building.
4. All improvements and work indicated on construction drawings/documents approved as part of the Conditional Use be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Conditional Use - (includes building and exterior finishes, canopies, dumpster enclosure, landscaping, pavement surfaces, and parking lot striping).
5. No exterior storage/sales of accessory materials or merchandise other than operable automobiles.
6. Landscaping shall be provided as follows: All proposed landscaping item sizes to conform to the minimum size requirements found in Section 1111.20 of the Hamilton Zoning Ordinance. (Deciduous trees minimum of 2 ½ inches caliper, evergreen trees minimum of six (6') feet in height, bush plants



minimum of 1 foot). Landscaping selection to be coordinated with Municipal Arborist.

7. Any future free standing signage to be a monument sign and include brick/stone base materials similar to those used on the proposed building. Any additional building, wall and any other signage (permanent or temporary) will comply with Section 1138.00 Hamilton Sign Ordinance.
8. Mechanical equipment in support of the building to be screened from the public right of way by landscaping/privacy fencing, or placed on the north side of the proposed building.
9. Any areas of the site that are not used for building, landscaping or approved parking to be planted with grass.

It is the recommendation of this office that Council receives this report, concurs in the recommendation of the Planning Commission, and adopts the necessary legislation to approve the proposed conditional use application with the conditions stated above to establish an Automobile Sales facility use on the property located at 3720 Symmes Road.

Sincerely,

Caucus Report Prepared By:

Joshua A. Smith
City Manager

John Creech
Senior Planner

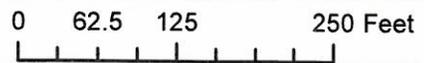
Choose Strategic Goal(s)	
<input type="checkbox"/>	R Realize \$150 million of new private industrial/commercial investment
<input type="checkbox"/>	A Add 2,000 new jobs
<input type="checkbox"/>	I Increase residential property values by CPI + 5%
<input type="checkbox"/>	D Decrease vacant residential structures by 30% (1,000 total)
<input type="checkbox"/>	G Generate \$20 M in investment for recreational amenities with \$10 M around the Great Miami River
<input type="checkbox"/>	E Engage 50,000 participants annually in special events, arts and recreation activities
<input checked="" type="checkbox"/>	O General Operations/ Government Business



3720 Symmes Road
PUBLIC HEARING MAP



-  3720 Symmes Road
-  City Boundary



3720 Symmes Road
PUBLIC HEARING MAP



-  3720 Symmes Road
-  City Boundary

0 62.5 125 250 Feet





A160776
A160777

APPLICATION FOR CONDITIONAL USE

Please Note: The Planning Commission has no obligation to approve a Conditional Use.

The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (HZO Section 1155.10)

Property Address: 3720 Symmes Rd.

Lot No(s): 28741 TAX I-D A07000222000005

Property Owner: Jac + CAROL BesL

Owner's Mailing Address: 3660 Dixie Hwy Fairfield OH 45014

Applicant's Name (if different than owner): Thomas Britt

Applicant's Mailing Address: 9507 Twin Valley Ct,

Applicant's Email Address: SiASales1@gmail.com

Applicant's Phone Number: 513 608-8121

Previous Legal Use of Property: VACANT Lot

Date Previous Use Discontinued: _____ OR2014-8-7

Proposed New Use of Property: 1123,36 Automobile and other Vehicle sales

Requesting a Conditional Use Approval from the following Sections of the Hamilton Zoning Code:

Section 1124.39.4

City of Hamilton
Date: 3/28/2016
Office: OCT
Cabinet: Cons
3/24/2016 1:44 PM
Account: #00844084
Receipt #: 1
Payment Total: \$200.00
Check Tendered: \$200.00

Description of the proposed Conditional Use including nature of the business, hours of operation:

Applicants must include adequate information to satisfy 1155.30 – Application and Review C. Conditional Use Review Criteria – General Standards (attached to application). Please add additional sheets if more space is needed. This will assist the Planning Commission in making an informed decision on the requested Conditional Use

Please refer to 2 page Typewritten Attachment 7.B

Applicants must also submit all pertinent plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the Planning Commission may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood.

CERTIFICATION:

I certify that all of the information contained in this Application is complete, true and accurate.

Thomas Britt
Applicant's Signature

3-20-16
Date

Thomas Britt
Applicant's Printed Name

Carol Besl
Property Owner's Signature

3-21-16
Date

CAROL Besl
Property Owner's Printed Name

Office Use Only

CU Application Number: _____

Zoning District: _____

Fee Paid: _____

Meeting Date: _____

APPROVED

DISAPPROVED

Special Interest Auto Sales LLC
Proposed Commercial Development

Builder : H&H Structural Contracting
Mr. Gary Hart President

Parcel Address: 3720 Symmes Rd
Hamilton, Ohio 45015

Zoned: 1-2

1155.30 – Application and Review

A. Written Description

The “Special Interest Auto Sales LLC” project consists of a single story office/warehouse. The building will be 6,000SQF (100’ X 60’). 100’ parallel to Symmes Rd., 60’ parallel to Kiesland Ct.. Parking is located immediately in front of the warehouse south side facing Symmes Rd.

The subject property is now a vacant lot.

The new development will be open to the public on a limited basis. State BMV licensing division mandates a minimum posted business hours of at least 2 hours per week. We have been operating our business in 2 small warehouses in Fairfield, Ohio for the last 8 years using the minimum hours plus meeting people on an appointment basis. We have very little off the street business. We sell 98% of our classic/show cars on the Internet. While selling most to buyers in the United States we also sell cars around the world.

The specific conditional use we are seeking is to have a car business in an area not typically thought of as a car sales area. Our car sales business is not your typical car lot. We house all of these special classic, muscle cars, and sports cars inside. No banners, no buy here pay here, etc... Our building, being built to today’s standards, would be a positive/upgrade to the neighboring buildings.

Though still a preliminary number we anticipate the development costs to represent a \$500,000 investment.

B. Plans

See attached submission.

Complete technical drawings for construction will be submitted to the city at a later date, as part of the normal permit application process. Our team will work closely with the city to submit any zoning approvals that may be required (i.e. monument signs along Symmes Rd.)

C. Conditional use Criteria – General Standards

1. The proposed conditional use subject property is currently zoned industrial. The surrounding and adjacent properties are also zoned industrial.
2. The proposed project is intended for light use and will not impede or injure the appropriate use of neighboring properties and will serve the public convenience and welfare.
3. The proposed building will be consistent or exceed the visual appeal of surrounding properties. The proposed steel building will have Dryvit Stucco panels on the South and West Sides, with stone veneer on both south and west sides from grade approximately 4' up covering the concrete knee wall. This building is being built to current standards.
4. Utilities suitable for this project are all existing at or near the site. Vehicular access will not impede any traffic flow, access will be from Kiesland Ct.
5. Traffic from Symmes Rd. heading west or east will be able to turn onto Kiesland Cr. and have ample space to turn into our driveway. Landscaping design removes any line of sight obstructions for traffic entering or exiting our proposed property.
6. The proposed conditional use will comply with all applicable development standards. Neighboring properties include a mixture of commercial/industrial users.
7. The proposed conditional use will not be hazardous to or have a negative impact on existing or future neighboring uses.
8. The property activities will be consistent with a low activity level, not disrupting the current streets and commercial corridor. We anticipate no more than normal business hours. Most of our on-site business is by appointment. The characteristics of our business do not produce traffic, noise, smoke, fumes, glare, odor, or other offensive characteristics not compatible to the use permitted in the base zoning district.
9. The proposed conditional use will enhance the immediate area. As we are building a structure to newer rules/codes/zoning rules and regulations. We intend to create a beautiful, landscaped and well maintained property. Our proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

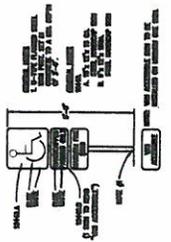
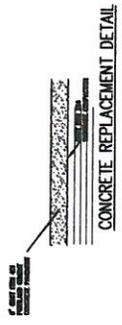
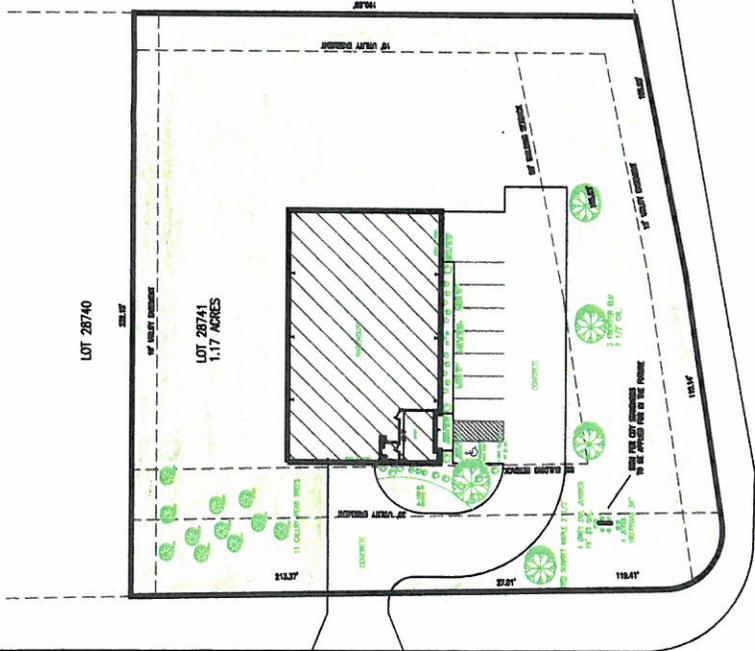


NEW BUILDING ADDITION FOR
SPECIAL INTEREST AUTO SALES LLC
3720 SYMMES RD.
HAMILTON, OHIO

SITE
PLAN

DRAWING NO.
C1

SPECIAL INTEREST AUTO SALES LLC
6TH WARD, CITY OF HAMILTON
LOT 28741



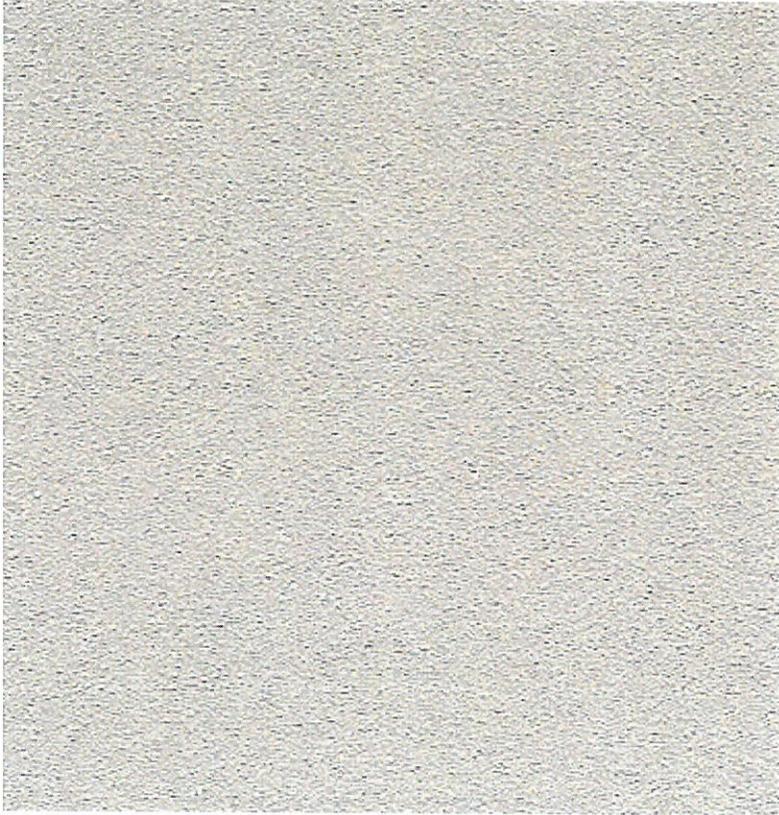
BACK REFERENCE
CITY OF HAMILTON
ZONING ORDINANCE
SECTION 12.01

SITE DATA
LOT AREA: 1.17 ACRES
TOTAL LOT AREA: 1.17 ACRES
TOTAL LOT AREA: 1.17 ACRES
TOTAL LOT AREA: 1.17 ACRES

IF YOU HAVE ANY
QUESTIONS
CALL TOLL FREE 1-800-362-2764
OR VISIT OUR WEBSITE



Dover Sky - Main portion of Building



Gull Gray - Entry/Office Surround

COMMUNITY DEVELOPMENT DEPARTMENT
CONSTRUCTION SERVICES DIVISION
CERTIFICATE OF PLAN APPROVAL

Date Plans Submitted: **03/24/2016**

Date Plans Reviewed: **04/15/2016**

Project Address: **3501 SYMMES RD**

Ph: **(513) 777-5584(513) (**

Project / Owner Name: **THOMAS BRITT**

Applicant: **THOMAS M BRITT**

FX:

Project Description: **CONDITIONAL USE**

Application #: **A160776**

Plan Review #: **A160777**

Review # 1

The construction documents for this permit have been reviewed for code compliance and **have been approved**. This approval is subject to the following conditions:

Department	Date to	No Object	Object	Date from	Remarks
Zoning / Planning John Creech 785-7355	3/24/2016	JMC		4/15/2016	REQUIRES PLANNING COMMISSION AND CITY COUNCIL REVIEW AND APPROVAL THROUGH CONDITIONAL USE PROCESS
Fire Ken Runyan 785-7506	4/8/2016	KLR		4/15/2016	
Electric Craig Marcum 785-7240	4/8/2016	CDM		4/15/2016	NO OBJECTIONS AS UTILITIES ARE NOT INVOLVED AT THIS TIME. WE WILL REVIEW PLANS WHEN SUBMITTED. NO AFUS FEES AT THIS TIME
Utilites Gas/Wtr/Se Joy Rodenburgh 785-7283	4/8/2016	JFR/DJF		4/12/2016	NO OBJECTIONS AS UTILITIES ARE NOT INVOLVED AT THIS TIME. WE WILL REVIEW PLANS WHEN SUBMITTED. NO AFUS FEES AT THIS TIME. THE ADDRESS FOR THIS PROPERTY IS INCORRECT PER DAN SNYDER. IT SHOULD BE 3720 SYMMES ROAD.
Public Works Rich Engle 785-7273	4/8/2016	PRY		4/12/2016	ANY WORK BEING DONE IN RIGHT-OF-WAY, OR DUMPSTERS PLACED IN THE RIGHT OF WAY SHALL REQUIRE A PERMIT. PERMITS MAY BE OBTAINED AT THE CITY OF HAMILTON PUBLIC WORKS DEPARTMENT. ANY OVERSIZED VEHICLES SHALL OBTAIN A PERMIT FROM THE CITY OF HAMILTON PUBLIC WORKS DEPARTMENT
Traffic Kris Butterfiled 785-7290	4/12/2016	KB			
Envir. Services Darla Bokeno 785-7211	4/8/2016	DSB		4/14/2016	

Department	Date to	No Object	Object	Date from	Remarks
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Ken Rivera, Building Official

By: _____

If you have any questions concerning any of the attached information you may contact **John Creech**.

Telephone # **513.785.7355**

Email **creechj@ci.hamilton.oh.us**

City Council Meeting Caucus Report

TO: The Honorable Mayor and Members of the City Council

<input checked="" type="checkbox"/>	1 st Reading Date: 05/11/2016
<input checked="" type="checkbox"/>	2 nd Reading Date: 05/25/2016
<input type="checkbox"/>	Public Hearing Date:

RE: **Request for a Conditional Use to allow the establishment of a Drive-Through Facility (i.e. retail/commercial establishment) to operate on property located at NW corner of Central Avenue and Knightsbridge Drive (Jeffrey Sackenheim, Applicant/Frank Pfirman, Gunnar Realty, LTD, Owner).**

Dear Mayor and Members of Council:

BACKGROUND INFORMATION

Introduction:

This is request submitted by Jeffrey Sackenheim on behalf of Frank Pfirman, Gunnar Realty LTD, to approve a Conditional Use to establish a Drive Through facility (i.e. retail/commercial establishment) use on the property located at on the NW corner of Central Avenue and Knightsbridge Drive (Exhibit A). The property is zoned B-2 Community Business zoning district (Exhibit B) and is located within the boundary of the Neighborhood Initiative Area (NIA) Overlay Zoning District. The property is comprised of eight (8) separate lots including a vacated alley and a portion of an existing alley and comprises approximately 1.1 acres. The lots include City Lot Nos. 2432, 2479, 2480, 2481, 2482, 2483, 2484, and PT. 2485. Within the boundaries of the NIA zoning overlay district a "Drive Through Facility use requires Conditional Use review by the Planning Commission (Section 1127.50) and approval by City Council.

Proposed Project:

The proposed project is a single story 5,900 square foot building with four separate and distinct storefronts (two 1,400 sq ft commercial spaces and two 1,540 sq ft commercial spaces). The building will face southeast towards the intersection of Knightsbridge Drive and Central Avenue and will be approximately 18 feet in height. Each of the four storefronts will vary architecturally in finish masonry material, color, window area, and roof parapet. There is a central inset area of the building that will be utilized as an outdoor patio for building occupants and customers.

The proposed project includes six (6) designated employee parking spaces in the rear of the building and seventeen (17) spaces in front of the building, for a total of 23



spaces. There is adequate space in front of the building to add an additional bay of 12 parking spaces if necessary. A total of twelve parking spaces are required per the Hamilton Zoning Ordinance.

The eastern most retail space closest to Central Avenue will be designed to accommodate a vehicular drive through. The drive through lane is approximately 200 feet in length for vehicular stacking.

Short Street Alley

The portion of the existing alley on the northern portion of the property (Short Street Alley) is proposed to be vacated and rededicated. The alley currently intersects Central Avenue at an angle less than 90 degrees – the proposed realignment will intersect at a right angle. Public Works Department and Traffic Engineering have reviewed the Conditional Use plans and indicated that the proposed alley realignment is an improvement to the current angle of the alley. They have indicated that the realigned alley be widened adjacent to Central Avenue to accommodate two-way traffic. If the Conditional Use is approved, the applicant will be the process to vacate and rededicate a portion of the Short Street Alley.

Public Notification

Public Hearing Notices were mailed to the owners of 78 properties within 500 feet of the property in question prior to the Planning Commission public hearing. Three (3) individuals expressed objections to the proposed conditional use for the NW corner of Central Avenue and Knightsbridge Drive at the Planning Commission public hearing.

Recommendation

The Planning Commission held a public hearing and reviewed the proposed Conditional Use application to establish a Drive-Through Facility (i.e. retail/commercial) use on April 4, 2016 and recommended approval subject to 10 conditions.

The conditions are as follows:

1. Construction drawings/documents for the proposed improvements and work shall be revised subject to any future review requirements of the City of Hamilton Departmental Review.
2. Proposed building will be single story, brick and stone, masonry material veneer as shown on plans and supporting material submitted by the applicant. The same finish materials shall be applied to the dumpster enclosure.
3. Proposed privacy fencing to be wood or vinyl construction, not chain link.
4. All improvements and work indicated on construction drawings/documents approved as part of the Conditional Use be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved



Conditional Use - (includes building and exterior finishes, canopies, dumpster enclosure, landscaping, pavement surfaces, fencing, and striping).

5. No exterior storage/sales of merchandise or materials.
6. Landscaping shall be provided as follows: All proposed landscaping item sizes to conform to the minimum size requirements found in Section 1111.20 of the Hamilton Zoning Ordinance. (Deciduous trees minimum of 2 ½ inches caliper, evergreen trees minimum of six (6') feet in height, bush plants minimum of 1 foot). Landscaping selection to be coordinated with Municipal Arborist.
7. Any future free standing signage to be a monument sign and include brick/stone base materials similar to those used on the proposed building. Any additional building, wall and any other signage (permanent or temporary) will comply with Section 1138.00 Hamilton Sign Ordinance.
8. Mechanical equipment in support of the building to be screened from the public right of way by landscaping/privacy fencing.
9. The portion of the Short Street Alley to be vacated and realigned to comply with recommendation of Public Works Department i.e. the realigned alley should be widened adjacent to Central Avenue to accommodate two-way traffic.
10. Any areas of the site that are not used for building, landscaping or approved parking to be planted with grass.

It is the recommendation of this office that Council receives this report, concurs in the recommendation of the Planning Commission, and adopts the necessary legislation to approve the proposed conditional use application with the conditions stated above to establish a Drive – Through facility (i.e. retail/commercial) use on the property located at NW corner of Central Avenue and Knightsbridge Drive.

Sincerely,

Caucus Report Prepared By:

Joshua A. Smith
City Manager

John Creech
Senior Planner



Choose Strategic Goal(s)

- R** Realize \$150 million of new private industrial/commercial investment
- A** Add 2,000 new jobs
- I** Increase residential property values by CPI + 5%
- D** Decrease vacant residential structures by 30% (1,000 total)
- G** Generate \$20 M in investment for recreational amenities with \$10 M around the Great Miami River
- E** Engage 50,000 participants annually in special events, arts and recreation activities
- O** General Operations/ Government Business



CENTRAL AVENUE SQUARE LOCATION MAP

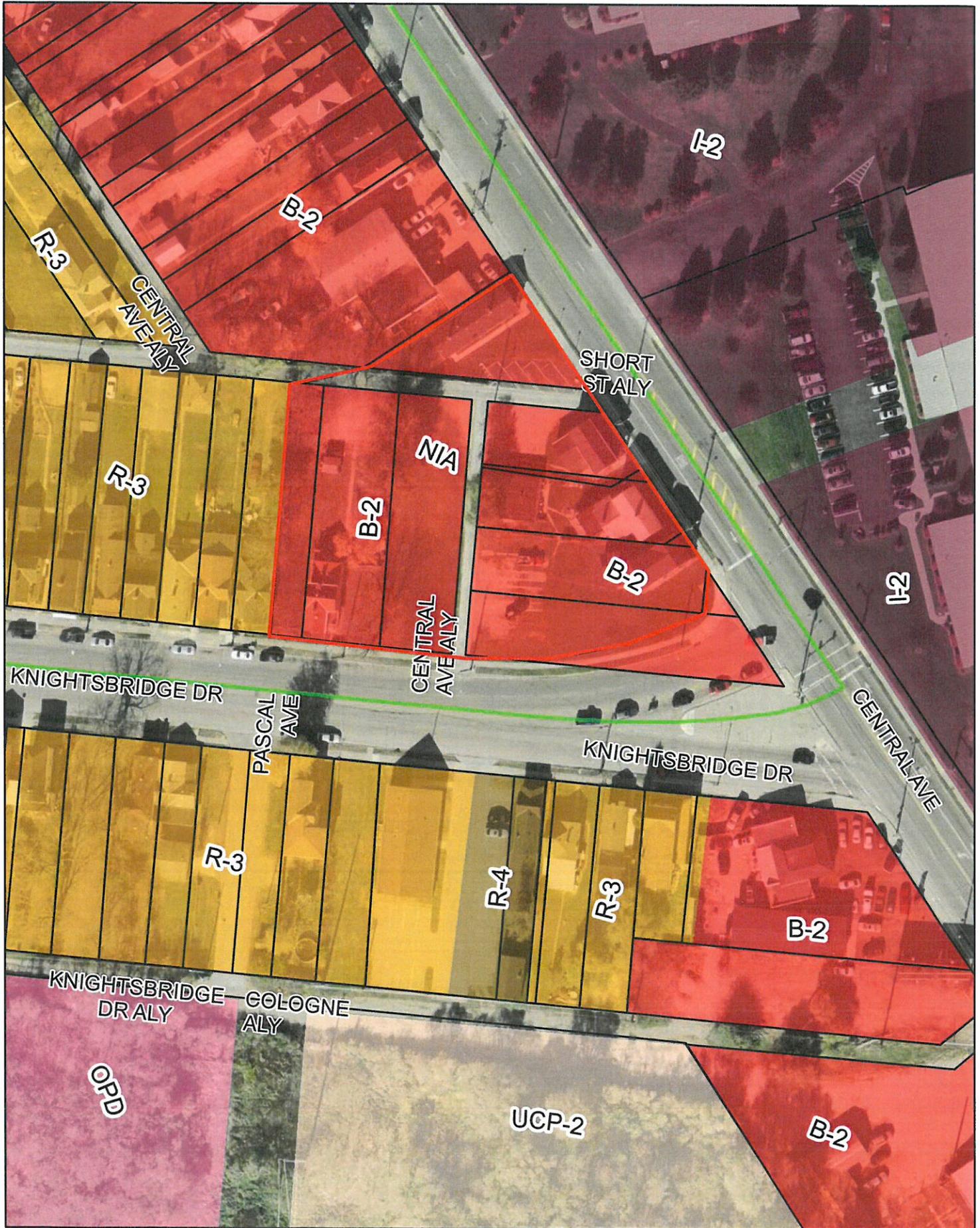


 Central Avenue Square

0 35 70 140 Feet



CENTRAL AVENUE SQUARE LOCATION MAP



 Central Avenue Square

0 35 70 140 Feet





A160661
A160662

APPLICATION FOR CONDITIONAL USE

Please Note: The Planning Commission has no obligation to approve a Conditional Use.

The Hamilton Zoning Ordinance assumes that the uses listed as conditional are **not outright appropriate** unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (HZO Section 1155.10)

Property Address: Central Avenue (see attached)

Lot No(s): see attached

Property Owner: Frank Pfirman / Gunnar Realty, LTD.

Owner's Mailing Address: frank.pfirman@matandy.com

Applicant's Name (if different than owner): Jeffrey Sackenheim

Applicant's Mailing Address: 4805 Montgomery Rd., Ste. 400 / Cincinnati / 45212

Applicant's Email Address: jsackenheim@shp.com

Applicant's Phone Number: 513-381-2112

Previous Legal Use of Property: residential - rental properties

Date Previous Use Discontinued: September 2015

Proposed New Use of Property: commercial (recently re-zoned B-2) - retail, doodle

Requesting a Conditional Use Approval from the following Sections of the Hamilton Zoning Code:

1120.31 - drive up window with lane

City of Hamilton
Date: 3/15/2016
Cashier: Consvs
Receipt #: 10834224
Payment Total: \$200.00
3/15/2016 5:53 PM
Check Tendered: \$50.00
Check Tendered: \$150.00

Description of the proposed Conditional Use including nature of the business, hours of operation:

Applicants must include adequate information to satisfy 1155.30 – Application and Review C. Conditional Use Review Criteria – General Standards (attached to application). Please add additional sheets if more space is needed. This will assist the Planning Commission in making an informed decision on the requested Conditional Use

The proposed uses for the development include retail and/or dining. (the property was re-zoned to B-2 in September 2015).

End-user tenants have not been identified; as the property has yet to be taken to the commercial market. We anticipate normal hours of operation for retail & dining establishments (approximately 6:00 AM - 10:00 PM, seven days a week).

Applicants must also submit all pertinent plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the Planning Commission may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood.

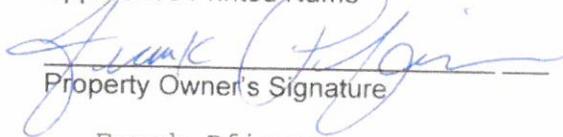
CERTIFICATION:

I certify that all of the information contained in this Application is complete, true and accurate.


Applicant's Signature

March 15, 2016
Date

Jeffrey Sackenheim
Applicant's Printed Name


Property Owner's Signature

March 15, 2016
Date

Frank Pfirman
Property Owner's Printed Name

Office Use Only	
CU Application Number: _____	Zoning District: _____
Fee Paid: _____	
Meeting Date: _____	<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED



Central Avenue Square – proposed commercial development

Developer: Gunnar Realty, LTD. / Frank Pfirman

Architect: SHP Leading Design / Jeffrey Sackenheim

Parcel addresses (see attached):

1141, 1157, 1165, 1169 Central Avenue

444, 450, 460 Knightsbridge Avenue

Zoned: B-2

1155.30 – Application and Review

A. Written description:

The “Central Avenue Square” project consists of a single story structure comprised of four commercial storefronts (two at 1,400 SF and two at 1,540 SF). The building storefronts are oriented towards the intersection of Central and Knightsbridge Avenue to allow for a high degree of visibility. Parking is located immediately in front of the storefronts. The building is split in the middle, creating an outdoor pedestrian patio. Project as proposed would include re-alignment of the existing alley to north edge of parcel, allowing for perpendicular approach to Central Avenue.

The subject property currently contains several residential rental properties. The redevelopment efforts would include the demolition of these properties. The developer has worked closely with Neighborhood Housing to help relocate them to new housing options. To date, two former occupants have been successfully and happily relocated. The two remaining residents are in the process of, with the developers assistance, finding new suitable housing.

The new development will be open to the public, but is specifically intended to provide convenient dining and shopping options to the students and professionals at Miami University, VORA Technology Park and the surrounding businesses. The development is designed to differentiate itself from the typical commercial strip center through its careful attention to siting, building materiality, form and detailing. The surrounding greenspace will be heavily landscaped and well-lit at night.

The specific conditional use we are seeking approval of pertains to a potential drive thru lane and window for the eastern-most tenant suite (adjacent to Central Avenue). We would like to market the development with the option of an approved drive-thru lane, as we believe this feature will make it more attractive to potential end users. If an end user of the eastern-most tenant suite does *not* want a drive thru lane, one will not be constructed.

Though still a preliminary number, we anticipate the development costs to represent a \$700,000.00+ investment.

www.shp.com
@shp_leading

CINCINNATI

4805 Montgomery Road Suite 400
Cincinnati, Ohio 45212
513.381.2112 main

COLUMBUS

250 Civic Center Drive Suite 200
Columbus, Ohio 43215
614.223.2124 main

BELLEVUE

223 Fairfield Avenue Suite 100
Bellevue, Kentucky 41073
859.360.1234 main

B. Plans

See attached submission. Complete technical drawings for construction will be submitted to the City at a later date, as part of the normal permit application process. Our team will work closely with the City to coordinate issues that may be related to traffic patterns, etc. Our team will also submit for any future zoning approvals that may be required (i.e. monument sign along Central Avenue).

C. Conditional Use Criteria – General Standards

1. The proposed conditional use subject property is currently zoned B-2 Community Business. The surrounding and adjacent properties are zoned B-2, R-3, and R-4 (appears to be one property across the street).
2. The majority of the adjacent properties are developed as residences (Knightsbridge Avenue) or businesses (Central Avenue). The current properties on site are exhibiting signs of deterioration. Multiple structures on the existing parcels have previously been demolished and are vacant lots. Re-development of the prime corner parcel will dramatically enhance the physical quality of the neighborhood. The anticipated end users will provide employment opportunities and retail/dining options to the neighborhood, where very few options currently exist.
3. The proposed building will be consistent with the scale and character of the surrounding properties. The development is approximately 5,600 SF and a single story in height. It will serve as a transitional building between the commercial properties along Central and the residential properties along Knightsbridge. The proposed primary materials of brick and textured concrete block are consistent with structures along both roads. The drive thru lane will be partially screened through the use of plants, trees, and shrubs.
4. Utilities suitable for the development are all existing at or near the site. Vehicular access from Central and Knightsbridge Avenues is existing and appropriate. Our team will work with the City to confirm proposed curb cuts, traffic flow patterns and the proposed re-alignment of the existing alley. We believe the re-aligned alley will provide greatly improved lines of sight at the intersection with Central. Preliminary conversations with City departments have already occurred.
5. Traffic heading from Central Avenue on Knightsbridge has clear and sufficient distance for vehicles to decelerate for a right turn onto the property. Traffic heading in the opposite direction towards Central Avenue has sufficient distance to decelerate for a left turn into the property. Both lanes along Knightsbridge are two-lanes wide. Some consideration of eliminating existing on-street parking immediately in front of the parcel along Knightsbridge may be required.
6. Development standards are equal to or exceed those of the commercial district and the NIA overlay district, of which this parcel is located on the extreme eastern-most edge.
7. Neighborhood uses currently include a mixture of single-family residences, multi-family residences and commercial uses. The proposed commercial development is consistent with the B-2 zoning designation. The conditional use request for approval of a drive-thru lane on the property will not be hazardous or have a negative impact on the existing or future neighboring uses. We see the corner lot as a currently underutilized piece of land that can

be a catalyst for additional capital improvements in the neighborhood. The drive-thru lane approval will help with its marketability to potential end users.

8. The property activities will be consistent with the activity level of the current streets and neighboring commercial corridor. We anticipate normal business operation hours for retail or dining establishments. The drive-thru lane will be screened from passersby as well as the residential properties. We anticipate the drive-thru ordering unit to be located approximately 200' from the nearest residential property line. All lighting will be downward directed and will utilize full cut-off luminaire shields. Site lighting footcandles will be designed to be "0" at the property lines.

9. The proposed conditional use will enhance re-vitalization efforts of the adjacent properties and surrounding businesses. We believe this development may spearhead future investments in the area, to capitalize on the proximity to Miami University, VORA and other surrounding businesses. The developer intends to create a beautiful, landscaped, and well-maintained development that will become a real asset to the neighborhood.

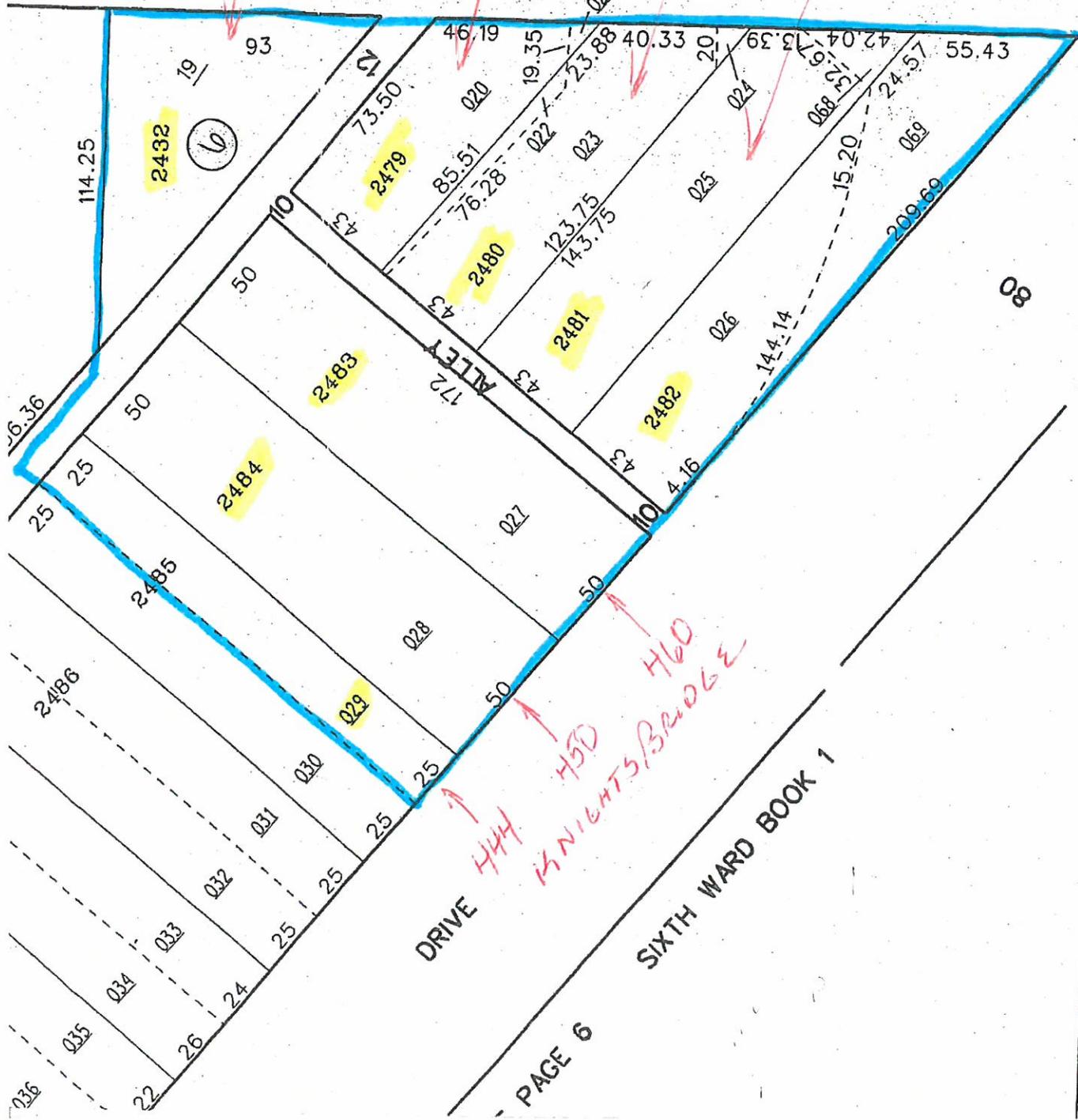
FIFTH WARD

CENTRAL

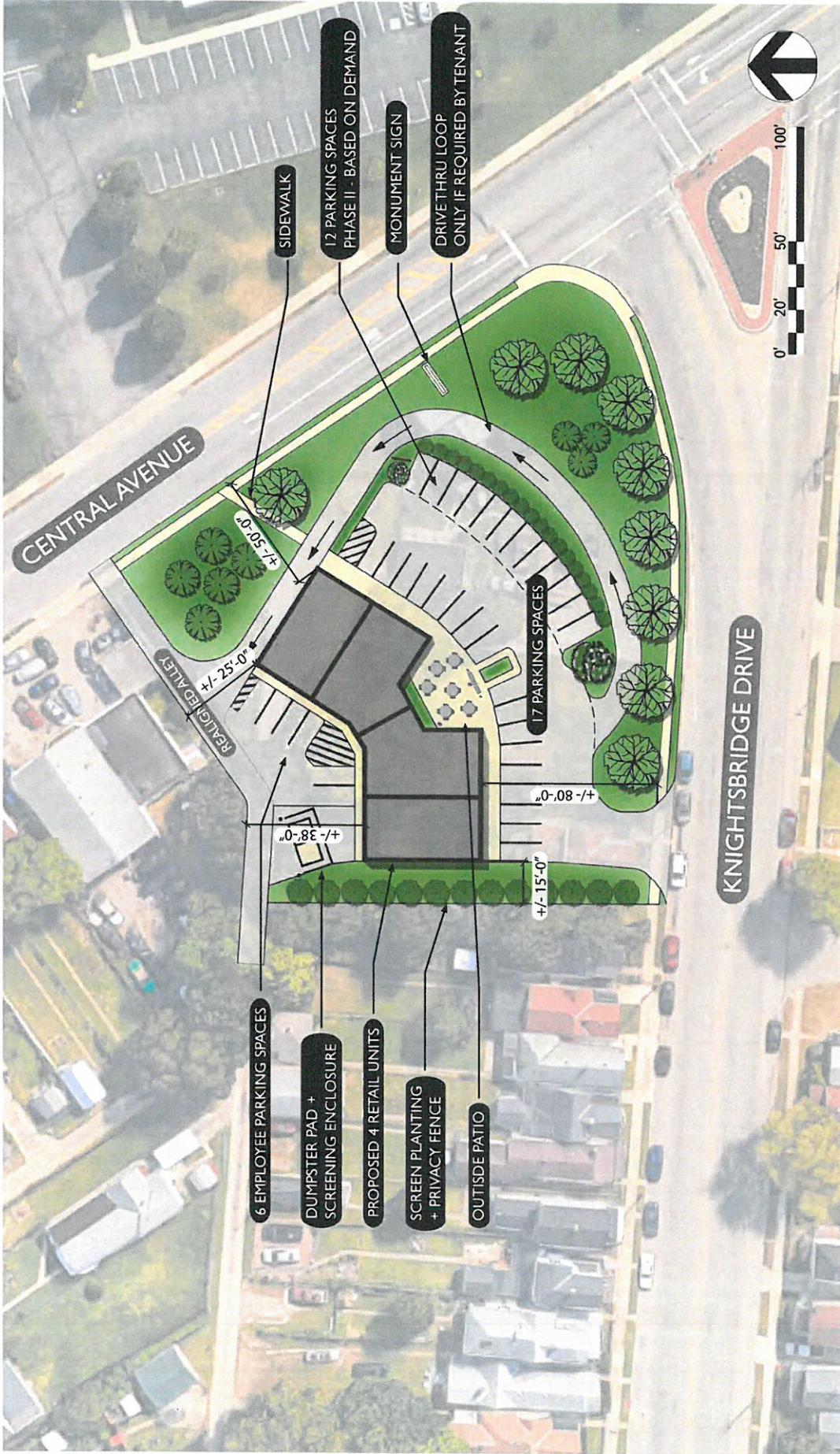
VACATED 3-29-78

ORD 78-3-11

1141 CENTRAL
1157 CENTRAL
1165 CENTRAL
1169 CENTRAL



444
450
460
KNIGHTS BRIDGE



CENTRAL & KNIGHTSBRIDGE CONCEPTUAL SITE PLAN: CENTRAL AVENUE SQUARE

MATANDY REALTY - HAMILTON, OH

8 MARCH 2016



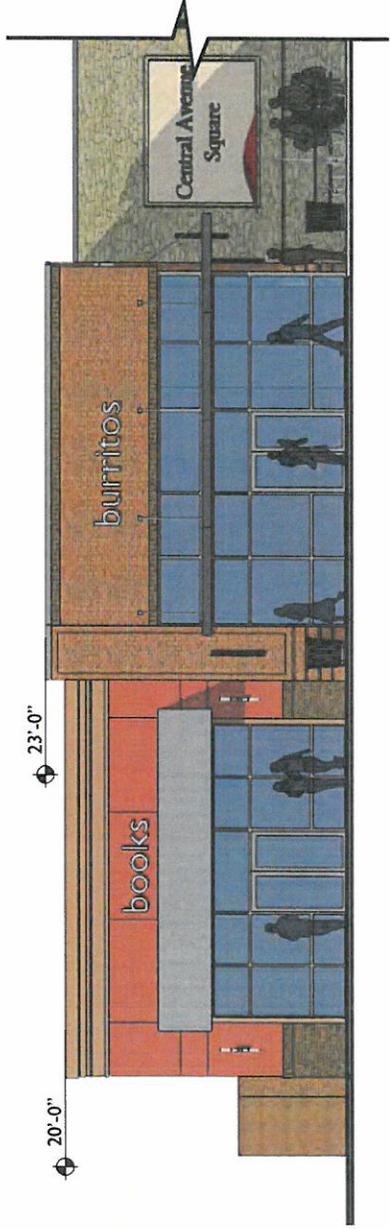




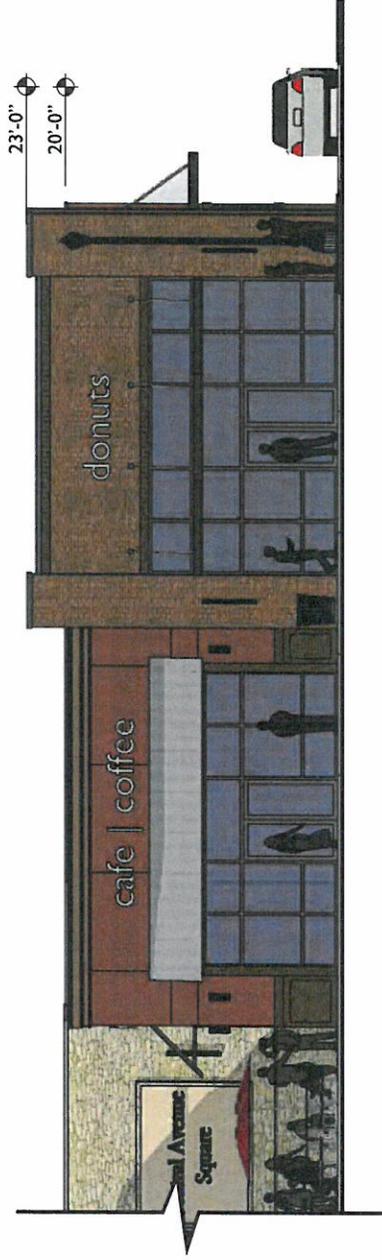








southwest elevation
1/8" = 1'-0"



southeast elevation
1/8" = 1'-0"

CENTRAL & KNIGHTSBRIDGE CONCEPTUAL ELEVATIONS: CENTRAL AVENUE SQUARE

MATANDY REALTY - HAMILTON, OHIO

8 MARCH 2016



COMMUNITY DEVELOPMENT DEPARTMENT
CONSTRUCTION SERVICES DIVISION
INTER-DEPARTMENTAL PLAN REVIEW RECORD

Date Plans Submitted: **03/15/2016**

Date Plans Reviewed:

Project Address: **460 KNIGHTSBRIDGE DR**

Ph: **(513) 381-2112**

Project / Owner Name: **CENTRAL AVENUE SQUARE**

Applicant: **JEFFREY SACKENHEIM**

FX:

Project Description: **CONDITIONAL USE**

Application #: **A160661**

Plan Review #: **A160662**

Review # **1**

Department	Date to	No Object	Object	Date from	Remarks
Zoning / Planning John Creech 785-7355	3/15/2016	JMC		3/22/2016	REQUIRES PLANNING COMMISSION AND CITY COUNCIL APPROVAL THROUGH CONDITIONAL USE PROCESS.
Fire Ken Runyan 785-7506	3/15/2016	KLR		3/18/2016	
Electric Craig Marcum 785-7240	3/15/2016				
Utilites Gas/Wtr/Se Joy Rodenburgh 785-7283	3/15/2016	JFR/DJF		3/21/2016	NO OBJECTIONS: THIS IS CONDITIONAL USE ONLY. NO UTILITIES ARE SUBMITTED AT THIS TIME.
Public Works Rich Engle 785-7273	3/15/2016		DSB	3/16/2016	LANDSCAPE DESIGN REVIEW: CHANGE THE AUTUMN BLAZE MAPLE TO REDPOINTE MAPLE (ACER RUBRUM 'FRANK JR.' PP 16769). AUTUMN BLAZE MAPLES TEND TO DEVELOP SPLIT TRUNKS 8-10 YEARS AFTER PLANTING. CHANGE THE SCOTCH PINE TO JAPANESE BLACK PINE (PINUS THUNBERGII). SCOTCH PINE IS PRONE TO PH PROBLEMS, INSECTS & DISEASE AND SHORT LIFE SPAN. CHANGE THE VALLEY FORGE ELM TO FRONTIER ELM (ULMUS 'FRONTIER'). VALLEY FORGE GROW AT A FAST RATE, REQUIRE LOTS OF MAINTENANCE AND PRONE TO STORM DAMAGE. THE DARK GREEN ARBROVITAE WILL REQUIRE TREATMENTS FOR BAGWORMS ANNUALLY. IT IS RECOMMEND THAT THE WIDTH OF THE ALLEY AT CENTRAL AVENUE BE WIDEN TO ACCOMMODATE TWO WAY TRAFFIC AT THE ALLEY ENTRANCE - PW, BY PRY, NO OBJECT

When all of the above objections are corrected, submit **2** complete sets of revised plans to the **Construction Services Office at 345 High Street, Suite #350**. **All plan changes shall be color highlighted** to be accepted. As an option, the applicant may choose to insert individually revised sheets into all sets.

Ken Rivera, Building Official

By: _____

If you have any questions concerning any of the attached information you may contact **John Creech**.

Telephone # **513.785.7355**

Email **creechj@ci.hamilton.oh.us**

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Kevin M. Maynard, Director of Public Utilities

Agenda Item: 2016 Miscellaneous Water Main Replacements Bid Award

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input type="checkbox"/> R Realize new investments <input type="checkbox"/> A Add new jobs <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Ordinance</i></p>	<p>1st Reading Date: 4-13-16 2nd Reading Date: 4-27-16 Public Hearing Date:</p>	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other):</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	<p>Budgeted: \$ Expenditure: \$ Source Funds:</p>	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to adopt legislation to waive any additional advertising, bid or other requirements set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio; ratify the bid process for the 2016 Miscellaneous Water Main Replacements; and approve the award of said bid to the apparent low bidder, Adleta Construction?

Policy Alternative(s)

Council may choose not to adopt legislation to waive any additional advertising, bid or other requirements set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio; ratify the bid process for the 2016 Miscellaneous Water Main Replacements Project; and approve the award of said bid to the apparent low bidder, Adleta Construction. If Council chooses not to adopt the legislation, all bids will be formally rejected and staff will review options for rebidding said project.

Staff Recommendation

Staff recommends that Council adopt legislation to waive any additional advertising, bid or other requirements set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio; ratify the bid process for the 2016 Miscellaneous Water Main Replacements Project; and approve the award of said bid to the apparent low bidder, Adleta Construction, in the amount of \$2,650,659.14.



Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.

Fiscal Impact Summary

	Engineer's Estimate	Adleta Construction	G.M. Pipeline, Inc.	Larry Smith, Inc.	Ford Development Corporation	Rack & Ballauer Excavating	Fields Excavating, Inc.
Base Bid	\$1,128,757.30	\$1,014,299.20	\$1,054,307.85	\$1,076,936.15	\$1,081,001.15	\$1,143,866.15	\$1,226,538.65
Alternate 1	1,860,744.86	1,634,853.04	1,643,311.43	1,622,868.43	1,629,059.43	1,651,856.43	1,798,597.43
Alternate 2	156,409.00	143,076.90	157,102.00	154,722.00	174,021.00	168,417.00	182,537.00
Total Bid	\$3,145,911.16	\$2,650,659.14	\$2,854,721.28	\$2,854,526.58	\$2,884,081.58	\$2,964,139.58	\$3,207,673.08

Background Information

On February 10, 2016, the City of Hamilton advertised for bids for Contract 16-11, 2016 Miscellaneous Water Main Replacements, in the Hamilton Journal News. Two weeks later, on February 24, 2016, sealed bids for this project were received and read at a public bid opening.

On March 14, 2016, upon return of the executed bid tabulation, it was discovered that the solicitation for bids had inadvertently not been publicly advertised a second time through the City of Hamilton website as required by H.C.O. 169.02.

Staff believes that rejecting the February 24, 2016, bids and rebidding the project is not in the public interest. Utilities Engineering staff worked for the past year to ensure that project plans and specifications were prepared in time to solicit bids prior to commencement of the 2016 construction season. By soliciting bids before qualified contractors have their 2016 construction season work scheduled, staff hoped to ensure that the City received competitive bids from multiple qualified contractors. This goal was achieved with six competitive bids received. The low bidder's proposed price was approximately \$495,000 (nearly 16%) below the engineer's estimated project cost and \$203,867.40 below the next lowest bidder.

Staff is concerned that rejecting the February 24, 2016 bids and soliciting new bids may result in greater project costs and unnecessary delay. Neither of these outcomes serve the public interest. Although the bid process in this instance did not meet the requirements of C.O. 169.02, staff feels the public interest has been properly served and protected in this case by the bid process described above. In staff's opinion, rebidding the project is not likely to result in lower or better bids.

No bidders on the 2016 Water Main Replacements Project had an unfair advantage by virtue of the City's failure to advertise of bids for the project via the Internet since they all submitted bids. None of the six project bidders were disqualified for noncompliance with the bid requirements. No objections have been raised.

Staff recommends that City Council waive any additional advertising, bid or other requirements as set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio; ratify the bid process for Contract 16-11, 2016 Miscellaneous Water Main Replacements; and approve the award of the bid for said project to the apparent low bidder, Adleta Construction, in the amount of \$2,650,659.14.

Attached Information

N/A

Copies Provided to:

N/A



EMERGENCY ORDINANCE NO. _____

AN EMERGENCY ORDINANCE WAIVING REQUIREMENTS OF CHAPTER 169 OF THE CODIFIED ORDINANCES OF THE CITY OF HAMILTON, OHIO, RATIFYING BID PROCESS AND APPROVING AWARD OF 2016 MISCELLANEOUS WATER MAIN REPLACEMENTS CONTRACT TO ADLETA CONSTRUCTION.

WHEREAS, on February 10, 2016, the City of Hamilton, Ohio ("City") advertised for bids for Contract 16-11, 2016 Miscellaneous Water Main Replacements, in the Hamilton Journal News and on February 24, 2016, sealed bids for this project were received and opened at a public bid opening; and

WHEREAS, on March 14, 2016, upon return of the executed bid tabulation, it was discovered that the solicitation for bids had inadvertently not been advertised a second time through the City of Hamilton website as required by Section 169.02 of the Codified Ordinances of the City of Hamilton, Ohio; and

WHEREAS, Administration believes that rejecting the bids and rebidding the project may result in greater project costs and unnecessary delay and it is therefore not in the public interest to reject the bids and rebid the project; and

WHEREAS, Administration believes that public interest has been properly served and protected by the bid process and no bidder has received an unfair advantage in the bid process; and

WHEREAS, Administration recommends that Council waive any additional advertising, bid or other requirements as set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio, ratify the bid process for Contract 16-11, 2016 Miscellaneous Water Main Replacements and approve the award of said bid to Adleta Construction in the amount of \$2,650,659.14; and

WHEREAS, Administration recommends that Council authorize the City Manager to execute any documents necessary to award the bid and enter into Contract 16-11, 2016 Miscellaneous Water Main Replacements with Adleta Construction; and

WHEREAS, this emergency measure is necessary to protect the public interest by awarding said contracts to the apparent lowest and best bidder and to allow replacement of this aging infrastructure in 2016 to reduce the likelihood of unscheduled service interruptions.

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

SECTION I: Council hereby waives any additional advertising, bid or other requirements set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio in connection with Contract 16-11, 2016 Miscellaneous Water Main Replacements; ratifies the bid process undertaken by Administration in connection with said contract; and approves the award of said bid to Adleta Construction in the amount of \$2,650,659.14.

SECTION II: The City Manager be and is hereby authorized to execute any documents necessary to award the bid and enter into Contract 16-11, 2016 Miscellaneous Water Main Replacements with Adleta Construction.

SECTION III: That Council specifically finds that no bidder received an unfair advantage in connection with the bid process.

SECTION IV: That Council specifically finds that to engage in further advertising or rebidding would constitute a waste of municipal resources and result in unnecessary delay.

SECTION V: This ordinance is hereby declared to be an emergency measure for the reasons set forth in the preamble and shall take effect and be in full force from and after the earliest period allowed by law after its passage.

Emergency Ordinance No. _____ **(cont'd)**

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, Butler County, Ohio, hereby certify that the foregoing Emergency Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Kevin M. Maynard, Director of Public Utilities

Agenda Item: 2016 Miscellaneous Natural Gas Main Replacements Bid Award

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input type="checkbox"/> R Realize new investments <input type="checkbox"/> A Add new jobs <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Ordinance</i></p>	<p>1st Reading Date: 4-13-16 2nd Reading Date: 4-27-16 Public Hearing Date:</p>	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other):</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	<p>Budgeted: \$ Expenditure: \$ Source Funds:</p>	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to adopt legislation to waive any additional advertising, bid or other requirements set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio; ratify the bid process for the 2016 Miscellaneous Natural Gas Main Replacements Project; and approve the award of said bid to the apparent low bidder, Premier Energy Services, LLC?

Policy Alternative(s)

Council may choose not to adopt legislation to waive any additional advertising, bid or other requirements set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio; ratify the bid process for the 2016 Miscellaneous Natural Gas Main Replacements Project; and approve the award of said bid to the apparent low bidder, Premier Energy Services, LLC. If Council chooses not to adopt the legislation, all bids will be formally rejected and staff will review options for rebidding said project.

Staff Recommendation

Staff recommends that Council adopt legislation to waive any additional advertising, bid or other requirements set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio; ratify the bid process for the 2016 Miscellaneous Natural Gas Main Replacements Project; and approve the award of said bid to the apparent low bidder, Premier Energy Services, in the amount of \$599,989.52



Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.

Fiscal Impact Summary

	Premier Energy Services, LLC	RLA Utilities
Total Bid	\$599,989.52	\$699,999.99

Background Information

On February 10, 2016, the City of Hamilton advertised for bids for Contract 16-04, 2016 Miscellaneous Natural Gas Main Replacements, in the Hamilton Journal News. Two weeks later, on February 24, 2016, sealed bids for this project were received and read at a public bid opening.

On March 14, 2016, upon return of the executed bid tabulation, it was discovered that the solicitation for bids had inadvertently not been publicly advertised a second time through the City of Hamilton website as required by H.C.O. 169.02.

Staff believes that rejecting the February 24, 2016 bids and rebidding the project is not in the public interest. Utilities Engineering staff worked for the past year to ensure that project plans and specifications were prepared in time to solicit bids prior to commencement of the 2016 construction season. By soliciting bids before qualified contractors have their 2016 construction season work scheduled, staff hoped to ensure that the City received competitive bids from multiple qualified contractors. This goal was achieved with two competitive bids received. Staff anticipated fewer bids on the Natural Gas Main Replacements Project than on the Water Main Replacements Project due to fewer U.S. Department of Transportation Operator Qualified contracting firms that are qualified perform natural gas main replacement work. The low bidder's proposed price was approximately \$100,000 (15%) below the engineer's estimated project cost of \$699,354.58 and the next lowest bidder.

Staff is concerned that rejecting the February 24, 2016 bids and soliciting new bids may result in greater project costs and unnecessary delay. Neither of these outcomes serves the public interest. Although the bid process in this instance did not meet the requirements of H.C.O. 169.02, staff feels the public interest has been properly served and protected in this case by the bid process described above. In staff's opinion, rebidding the project is not likely to result in lower or better bids.

No bidders on the 2016 Natural Gas Main Replacements Project had an unfair advantage by virtue of the City's failure to advertise solicitation of bids for the project via the Internet, since both submitted bids. Neither of the two project bidders was disqualified for noncompliance with the bid requirements. No objections have been raised.

Staff recommends that City Council waive any additional advertising, bid or other requirements as set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio; ratify the bid process for Contract 16-04, 2016 Miscellaneous Natural Gas Main Replacements; and approve the award of the bid for said project to the apparent low bidder, Premier Energy Services, in the amount of \$599,989.52.

Attached Information

N/A

Copies Provided to:

N/A



EMERGENCY ORDINANCE NO. _____

AN EMERGENCY ORDINANCE WAIVING REQUIREMENTS OF CHAPTER 169 OF THE CODIFIED ORDINANCES OF THE CITY OF HAMILTON, OHIO, RATIFYING BID PROCESS AND APPROVING AWARD OF 2016 MISCELLANEOUS NATURAL GAS MAIN REPLACEMENTS CONTRACT TO PREMIER ENERGY SERVICES, LLC.

WHEREAS, on February 10, 2016, the City of Hamilton, Ohio ("City") advertised for bids for Contract 16-04, 2016 Miscellaneous Natural Gas Main Replacements, in the Hamilton Journal News and on February 24, 2016, sealed bids for this project were received and opened at a public bid opening; and

WHEREAS, on March 14, 2016, upon return of the executed bid tabulation, it was discovered that the solicitation for bids had inadvertently not been advertised a second time through the City of Hamilton website as required by Section 169.02 of the Codified Ordinances of the City of Hamilton, Ohio; and

WHEREAS, Administration believes that rejecting the bids and rebidding the project may result in greater project costs and unnecessary delay and it is therefore not in the public interest to reject the bids and rebid the project; and

WHEREAS, Administration believes that public interest has been properly served and protected by the bid process and no bidder has received an unfair advantage in the bid process; and

WHEREAS, Administration recommends that Council waive any additional advertising, bid or other requirements as set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio, ratify the bid process for Contract 16-04, 2016 Miscellaneous Natural Gas Main Replacements and approve the award of said bid to Premier Energy Services, LLC in the amount of \$599,989.52; and

WHEREAS, Administration recommends that Council authorize the City Manager to execute any documents necessary to award the bid and enter into Contract 16-04, 2016 Miscellaneous Natural Gas Main Replacements with Premier Energy services, LLC; and

WHEREAS, this emergency measure is necessary to protect the public interest by awarding said contracts to the apparent lowest and best bidder and to allow replacement of this aging infrastructure in 2016 to reduce the likelihood of unscheduled service interruptions.

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

SECTION I: Council hereby waives any additional advertising, bid or other requirements set forth in Chapter 169 of the Codified Ordinances of the City of Hamilton, Ohio in connection with Contract 16-04, 2016 Miscellaneous Natural Gas Main Replacements; ratifies the bid process undertaken by Administration in connection with said contract; and approves the award of said bid to Premier Energy Services, LLC in the amount of \$599,989.52.

SECTION II: The City Manager be and is hereby authorized to execute any documents necessary to award the bid and enter into Contract 16-04, 2016 Miscellaneous Natural Gas Main Replacements with Premier Energy Services, LLC.

SECTION III: That Council specifically finds that no bidder received an unfair advantage in connection with the bid process.

SECTION IV: That Council specifically finds that to engage in further advertising or rebidding would constitute a waste of municipal resources and result in unnecessary delay.

SECTION V: This ordinance is hereby declared to be an emergency measure for the reasons set forth in the preamble and shall take effect and be in full force from and after the earliest period allowed by law after its passage.

Emergency Ordinance No. _____ **(cont'd)**

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____
City Clerk

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, Butler County, Ohio, hereby certify that the foregoing Emergency Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: John Creech, Senior Planner

Agenda Item: Request to Amend the Zoning Ordinance of the City of Hamilton, Ohio regarding the Industrial Planned Development (IPD) Zoning District (City of Hamilton, Applicant).

Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	Related Strategic Goal(s) <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> A Add new jobs <input type="checkbox"/> R Realize new investments <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
Ordinance or Resolution <i>Ordinance</i>	<input checked="" type="checkbox"/> 1 st Reading Date: 04-27-2016 <input checked="" type="checkbox"/> 2 nd Reading Date: 05-11-2016 <input checked="" type="checkbox"/> Public Hearing Date: 04/27/2016	
Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i>	City Council (or other): Planning Commission: 03-21-2016	
Contract	<input type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
Fiscal Impact	Budgeted: No	<i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i>
	General Fund: \$200.00	
	Other Funds: \$ 0.00	

Policy Issue

Does City Council wish to amend the Zoning Ordinance of the City of Hamilton, Ohio regarding the Industrial Planned Development (IPD) Zoning District?

Policy Alternative(s)

Council may choose to not amend the Zoning Ordinance of the City of Hamilton, Ohio regarding the Industrial Planned Development (IPD) Zoning District.

Staff Recommendation

It is the recommendation of this office that Council receives this report, concurs in the Recommendation of the Planning Commission, and adopts the necessary legislation to amend the Zoning Ordinance of the City of Hamilton, Ohio regarding the Industrial Planned Development (IPD) Zoning District.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton



Fiscal Impact Summary

The City's current fiscal impact includes any staff time allotted to the request to amend the Zoning Ordinance of the City of Hamilton, Ohio regarding the Industrial Planned Development (IPD) Zoning District estimated at approximately \$200.00.

Background Information

There are a number of land uses within the Hamilton Enterprise Park (HEP) ranging from office, industrial, transportation, manufacturing and health care. Tri-Health and Duke Realty own and operate the Tri-Health Bethesda Butler County Hospital on approximately 22 acres. The healthcare campus encompasses a full scale hospital, surgery, inpatient & outpatient care, 24-hour emergency department, imaging/radiology, infusion therapy, cancer Institute, digestive institute, heart institute, cardiologists and cardiac testing, surgical institute, physical therapy, mammography, sleep disorder center, laboratory services, and individual health care provider offices. As part of the growing services located on the campus, Tri-Health from time to time offers "Addiction Medicine" services to individuals both on an inpatient and outpatient basis. "Addiction Medicine" is defined in Section 1108.00 of the Hamilton Zoning Ordinance as "The field of healthcare which addresses the needs of individuals addicted to substances of abuse, including alcohol, legal and illicit drugs and others. Addiction medicine may include but is not limited to: counseling, psychology, social work, psychiatry, internal medicine, and the administering of medication for treatment purposes." (OR 2014-8-71)

Further, the Hamilton Zoning Ordinance explicitly prohibits the following uses from the IPD zoning district:

Alcohol and Drug Addiction Treatment Clinics & Facilities, Inpatient: shall mean any business, building, structure, or land used for the inpatient treatment, counseling, and administering of addiction medicine for recovery purposes. (OR 2014-8-71)

Alcohol and Drug Addiction Treatment Clinics & Facilities, Outpatient: shall mean any business, building, structure, or land used for the outpatient treatment, counseling, and administering of addiction medicine for recovery purposes. (OR 2014-8-71)

Therefore, the practice of "Addiction Medicine" associated with Alcohol and Drug Addiction Treatment both inpatient and outpatient at Tri-Health Bethesda Butler County Hospital is technically a violation of the Hamilton Zoning Ordinance. The amendment of the Hamilton Zoning Ordinance as outlined below would address the issue.

In addition, the City of Hamilton owns approximately 163 acres of vacant land within HEP and the current zoning prohibition severely restricts other health care and medical uses that practice Addiction Medicine in whole or in part as part of their health care and medical offerings.

Proposed Zoning Amendment

The proposed zoning ordinance amendment will remove Alcohol and Drug Addiction Treatment Clinics & Facilities (inpatient & outpatient) from the list of prohibited uses in the Industrial Planned Development (IPD) zoning district. In addition, the amendment will create the following minimum zoning standards for land uses within the IPD zoning district for Alcohol and Drug Addiction Treatment Clinics & Facilities (inpatient & outpatient). The use(s) would have to still meet the minimum Industrial Planned Development (IPD) zoning standards as follows:

Minimum lot size: Ten (10) Acres

- Use Setbacks:
1. Setback five hundred (500) feet from the boundaries of a parcel of real estate having situated on it a school, public library, public park, church, or religious institution.
 2. Setback five hundred (500) feet of any business that serves and/or sells Alcoholic beverages.



Recommendation

The Planning Commission held a public hearing and reviewed the proposed text amendment regarding the Industrial Planned Development (IPD) Zoning District on March 21, 2016 and recommend approval by City Council.

It is the recommendation of this office that Council receives this report, concurs in the recommendation of the Planning Commission, and directs the preparation of the necessary legislation to amend the Zoning Ordinance of the City of Hamilton, Ohio regarding the Industrial Planned Development (IPD) Zoning District.

Attached Information

Exhibit No. 1 – Proposed Zoning Amendments



**Exhibit 1 – Proposed Zoning Amendment to Section 1125.00
of the City of Hamilton Zoning Ordinance:**

Add Section 1125.32 as follows:

1125.32 Principal Uses:

Alcohol and Drug Addiction Treatment Clinics & Facilities, Inpatient or Outpatient

Minimum lot size: Ten (10) Acres

Use Setbacks:

1. Setback five-hundred (500) feet from the boundaries of a parcel of real estate having situated on it a school, public library, public park, church, or religious institution.
2. Setback five-hundred (500) feet of any business that serves and/or sells Alcoholic beverages.

Amend Section 1125.40 Prohibited Uses by deleting the following:

1125.419 Alcohol and Drug Addiction Treatment Clinics & Facilities, Inpatient:
As Defined in Section 1108.00 (OR2014-8-71)

1125.420 Alcohol and Drug Addiction Treatment Clinics & Facilities, Outpatient:
As Defined in Section 1108.00 (OR2014-8-71)

ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS PORTIONS OF THE CITY OF HAMILTON ZONING ORDINANCE NO. 7503, REGARDING THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) ZONING DISTRICT.

WHEREAS, Tri-Health and Duke Realty own and operate the Tri-Health Bethesda Butler County Hospital on approximately 22 acres in Hamilton Enterprise Park (HEP). The healthcare campus encompasses a full scale hospital, surgery, inpatient & outpatient care, 24-hour emergency department, imaging/radiology, infusion therapy, cancer Institute, digestive institute, heart institute, cardiologists and cardiac testing, surgical institute, physical therapy, mammography, sleep disorder center, laboratory services, and individual health care provider offices. As part of the growing services located on the campus, Tri-Health from time to time offers "Addiction Medicine" services to individuals both on an inpatient and outpatient basis; and

WHEREAS, "Addiction Medicine" is defined in Section 1108.00 of the Hamilton Zoning Ordinance as "The field of healthcare which addresses the needs of individuals addicted to substances of abuse, including alcohol, legal and illicit drugs and others. Addiction medicine may include but is not limited to: counseling, psychology, social work, psychiatry, internal medicine, and the administering of medication for treatment purposes"; and

WHEREAS, Alcohol and Drug Addiction Treatment Clinics & Facilities, Inpatient and Outpatient shall mean any business, building, structure, or land used for the inpatient or outpatient treatment, counseling, and administering of addiction medicine for recovery purposes; and

WHEREAS, the Hamilton Zoning Ordinance explicitly prohibits Alcohol and Drug Addiction Treatment Clinics & Facilities, Inpatient and Outpatient uses from the IPD zoning district; and

WHEREAS, the practice of "Addiction Medicine" associated with Alcohol and Drug Addiction Treatment, Inpatient and Outpatient, at Tri-Health Bethesda Butler County Hospital is technically a violation of the Hamilton Zoning Ordinance; and

WHEREAS, the proposed zoning ordinance amendment will remove Alcohol and Drug Addiction Treatment Clinics & Facilities (Inpatient & Outpatient) from the list of prohibited uses in the Industrial Planned Development (IPD) zoning district; and

WHEREAS, the City of Hamilton owns approximately 163 acres of vacant land within HEP and the current zoning prohibition restricts other health care and medical uses that practice Addiction Medicine in whole or in part as part of their health care and medical offerings; and

WHEREAS, the Planning Commission held a public hearing regarding said zoning amendments on March 21, 2016 to receive public input; and

WHEREAS, said amendments were approved by the Planning Commission on March 21, 2016 and Council desires to adopt such amendments to the City's Zoning Ordinance No. 7503; and

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

SECTION I: That portions of Chapter 1125.00 of the City of Hamilton Zoning Ordinance No. 7503 are hereby amended to be and read as set forth in Exhibit No. 1 attached hereto, incorporated herein by reference and made a part hereof.

SECTION II: This ordinance shall take effect and be in full force from and after the earliest period allowed by law after its passage.

Ordinance No. _____ (Cont'd)

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

CERTIFICATE

I, Nick Garuckas, City Clerk of the City of Hamilton, Ohio, State of Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nick Garuckas, City Clerk
CITY OF HAMILTON, OHIO

Ordinance No. _____ (Cont'd)

Exhibit No. 1

Proposed Zoning Amendments to Section 1125.00 of the City of Hamilton Zoning Ordinance:

Add Section 1125.32 as follows:

1125.32 Principal Uses:

Alcohol and Drug Addiction Treatment Clinics & Facilities, Inpatient or Outpatient

Minimum lot size: _____ Ten (10) Acres

- Use Setbacks: _____
1. Setback five-hundred (500) feet from the boundaries of a parcel of real estate having situated on it a school, public library, public park, church, or religious institution.
 2. Setback five-hundred (500) feet of any business that serves and/or sells Alcoholic beverages.

Amend Section 1125.40 Prohibited Uses by deleting the following:

~~1125.419 — Alcohol and Drug Addiction Treatment Clinics & Facilities, Inpatient: As Defined in Section 1108.00 (OR2014-8-71)~~

~~1125.420 — Alcohol and Drug Addiction Treatment Clinics & Facilities, Outpatient: As Defined in Section 1108.00 (OR2014-8-71)~~

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: John Creech, Senior Planner

Agenda Item: Request to Amend the Zoning Ordinance of the City of Hamilton, Ohio regarding Adult Businesses i.e. Sexual Encounter Establishments (City of Hamilton, Applicant)

Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	Related Strategic Goal(s) <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> A Add new jobs <input type="checkbox"/> R Realize new investments <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
Ordinance or Resolution <i>Ordinance</i>	<input checked="" type="checkbox"/> 1 st Reading Date: 4-27-2016 <input checked="" type="checkbox"/> 2 nd Reading Date: 5-11-2016 <input checked="" type="checkbox"/> Public Hearing Date: 4-27-2016	
Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i>	City Council (or other): Planning Commission: 03-21-2016	
Contract	<input type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
Fiscal Impact	Budgeted: No	<i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i>
	General Fund: \$200.00	
	Other Funds: \$ 0.00	

Policy Issue

Does City Council wish to amend the Zoning Ordinance of the City of Hamilton, Ohio regarding Adult Businesses i.e. Sexual Encounter Establishments?

Policy Alternative(s)

Council may choose to not amend the Zoning Ordinance of the City of Hamilton, Ohio regarding Adult Businesses i.e. Sexual Encounter Establishments.

Staff Recommendation

It is the recommendation of this office that Council receives this report, concurs in the Recommendation of the Planning Commission, and adopts the necessary legislation to amend the Zoning Ordinance of the City of Hamilton, Ohio regarding Adult Businesses i.e. Sexual Encounter Establishments.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton



Fiscal Impact Summary

The City's current fiscal impact includes any staff time allotted to the request to amend the Zoning Ordinance of the City of Hamilton, Ohio regarding Adult Businesses i.e. Sexual Encounter Establishments estimated at approximately \$200.00.

Background Information

The City of Hamilton Zoning Ordinance was adopted in 1971. From time to time, as newly defined land uses occur, the current zoning definitions, permitted and conditional land uses found within the City of Hamilton zoning ordinance may require amendment or revision to bring the zoning ordinance up to date. The City of Hamilton proposes to amend the current zoning definition of Adult Business.

Proposed Zoning Amendment

The proposed zoning ordinance amendment will add a definition for "Sexual Encounter Establishment" and also amend the current definition of "Adult Business" to include "Sexual Encounter Establishment" found in Section 1108 of the City of Hamilton Zoning Ordinance. The current definition of an "Adult Business" in the Hamilton Zoning Ordinance reads as follows:

Adult Business: Any Adult Arcade, Adult Book/Video Store, Adult Cabaret, Adult Drive-in Theater, Adult Mini Motion Picture Theater, Adult Motel, Adult Motion Picture Theater, Massage Establishment, Nude Model Studio, or any other business providing Adult Material, Adult Entertainment, or Adult Services. (OR96-8- 85)

The definition to be added is for a "Sexual Encounter Establishment" which is defined in the Ohio Revised Code and reads in part as follows:

Sexual Encounter Establishment: A Sexual Encounter Establishment is a business or commercial establishment that, as one of its principal business purposes, offers for any form of consideration a place where two or more persons may congregate, associate, or consort for the purpose of engaging in specified sexual activities.

If approved, the new zoning definition for an "Adult Business" will read as follows with the addition of "Sexual Encounter Establishment":

Adult Business: Any Adult Arcade, Adult Book/Video Store, Adult Cabaret, Adult Drive-in Theater, Adult Mini Motion Picture Theater, Adult Motel, Adult Motion Picture Theater, Massage Establishment, Nude Model Studio, Sexual Encounter Establishment, or any other business providing Adult Material, Adult Entertainment, or Adult Services. (OR 96-8- 85)

Adult Businesses will remain "Conditional Uses" within the City of Hamilton Zoning Ordinance to be reviewed by the Planning Commission and a recommendation to approve or deny would be forwarded to City Council for final consideration.

Recommendation

The Planning Commission held a public hearing and reviewed the proposed zoning amendment on March 21, 2016 regarding Adult Businesses encompassing Section 1108.00 of the Hamilton Zoning Ordinance and recommend approval by City Council.

It is the recommendation of this office that Council receives this report, concurs in the recommendation of the Planning Commission, and directs the preparation of the necessary legislation to amend Section 1108.00 of the Hamilton Zoning Ordinance regarding Adult Businesses i.e. Sexual Encounter Establishments.

Attached Information

Exhibit No. 1 – Proposed Zoning Amendments



**Exhibit 1 – Proposed Zoning Amendment to Section 1108 of the
City of Hamilton Zoning Ordinance:**

1. Add the following Definition to 1108.00:

Sexual Encounter Establishment: A Sexual Encounter Establishment is a business or commercial establishment that, as one of its principal business purposes, offers for any form of consideration a place where two or more persons may congregate, associate, or consort for the purpose of engaging in specified sexual activities.

2. Amend the following Definition in 1108.00 by adding “Sexual Encounter Establishment”:

Adult Business: Any Adult Arcade, Adult Book/Video Store, Adult Cabaret, Adult Drive-in Theater, Adult Mini Motion Picture Theater, Adult Motel, Adult Motion Picture Theater, Massage Establishment, Nude Model Studio, Sexual Encounter Establishment, or any other business providing Adult Material, Adult Entertainment, or Adult Services. (OR96-8- 85)

ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS PORTIONS OF THE CITY OF HAMILTON ZONING ORDINANCE NO. 7503, RELATIVE TO SECTION 1108.00 REGARDING ADULT BUSINESSES i.e. SEXUAL ENCOUNTER ESTABLISHMENTS.

WHEREAS, As a result of periodic review of city zoning regulations the City has determined that the current zoning code is lacking necessary regulations and specificity with regard to Adult Businesses i.e. Sexual Encounter Establishments and their appropriate zoning definitions, and

WHEREAS, the Planning Commission held a public hearing regarding said zoning amendments on December 7, 2015 to receive public input; and

WHEREAS, said amendments were approved by the Planning Commission on March 21, 2016 and Council desires to adopt such amendments to the City's Zoning Ordinance No. 7503;

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

SECTION I: That portions of Chapters 1108.00 of the City of Hamilton Zoning Ordinance, are hereby amended to be and read as set forth in Exhibit No. 1 attached hereto, incorporated herein by reference and made a part hereof.

SECTION II: This ordinance shall take effect and be in full force from and after the earliest period allowed by law after its passage.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

CERTIFICATE

I, Nick Garuckas, City Clerk of the City of Hamilton, Ohio, State of Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nick Garuckas, City Clerk
CITY OF HAMILTON, OHIO

Ordinance No. _____ (Cont'd)

Exhibit No. 1

Proposed Zoning Amendments

Amend Section:

1. Add the following Definition to 1108.00:

Sexual Encounter Establishment: A Sexual Encounter Establishment is a business or commercial establishment that, as one of its principal business purposes, offers for any form of consideration a place where two or more persons may congregate, associate, or consort for the purpose of engaging in specified sexual activities.

2. Amend the following Definition in 1108.00 by adding "Sexual Encounter Establishment":

Adult Business: Any Adult Arcade, Adult Book/Video Store, Adult Cabaret, Adult Drive-in Theater, Adult Mini Motion Picture Theater, Adult Motel, Adult Motion Picture Theater, Massage Establishment, Nude Model Studio, Sexual Encounter Establishment, or any other business providing Adult Material, Adult Entertainment, or Adult Services. (OR96-8- 85)

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: John Creech, Senior Planner

Agenda Item: Request to Rezone 115 Dayton (City Lot No. 31128), located in the City of Hamilton, Second Ward, from B-3 Central Business District to DT-2 Downtown Support District. (City of Hamilton, Applicant).

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> A Add new jobs <input checked="" type="checkbox"/> R Realize new investments <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Ordinance</i></p>	<input checked="" type="checkbox"/> 1 st Reading Date: 4-27-2016 <input checked="" type="checkbox"/> 2 nd Reading Date: 5-11-2016 <input checked="" type="checkbox"/> Public Hearing Date: 4-27-2016	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other): Planning Commission: 03-21-2016</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	Budgeted: No General Fund: \$200.00 Other Funds: \$ 0.00	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to rezone 115 Dayton (City Lot No. 31128), located in the City of Hamilton, Second Ward, from B-3 Central Business District to DT-2 Downtown Support District?

Policy Alternative(s)

Council may choose to not rezone 115 Dayton (City Lot No. 31128), located in the City of Hamilton, Second Ward, from B-3 Central Business District to DT-2 Downtown Support District.

Staff Recommendation

It is the recommendation of this office that Council receives this report, concurs in the Recommendation of the Planning Commission, and adopts the necessary legislation to rezone 115 Dayton (City Lot No. 31128), located in the City of Hamilton, Second Ward, from B-3 Central Business District to DT-2 Downtown Support District.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton



Fiscal Impact Summary

The City's current fiscal impact includes any staff time allotted to the request to rezone 115 Dayton (City Lot No. 31128), located in the City of Hamilton, Second Ward, from B-3 Central Business District to DT-2 Downtown Support District estimated at approximately \$200.00.

Background Information

The City of Hamilton is requesting to rezone 115 Dayton Street to encourage the future development of the site. The property is currently owned by the City of Hamilton and was acquired by the City of Hamilton as part of the Mercy Hospital closure and demolition. The property is currently zoned B-3 Central Business District and the proposed change is to DT-2 Downtown Support District, a form based zoning district similar to the surrounding zoning designation. The reason for the rezoning request is to allow for the possible future development of the site.

Plan/Proposal Analysis

Zoning

The property located at 115 Dayton Street is currently zoned B-3 Central Business District. The area surrounding 115 Dayton Street is B-3 Central Business District to the north and DT-2 Downtown Support District to the West, South, and east. The existing property has a total of approximately 401 feet of frontage along Dayton Street, 150 feet of frontage along Riverfront Plaza, and 170 feet of frontage along North Second Street. There is one (1) parcel associated with this request.

Building

There is no proposed building or construction at this time. However, any future development plans would go through the Interdepartmental Review process once plans are submitted. Any future building or development plans must adhere to all applicable building and zoning regulations and meet form based zoning site and design guidelines.

Public Notification

A total of twenty six (26) public hearing notices were mailed to property owners within 500 feet of the subject property prior to the Planning Commission meeting. One (1) phone call was received from an individual in support of the rezoning request.

Recommendation

The Planning Commission held a public hearing and reviewed the proposed rezoning regarding the rezoning of 115 Dayton Street, located in the 2nd Ward, City Lot No. 31128, from B-3 Central Business District to DT-2 Downtown Support District on March 21, 2016 and recommend approval by City Council. The Planning Commission found that the zoning change would allow future site development to match surrounding land uses and be regulated by the City's form based zoning requirements. In addition, the rezoning request, if approved, will assist the City of Hamilton in marketing the property and achieving a development that implements the City's Strategic Plan

It is the recommendation of this office that Council receives this report, concurs in the recommendation of the Planning Commission, and directs the preparation of the necessary legislation to rezone 115 Dayton Street, Located in the 2nd Ward, City Lot No. 31128, from B-3 Central Business District to DT-2 Downtown Support District

Attached Information

1. Public Hearing Map
2. Zoning Map

Copies Provided to:

N/A



115 DAYTON
PUBLIC HEARING MAP



City of Hamilton, ©nio

 115 Dayton

0 40 80 160 Feet



115 DAYTON
PUBLIC HEARING MAP



115 Dayton

0 40 80 160 Feet

City of Hamilton, Ohio

ORDINANCE NO. _____

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 7503 BY CHANGING THE ZONING OF VACANT PROPERTY LOCATED AT 115 DAYTON STREET, (CITY LOT NO. 31128), LOCATED IN THE CITY OF HAMILTON, SECOND WARD, FROM B-3 CENTRAL BUSINESS DISTRICT TO DT-2 DOWNTOWN SUPPORT DISTRICT. (City of Hamilton, Applicant)

WHEREAS, the Administration of the City of Hamilton, Ohio, has submitted a request, for property located at 115 Dayton Street (City Lot No. 31128), for a change in the zoning designation for said property, located in the Second Ward, from "B-3" Central Business District to "DT-2" Downtown Support District; and

WHEREAS, The City of Hamilton has proposed the rezoning from "B-3" to "DT-2" in order to facilitate the future development of the property; and

WHEREAS, the City Planning Commission held a public hearing and reviewed the rezoning request at their March 21, 2016 meeting and property owners within 500 feet of the subject property were notified by mail of the public hearing before the City Planning Commission; and

WHEREAS, after holding a public hearing and reviewing the rezoning request, the City Planning Commission approved the request to rezone property located at 115 Dayton Street (City Lot No. 31128) from "B-3" to "DT-2"; and

WHEREAS, the City Planning Commission reviewed the proposed rezoning on March 21, 2016 and after holding a public hearing and consideration, the Planning Commission approved the rezoning request and recommends that City Council approve the request to rezone property located at 115 Dayton Street (City Lot No. 31128), located in the Second Ward, City of Hamilton, Butler County, Ohio.

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

SECTION I: That the zoning of the following described lot, to-wit:

- (1) property located at 115 Dayton Street (City Lot No. 31128), located in the Second Ward, City of Hamilton, Butler County, Ohio

as the same are known and designated on the revised list of lots in the Second Ward of the City of Hamilton, Butler County, Ohio, and as set forth in detail in Exhibit No. 1, attached hereto, made a part hereof and incorporated herein by reference, be and are hereby changed from "B-3" Central Business District to "DT-2" Downtown Support District, and the District Map provided by Section 1103.00 of the Zoning Ordinance No. 7503 shall be altered to show such changes.

SECTION II: This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

Effective Date: _____

ATTEST: _____

City Clerk

Mayor

Ordinance No. _____ (cont'd)

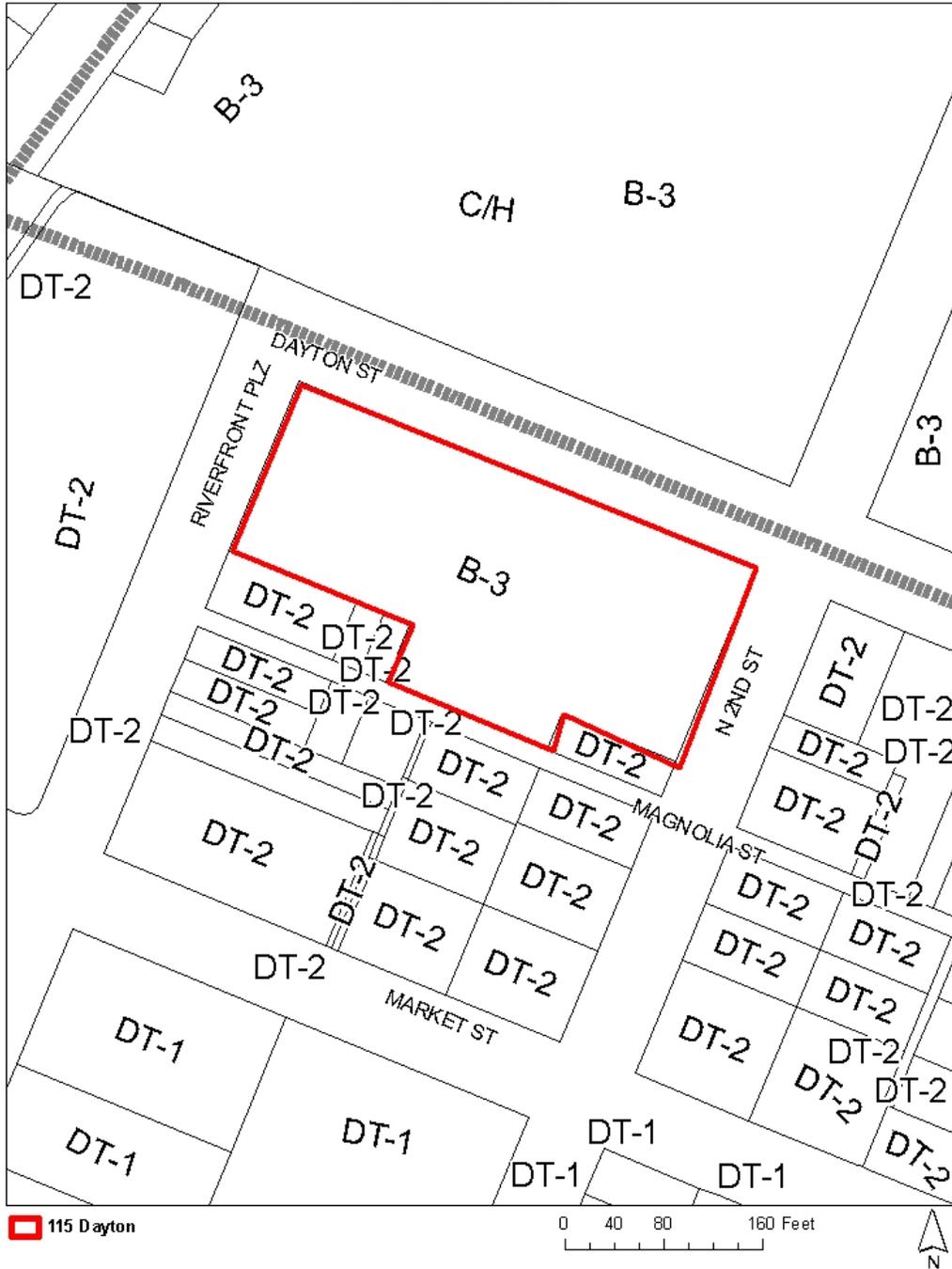
CERTIFICATE

I, Nick Garuckas, City Clerk of the City of Hamilton, State of Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided in Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____

Nick Garuckas, City Clerk
CITY OF HAMILTON, OHIO

EXHIBIT NO. 1

**115 DAYTON
PUBLIC HEARING MAP**



City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: John Creech, Senior Planner

Agenda Item: Request To Approve Final Or Official Record Plat Of The General Scott Subdivision, Located In The First Ward South Side, City Of Hamilton, Butler County, Ohio (General Scott LLC, Applicant).

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> A Add new jobs <input type="checkbox"/> R Realize new investments <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Ordinance</i></p>	<input checked="" type="checkbox"/> 1 st Reading Date: 4-27-2016 <input checked="" type="checkbox"/> 2 nd Reading Date: 5-11-2016 <input type="checkbox"/> Public Hearing Date:	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other): Planning Commission: 3-21-2016</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	<p>Budgeted: No General Fund: \$200.00 Other Funds: \$ 0.00</p>	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to approve the Final or Official Record Plat of the General Scott Subdivision, located in the First Ward, South Side, 1425 Millville Avenue, General Scott Subdivision?

Policy Alternative(s)

Council may choose to not approve the Final or Official Record Plat of the General Scott Subdivision, located in the First Ward, South Side, 1425 Millville Avenue, General Scott Subdivision.

Staff Recommendation

It is the recommendation of this office that Council receives this report, concurs in the Recommendation of the Planning Commission, and adopts the necessary legislation to approve the Final or Official Record Plat of the General Scott Subdivision, located in the First Ward, South Side, 1425 Millville Avenue, General Scott Subdivision.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton



Fiscal Impact Summary

The City's current fiscal impact includes any staff time allotted to the review and approval of the Final or Official Record Plat of the General Scott Subdivision, 1425 Millville Avenue, General Scott Subdivision estimated at approximately \$200.00.

Background Information

CESO Inc., on behalf of General Scott LLC, has submitted a request for review and approval of the Final or Official Record Plat of the General Scott Subdivision for 1425 Millville Avenue. The plat will dedicate approximately 22,158 Square Feet or 0.50 Acres of land as public right-of-way along the southwest corner of Wasserman Road and Millville Avenue. The property proposed for dedication includes the following: an additional 10 feet in width along the Millville Avenue frontage totaling 40 feet in width and 330 feet in length; and an additional 10 feet in width along the Wasserman Road frontage totaling approximately 40 feet in width and 264 feet in length.

Additionally, the plat will combine three separate lots: Lot 25238, Lot 24202, and Lot 24203, for a proposed new City Lot, Lot 32101 at a net combined acreage of 1.49 Acres.

The right-of-way proposed for dedication is the final portion of the recent improvements to the Millville Avenue, Wasserman Road intersection adjacent to Dollar General retail establishment. All improvements have been completed, inspected and approved by the City of Hamilton.

This request for public right-of-way dedication and lot combination has been reviewed and approved by all City of Hamilton Departments through the Interdepartmental Review. The right-of-way dedication along Millville and Wasserman and the combination of the three separate lots into a single parcel were a condition of approval of the development of the property at 1425 Millville Avenue on May 9, 2013.

Recommendation

The Planning Commission reviewed and approved the Final or Official Record Plat of the General Scott Subdivision on March 21, 2016 and recommend that City Council approve the Final or Official Record Plat of the General Scott Subdivision located at 1425 Millville Avenue.

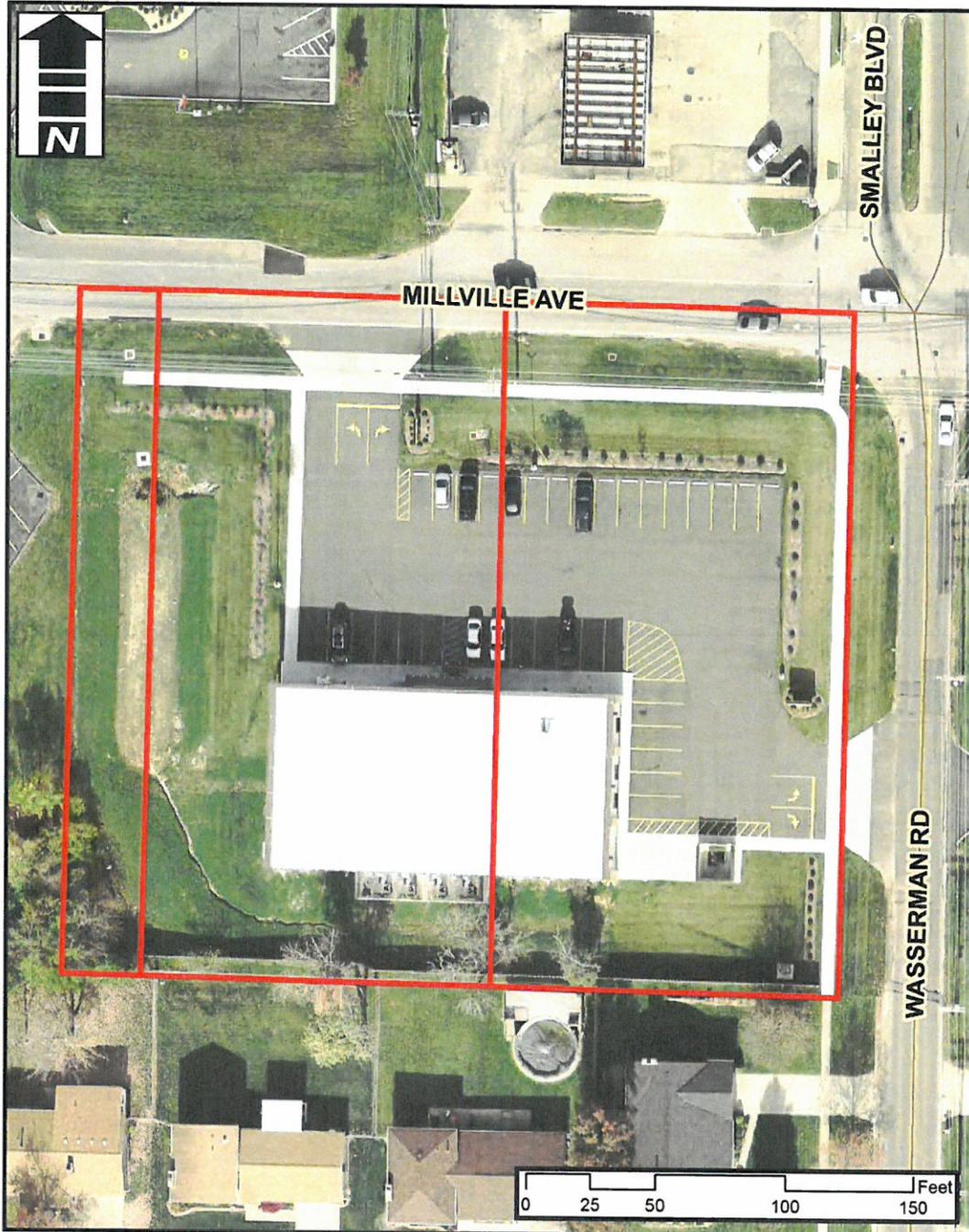
It is the recommendation of this office that Council receives this report, concurs in the recommendation of the Planning Commission, and directs the preparation of the necessary legislation to approve the Final or Official Record Plat of the General Scott Subdivision located at 1425 Millville Avenue.

Attached Information

1. Aerial Location Map
2. Record Plat for General Scott Subdivision



Aerial Location Map 1425 and 1431 Millville Avenue



ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL OR OFFICIAL RECORD PLAT OF THE GENERAL SCOTT SUBDIVISION, SITUATED IN THE FIRST WARD SOUTH SIDE, CITY OF HAMILTON, BUTLER COUNTY, OHIO. (General Scott LLC, Applicant).

WHEREAS, the City of Hamilton, Ohio received a request from CESO, Inc. on behalf of General Scott, LLC to approve the final or official record plat for the General Scott Subdivision, situated in the First Ward South Side, City of Hamilton, Butler County, Ohio; and

WHEREAS, the final or official record plat will dedicate .5087 acres of property along Millville Avenue and Wasserman Road as public right-of-way; and

WHEREAS, the final or official record plat will combine three (3) separate lots into a single 1.4913 acre lot; and

WHEREAS, the final or official record plat of the General Scott Subdivision was considered and approved by the City of Hamilton Planning Commission on March 21, 2016;

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

SECTION I: That the final or official plat of the General Scott Subdivision, situated in the First Ward South Side, City of Hamilton, Butler County, Ohio, heretofore approved by the Platting Commissioner and the Planning Commission of the City of Hamilton, Ohio, be and the same is hereby approved.

SECTION II: That all dedications, grants of land or easements and special covenants, conditions, and restrictions as shown on said plat are hereby accepted and confirmed.

SECTION III: This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____
City Clerk

CERTIFICATE

I, Nick Garuckas, City Clerk of the City of Hamilton, Ohio, State of Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nick Garuckas, City Clerk
CITY OF HAMILTON, OHIO

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Eugene F. Scharf, Community Development Director

Agenda Item: Amend, Transfer and Budget up to \$50,802 of FY 2015 through 2016 CDBG Funds

Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	Related Strategic Goal(s) <input type="checkbox"/> R Realize new investments <input type="checkbox"/> A Add new jobs <input checked="" type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> G Generate recreational investments <input checked="" type="checkbox"/> E Engage citizens in activities <input type="checkbox"/> O General operations
Ordinance or Resolution <i>Ordinance</i>	1 st Reading Date: 4/27/16 2 nd Reading Date: 5/11/16 Public Hearing Date: 5/11/16	
Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i>	City Council (or other): Caucus Agenda of 4/14/16	
Contract	<input type="checkbox"/> Contract Required	
Fiscal Impact	<input checked="" type="checkbox"/> Additional Document(s) Attached	
Budgeted: \$ 50,802 Expenditure: \$ 50,802 Source Funds: CDBG		<i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i>

Policy Issue

Does City Council wish to adopt legislation to amend, appropriate and transfer \$50,802 of FY 2015 through 2016 CDBG funds for various housing and public service activities to further the City's Strategic Plan?

Policy Alternative(s)

Council may choose not to adopt the proposed legislation but various housing and public service activities will not be accomplished.

Staff Recommendation

Staff recommends that Council amends, appropriates and transfers \$50,802 of FY 2015 through 2016 CDBG funds for the outlined activities.

Statutory/Policy Authority

Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton and Federal 24 CFR are applicable and provide authority for Council to take this action.

Fiscal Impact Summary

Council is asked to considering amending, appropriate and transferring \$ 50,802 of grants to various activities to further the City of Hamilton's Strategic Plan.



Background Information

Throughout the federal program year, it becomes necessary to transfer CDBG resources to projects and programs that either needs additional funds for meets a goal of the City's adopted federal Consolidated and local Strategic Plan. These funds are from unused or allocated funds.

- \$ 8,500 for a Youth Mentoring Program
- \$ 10,500 for the Emergency/Minor Home Repair Program
- \$ 19,000 for the Fitton Center Outreach Program
- \$ 12,802 for SELF's Home Repair Program

All programs and projects are consistent with the City's federally adopted Consolidated Plan. The City must follow appropriate federal standards and amendment procedures contained in the referenced Consolidated Plan.

Attached Information

Detailed Spreadsheet

Copies Provided to:

Joshua A. Smith
Tom Vanderhorst
Dee Allgaier
Duronna Smith
Dave Jones



FROM		
916-820-910-000-910-066	Butler County Community Health	\$ 8,500.00
	TOTAL	\$ 8,500.00

TO		
916-820-910-000-910-New	Youth Mentoring Program	\$ 8,500.00
	TOTAL	\$ 8,500.00

FROM		
916-820-910-000-910-066	Butler County Community Health	\$ 10,500.00
	TOTAL	\$ 10,500.00

TO		
916-805-910-140-903-072	Emergency Minor Home Repair	\$ 10,500.00
	TOTAL	\$ 10,500.00

FROM		
916-820-910-000-910-066	Butler County Community Health	\$ 1,000.00
916-840-910-135	Planning Division - Consolidated Plan	\$ 13,000.00
916-840-610-100	Administration - Salaries and Wages	\$ 5,000.00
	TOTAL	\$ 19,000.00

TO		
916-820-910-000-910-064 (NEW)	Arts in Common	\$ 19,000.00
	TOTAL	\$ 19,000.00

FROM		
916-835-610-100	Housing-Salaries and Wages	\$ 1,860.00
916-840-610-100	Administration - Salaries and Wages	\$ 5,800.00
916-840-620-200	Training	\$ 500.00
916-840-630-260	Contractual	\$ 3,292.00
916-840-640-500	Legal Advertising	\$ 400.00
916-840-640-580	Delivery	\$ 200.00
916-850-850-300	Contingencies	\$ 750.00
	TOTAL	\$ 12,802.00

TO		
916-805-910-000-910-057	SELF - Hamilton Home Repair Program	\$ 12,802.00
	TOTAL	\$ 12,802.00

ORDINANCE NO. _____

AN ORDINANCE AMENDING, TRANSFERRING AND APPROPRIATING UP TO \$50,802 OF FISCAL YEAR 2015-16 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FUNDS.

WHEREAS, the City of Hamilton, Ohio, annually receives Federal grant funds under Title I of the Housing and Community Development Act of 1974, as amended, for its Community Development Block Grant (CDBG) Program as authorized under Title II of the Cranston-Gonzales National Affordable Housing Act (NAHA) of 1991, as amended; and

WHEREAS, Council desires to amend, transfer and appropriate up to a total of up to \$50,802 of Fiscal Year 2015–2016 CDBG funds for various Public Facilities’ Improvements; and

WHEREAS, in order to meet HUD requirements, the City has provided a thirty (30) day public comment period and the availability of this comment period has been published in the Hamilton Journal News, commencing on April 8, 2016 and ending on May 7, 2016;

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

SECTION I: That the Fiscal Year 2015–2016 Community Development Block Grant (CDBG) Program Budgets, as set forth in the previously adopted Consolidated Plans, delineating the statement of objectives and proposed use of CDBG Funds within the City of Hamilton, Ohio, be and are hereby amended to provide for the transfer and appropriation of up to Fifty Thousand Eight Hundred and two Dollar (\$50,802) for various Housing and Public Services Activities as set forth in detail below.

	<u>Account Number</u>	<u>Activity</u>	<u>Amount</u>
<u>FROM:</u>	916-820	Other- Public Services	\$ 8,500
		TOTAL	\$ 8,500
<u>TO:</u>	916-820	Other – Public Services	\$ 8,500
		TOTAL	\$ 8,500
<u>FROM:</u>	916-835	Salary and Benefits	\$ 1,860
	916-840	Salary and Benefits	\$ 5,800
	916-840	Other-Administration	\$ 4,392
	916-850	Other-Contingencies	\$ 750
		TOTAL	\$ 12,802
<u>TO:</u>	916-805	Other – Housing	\$ 12,802
		TOTAL	\$ 12,802
<u>FROM:</u>	916-820	Other - Public Services	\$ 10,500
		TOTAL	\$ 10,500
<u>TO:</u>	916-805	Other – Housing	\$ 10,500
		TOTAL	\$ 10,500

Ordinance No. _____ (cont'd)

FROM:

916-840	Other-Administration	\$ 13,000
916-840	Salary and Benefits	\$ 5,000
916-820	Other-Public Services	\$ 1,000
		TOTAL \$ 19,000

TO:

916-820	Other-Public Services	\$ 19,000
		TOTAL \$ 19,000

SECTION II: That this Council hereby authorizes and directs the execution of appropriate documentation to implement the aforementioned CDBG amending, transferring and appropriating and to allocate funds as set forth herein.

SECTION III: This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____
City Clerk

CERTIFICATE

I, Marco Nichols, Acting City Clerk of the City of Hamilton, Ohio, State of Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nick Garuckus, City Clerk
CITY OF HAMILTON, OHIO

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Deborah J. Hymer, Treasurer

Agenda Item: An Emergency Ordinance Levying Special Assessments for Public Improvements in Accordance with Resolution Numbers R2014-2-13 Adopted February 12, 2014 and R2012-6-30, Adopted June 27, 2012, Relative to the Construction and Repair of Existing Sidewalks, Curbs and Gutters on Various Streets and Avenues in the City of Hamilton, Ohio, and Repealing Ordinance No. OR2016-3-22, Adopted March 23, 2016. (Final Assessment Rolls for the 2013 Street Resurfacing and Concrete Repair Program).

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input type="checkbox"/> R Realize new investments <input type="checkbox"/> A Add new jobs <input checked="" type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Emergency Ordinance</i></p>	<p>1st Reading Date: 4/27/16 2nd Reading Date: 4/27/16 Public Hearing Date:</p>	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other):</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	<p>Budgeted: Yes Revenue: \$299,745.71 Source Funds: Special Assessments Fund (301)</p>	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to adopt new legislation in order to make the necessary corrections to levy the Final Assessment Roll in accordance with Resolution Numbers R2014-2-13 adopted February 12, 2014 and R2012-6-30 adopted June 27, 2012, ordering the construction and repair of existing sidewalks, curbs and gutters for various streets and avenues throughout the City of Hamilton to pay the cost and expense of such improvements and to repeal Ordinance No. OR2016-3-22?

Policy Alternative(s)

If Council chooses to not adopt the Ordinance, the assessments will not be collected for the repairs already completed.



Staff Recommendation

It is the recommendation of this office that Council receive this report and adopts the Ordinance as set forth below:

An Ordinance to levy the corrected Final Assessment Rolls in accordance with Resolution Numbers 2014-2-13 adopted February 12, 2014 and 2012-6-30 adopted June 27, 2012, ordering the construction and repair of existing sidewalks, curbs and gutters for various streets and avenues throughout the City of Hamilton to pay the cost and expense of such improvements.

Statutory/Policy Authority

- Chapter 168 of the Codified Ordinances of the City of Hamilton – Procedures for Special Assessment Projects and the Board of Revision of Assessments.

Fiscal Impact Summary

The total collection due the City of Hamilton from such levies totals \$299,745.71. Unpaid balances after the determined due date shall accrue interest and will be amortized and certified by the City Treasurer to the Butler County Auditor for future collections through the real estate tax settlements. These funds will be received in the Special Assessments Fund (301.001.455.200).

Background Information

Pursuant to Resolution Numbers 2014-2-13 adopted February 12, 2014 and 2012-6-30 adopted June 27, 2012, Council ordered the construction and repair of existing sidewalks, curbs and gutters for various streets and avenues throughout the City of Hamilton.

The Final Assessment Rolls, as reported by the Board of Revision of Assessments, setting forth the final assessments against the properties affected by these improvements, has been prepared and it is now necessary to levy the assessments to pay the cost and expense of such improvements.

Ordinance Number 2016-3-22 adopted March 23, 2016 contained an incorrect exhibit in the legislation and this ordinance will rectify this mistake by attaching the correct exhibit for the Final Assessment Roll.

Attached Information

N/A

Copies Provided to:

N/A



EMERGENCY ORDINANCE NO. _____

AN EMERGENCY ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS IN ACCORDANCE WITH RESOLUTION NUMBERS R2014-2-13 ADOPTED FEBRUARY 12, 2014 and R2012-6-30, ADOPTED JUNE 27, 2012, RELATIVE TO THE CONSTRUCTION AND REPAIR OF EXISTING SIDEWALKS, CURBS AND GUTTERS ON VARIOUS STREETS AND AVENUES IN THE CITY OF HAMILTON, OHIO, AND REPEALING ORDINANCE NO. OR2016-3-22, ADOPTED MARCH 23, 2016. (Final Assessment Rolls for the 2013 Street Resurfacing and Concrete Repair Program).

WHEREAS, pursuant to Ordinance No. OR2016-3-22, adopted March 23, 2016, the Council of the City of Hamilton, Ohio, approved payment of the amount set forth in Exhibit No.1 attached to the Ordinance to pay the cost and expense of constructing and repairing existing sidewalks, curbs, and gutters in accordance with the improvements described in the 2013 Street Resurfacing and Concrete Repair Program setting forth the standard plans and specifications of the City which are on file in the office of the Director of Public Works and in accordance with Resolution numbers R2014-2-13, adopted February 12, 2014 and R2012-6-30, adopted June 27, 2012, the amount set forth in Exhibit No. 1 attached to OR2016-3-22 and levied and assessed the same upon the lots and lands therein described; and

WHEREAS, since that time, City Administration discovered that the assessment roll attached as Exhibit No. 1 to OR2016-3-22 was incorrect; and

WHEREAS, it is now necessary to adopt new legislation in order to make the necessary corrections, which are attached hereto as Exhibit 1, and to repeal Ordinance No. OR2016-3-22; and

WHEREAS, the subject matter herein constitutes an emergency measure in that it provides for the immediate preservation of the public health, safety and welfare of the community by providing for the continuous operation of the municipal government in that such emergency measure shall allow for immediate billing for completed construction and repair of existing sidewalks, curbs and gutters on various streets and avenues in the City of Hamilton, Ohio.

BE IT ORDAINED by the Council of the City of Hamilton, Ohio:

SECTION I: That to pay the cost and expense of constructing and repairing existing sidewalks, curbs and gutters in accordance with the improvements described in the 2013 Street Resurfacing and Concrete Repair Program setting forth the standard plans and specifications of the City which are on file in the office of the Director of Public Works and in accordance with Resolution numbers R2014-2-13 adopted February 12, 2014 and R2012-6-30, adopted June 27, 2012 by the Council of the City of Hamilton, Ohio, ordering said improvements, the amounts set forth in Exhibit No. 1, which is attached hereto and incorporated herein by reference, are hereby levied and assessed upon the lots and lands therein described.

SECTION II: Ordinance No. OR2016-3-22 is hereby repealed.

SECTION III: This ordinance is hereby declared to be an emergency measure for the reasons set forth in the preamble and shall take effect and be in full force from and after its passage.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

Emergency Ordinance No. _____ **(cont'd)**

CERTIFICATE

I, Nick Garuckas, City Clerk of the City of Hamilton, State of Ohio, hereby certify that the foregoing Emergency Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____

Nick Garuckas, City Clerk
CITY OF HAMILTON, OHIO

Emergency Ordinance No. _____ (cont'd)

EXHIBIT NO. 1

**2013 STREET RESURFACING AND
CONCRETE REPAIR PROGRAM**

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the entire official list continues on the following pages)**

PUBLIC WORKS ASSESSMENT

2013 CONCRETE REPAIR PROGRAM

HYDE PARK DR

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.		CRB/GUT LN.FT	DRIVE S.F.		Incidental Fee:	TOTAL ASSESSMENT
		4"	6"		7"	6"		
202								
P6412133000019 487 HYDE PARK DR 3222757 23446 W 53.	MARCUM CANDY L 487 HYDE PARK DR HAMILTON OH 45013 3464	0.00 \$0.00	0.00 \$0.00	20.00 \$607.00	0.00 \$0.00	0.00 \$0.00	15.03	\$622.03
203								
P6412133000018 485 HYDE PARK DR 3217073 23446 E 45.	LANDI PATRICK JOHN & LINDA ANN 485 HYDE PARK DR HAMILTON OH 45013 3464	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00	\$0.00
204								
P6412133000017 485 HYDE PARK DR 3217072 23445 W 49.	LANDI PATRICK JOHN & LINDA ANN 485 HYDE PARK DR HAMILTON OH 45013 3464	0.00 \$0.00	0.00 \$0.00	4.20 \$127.47	0.00 \$0.00	0.00 \$0.00	3.16	\$130.63
205								
P6412133000016 471 HYDE PARK DR 3220621 27047 ENT	CHILDS STEVEN S & JUDITH A 455 HYDE PARK DR HAMILTON OH 45013 6300	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00	\$0.00
206								
P6412133000015 465 HYDE PARK DR 3217071 23444 E 92.	CHILDS STEVEN S & JUDITH A 455 HYDE PARK DR HAMILTON OH 45013 6300	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00	\$0.00
207								
P6412133000014 455 HYDE PARK DR 3217669 23443 ENT	CHILDS STEVEN S & JUDITH A 455 HYDE PARK DR HAMILTON OH 45013 3464	0.00 \$0.00	0.00 \$0.00	30.00 \$910.50	345.15 \$2,250.38	0.00 \$0.00	78.26	\$3,239.14
208								
P6412133000013 445 HYDE PARK DR 3217668 23442 ENT	COOMBS WILLIAM V 445 HYDE PARK DR HAMILTON OH 45013 3464	0.00 \$0.00	0.00 \$0.00	19.50 \$591.83	127.30 \$830.00	0.00 \$0.00	35.20	\$1,457.03
209								
P6412133000012 435 HYDE PARK DR 3217667 23441 ENT	KELLER WILBUR DAVID & MARY ANN 435 HYDE PARK DR HAMILTON OH 45013 3464	0.00 \$0.00	0.00 \$0.00	20.20 \$613.07	100.32 \$654.09	0.00 \$0.00	31.37	\$1,298.53

HYDE PARK DR

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAME MAIL ADDRESS	SIDEWALK S.F.			DRIVE S.F.	CRB/GUT LN.FT	Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"				
236 P6412118000052 795 MILLIKIN ST 3213117 19197 ENT HAMILTON OH 45013 3448	PARKER MABEL E 795 MILLIKIN ST HAMILTON OH 45013 3448	0.00	0.00	0.00	138.24	0.00	33.29	\$1,377.72
237 P6412118000048 230 HYDE PARK DR 3213119 19200 ENT HAMILTON OH 45013 3439	JON ROMMES 230 HYDE PARK DR HAMILTON OH 45013 3439	0.00	0.00	0.00	0.00	0.00	15.03	\$622.03
238 P6412118000047 230 HYDE PARK DR 3213120 19201 N 163 HAMILTON OH 45013 3439	JON ROMMES 230 HYDE PARK DR HAMILTON OH 45013 3439	0.00	0.00	0.00	0.00	0.00	19.54	\$808.64
239 P6412118000055 302 HYDE PARK DR 3229460 29039 ENT HAMILTON OH 45013 3463	RILEY JOHN & EVA 302 HYDE PARK DR HAMILTON OH 45013 3463	0.00	0.00	0.00	0.00	0.00	31.26	\$1,293.82
240 P6412129000014 310 HYDE PARK DR 3216062 22417 ENT HAMILTON OH 45013 3463	COLE ANTHONY F 310 HYDE PARK DR HAMILTON OH 45013 3463	0.00	0.00	0.00	0.00	0.00	29.46	\$1,219.18
241 P6412129000013 314 HYDE PARK CT 3216063 22418 ENT HAMILTON OH 45013 3463	CARSON STEPHANY MCMULLEN 314 HYDE PARK DR HAMILTON OH 45013 3463	0.00	0.00	0.00	0.00	0.00	24.35	\$1,007.69
242 P6412129000015 314 HYDE PARK CT 3216082 22419 NW HAMILTON OH 45013 3463	CARSON STEPHANY MCMULLEN 314 HYDE PARK DR HAMILTON OH 45013 3463	0.00	0.00	0.00	0.00	0.00	11.27	\$466.52
243 P6412129000017 322 HYDE PARK CT 3216064 22419 ENT HAMILTON OH 45013 3465	REECE STANLEY T & NANTZ KAREN R 322 HYDE PARK DR HAMILTON OH 45013 3465	0.00	0.00	0.00	0.00	0.00	27.05	\$1,119.65
244 P6412129000012 330 HYDE PARK CT 3216065 22420 ENT HAMILTON OH 45013 3470	RUDOLPH PAULA W ETAL 330 HYDE PARK CT HAMILTON OH 45013 3470	0.00	0.00	0.00	0.00	0.00	11.27	\$466.52

HYDE PARK DR

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			DRIVE S.F.			CRB/GUT LIN.FT	INCIDENTAL FEE:	TOTAL ASSESSMENT
		4"	6"	7"	6"	7"				
245 P6412129000011 334 HYDE PARK DR 3216066 22421 ENT	ELLEMAN DAVID G JR & IRIS 334 HYDE PARK DR HAMILTON OH 45013 3465	0.00	0.00	0.00	54.40	0.00	35.00	35.08	\$1,452.02	
246 P6412129000010 338 HYDE PARK DR 3216067 22422 ENT	PERCEILLA STURGILL 1087 CORWIN AVE HAMILTON OH 45015	0.00	0.00	0.00	374.00	0.00	45.00	94.19	\$3,898.42	
247 P6412129000009 342 HYDE PARK DR 3216068 22423 ENT	FINNIGAN JAMES P 342 HYDE PARK DR HAMILTON OH 45013 3470	0.00	0.00	0.00	0.00	0.00	30.00	22.54	\$933.04	
248 P6412129000008 346 HYDE PARK DR 3216069 22424 ENT	STEVEN S & JUDITH CHILDS 455 HYDE PARK DR HAMILTON OH 45013 3465	0.00	0.00	0.00	0.00	0.00	15.00	11.27	\$466.52	
249 P6412129000007 400 HYDE PARK DR 3216070 22425 ENT	DICEGLIE CARLO 400 HYDE PARK DR HAMILTON OH 45013 3465	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
250 P6412129000006 400 HYDE PARK DR 3216071 22426 ENT	DICEGLIE CARLO 400 HYDE PARK DR HAMILTON OH 45013 3465	0.00	0.00	0.00	0.00	0.00	30.00	22.54	\$933.04	
251 P6412129000005 410 HYDE PARK DR 3226407 19421 N127.	FEDERAL NATIONAL MORTGAGE ASSOCIATION PO BOX 650043 DALLAS TX 75265 0043	0.00	0.00	0.00	0.00	0.00	85.00	63.87	\$2,643.62	
252 P6412129000004 410 HYDE PARK DR 3226694 19421 N127.	FEDERAL NATIONAL MORTGAGE ASSOCIATION PO BOX 650043 DALLAS TX 75265 0043	0.00	0.00	0.00	0.00	0.00	84.20	63.27	\$2,618.74	
253 P6412130000024 414 HYDE PARK DR 3226695 19420 TRA	KAMPHAUS NICHOLAS & EMILY 414 HYDE PARK DR HAMILTON OH 45013 3465	0.00	0.00	0.00	197.64	0.00	45.00	65.72	\$2,720.08	

HYDE PARK DR

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			CRB/GUT LINF	DRIVE S.F.		Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"		6"	7"		
P6412133000023 420 S WASHINGTON BLYD 3223793 19420 TRA 254	CRESTO RHONDA S 420 S WASHINGTON BLYD HAMILTON OH 45013 3552	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6412133000022 400 S WASHINGTON BLYD 3226419 19420 TRA 255	SMALLWOOD BRIAN K & KRISTIA 400 S WASHINGTON HAMILTON OH 45013 5178	0.00	0.00	0.00	44.00	0.00	0.00	33.06	\$1,368.46

RICHWOOD AVE

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			DRIVE S.F.	CRB/GUT LINFT	Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"				
P6412213000027 914 RICHWOOD AVE 3219906 26309 ENT 3/0	MALSON MARK D & KARLA G 914 RICHWOOD DR HAMILTON OH 45013 3829	149.00	0.00	0.00	0.00	10.00	30.57	\$1,265.32
P6412213000028 920 RICHWOOD AVE 3219906 26310 ENT 3/1	THOMPSON GARY & SHAYONA J 920 RICHWOOD AVE HAMILTON OH 45013 3829	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6412213000029 924 RICHWOOD AVE 3219907 26311 ENT 3/2	CLARK RICHARD E & ANITA E 924 RICHWOOD DR HAMILTON OH 45013 3829	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6412213000030 928 RICHWOOD AVE 3220023 26458 ENT 3/3	MEEHAN JOSEPH E & FRANCES M 928 RICHWOOD DR HAMILTON OH 45013 3829	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6412213000031 932 RICHWOOD AVE 3220024 26459 ENT 3/4	NOES CAROL A & MELVIN L 932 RICHWOOD AVE HAMILTON OH 45013 3829	0.00	0.00	0.00	0.00	20.40	15.33	\$634.47
P6412213000032 944 RICHWOOD AVE 3220450 26871 ENT 3/5	REYNOLDS RANDALL L & DEANNA MICHELE 944 RICHWOOD DR HAMILTON OH 45013 3829	0.00	0.00	0.00	0.00	10.00	7.51	\$311.01

TAFT PL

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			CRB/GUT LIN.FT	DRIVE S.F.			Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"		6"	7"			
P6411136000041 1371 TAFT PL 3226286 26711 ENT	HARRISON DANE 1371 TAFT PL HAMILTON OH 45013 1244	98.00	48.00	0.00	62.00	0.00	0.00	0.00	69.48	\$2,875.68
401		\$612.50	\$312.00	\$0.00	\$1,881.70	\$0.00	\$0.00	\$0.00		
P6411136000049-54 Taft Place Condos 0 TAFT PLAC	Taft Place Condo Assoc c/o Estep Mgt 400 S 2nd Street Hamilton, OH 45011	62.80	0.00	0.00	70.00	0.00	0.00	0.00	54.35	\$2,249.35
402		\$392.50	\$0.00	\$0.00	\$1,802.50	\$0.00	\$0.00	\$0.00		
P6411136000043-48 Taft Place Condos 0 TAFT PLAC	Taft Place Condo Assoc c/o Estep Mgt 400 S 2nd Street Hamilton, OH 45011	0.00	0.00	0.00	142.90	0.00	0.00	0.00	133.06	\$5,507.01
403		\$0.00	\$0.00	\$0.00	\$4,337.02	\$1,036.94	\$0.00	\$0.00		
P6411136000028-33 Taft Place Condos 0 TAFT PLAC	Taft Place Condo Assoc c/o Estep Mgt 400 S 2nd Street Hamilton, OH 45011	62.40	20.00	0.00	161.20	285.60	0.00	0.00	180.12	\$7,454.65
404		\$390.00	\$130.00	\$0.00	\$4,892.42	\$1,862.11	\$0.00	\$0.00		
P6411136000034-39 Taft Place Condos 0 TAFT PLAC	Taft Place Condo Assoc c/o Estep Mgt 400 S 2nd Street Hamilton, OH 45011	20.80	0.00	0.00	0.00	449.76	0.00	0.00	75.83	\$3,138.26
405		\$130.00	\$0.00	\$0.00	\$0.00	\$2,932.44	\$0.00	\$0.00		
P6411136000016 3 WOODBURY CT 3290839 27854 ENT	ANDREW P WALTON 3 WOODBURY CT HAMILTON OH 45013 6314	0.00	0.00	0.00	25.00	0.00	0.00	0.00	15.94	\$659.69
406		\$0.00	\$0.00	\$0.00	\$643.75	\$0.00	\$0.00	\$0.00		
P6411136000023 2 WOODBURY CT 3290855 27861 ENT	STEWART DONALD L JR TR OF THE STEWART FAMILY TRUST 2 WOODBURY CT HAMILTON OH 45013 6314	0.00	253.12	0.00	183.50	0.00	0.00	0.00	157.73	\$6,528.14
407		\$0.00	\$1,645.28	\$0.00	\$4,725.13	\$0.00	\$0.00	\$0.00		
P6411136000024 1362 TAFT PL 3250860 27862 ENT	GRABEL GARY W & DIANE G 1362 TAFT PL HAMILTON OH 45013 1249	0.00	0.00	0.00	115.00	0.00	0.00	0.00	73.32	\$3,034.57
408		\$0.00	\$0.00	\$0.00	\$2,961.25	\$0.00	\$0.00	\$0.00		
P6411136000004 1366 TAFT PL 3227057 27839 ENT	GINTER WELDON 1366 TAFT PL HAMILTON OH 45013 1249	0.00	0.00	0.00	140.00	0.00	0.00	0.00	89.26	\$3,694.26
409		\$0.00	\$0.00	\$0.00	\$3,605.00	\$0.00	\$0.00	\$0.00		

TAFT PL

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			CRE/GUT LIN/FT	DRIVE S.F.			Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"		6"	7"			
P64113600010 1368 TAFT PL 3227066 27848 ENT	GIBBONS CONCHETIA CHYLE 1368 TAFT PL HAMILTON OH 45013 6315	0.00	4.00	0.00	80.00	0.00	0.00	0.00	51.01	\$2,111.01
410		\$0.00	\$0.00	\$0.00	\$2,060.00	\$0.00	\$0.00	\$0.00		
P64113200042 1372 TAFT PL 3228293 26712 ENT	FULLER JAMES H & JENNIFER L 1372 TAFT PL HAMILTON OH 45013 1245	0.00	0.00	0.00	55.00	83.20	0.00	0.00	48.50	\$2,007.21
411		\$0.00	\$0.00	\$0.00	\$1,416.25	\$542.46	\$0.00	\$0.00		

LIVINGSTON DR

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	4"	6"	7"	CRB/GUT LINFT	DRIVE S.F. 6"	7"	INCIDENTAL FEE:	TOTAL ASSESSMENT
P64113600026 71 LIVINGSTON DR 3259863 28757 ENT	FIRST FINANCIAL BANK NA TR PO BOX 476 HAMILTON OH 45012 0476	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
509		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
P64113600025 55 LIVINGSTON DR	HARKEMEYER JAMES P & MARY ELLEN 55 LIVINGSTON DR HAMILTON OH 45013 1251	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
510		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
P64113600006 7 LIVINGSTON DR 3227059 27841 ENT	HINGSBERGEN STEPHANIE L 7 LIVINGSTON DR HAMILTON OH 45013 1268	0.00	0.00	0.00	125.00	216.24	0.00	114.60	\$4,743.24
511		\$0.00	\$0.00	\$0.00	\$3,218.75	\$1,409.88	\$0.00		
P64113600005 5 LIVINGSTON DR	BROUGHTON ROY E & KERBY PATRICIA E 5 LIVINGSTON DR HAMILTON OH 45013 1268	0.00	0.00	0.00	118.00	279.00	0.00	120.27	\$4,977.85
512		\$0.00	\$0.00	\$0.00	\$3,038.50	\$1,819.08	\$0.00		
P64113600004 1366 TAFT PL 3297057 27839 ENT	GINTER WELDON 1366 TAFT PL HAMILTON OH 45013 1249	0.00	0.00	0.00	88.00	0.00	0.00	\$6.11	\$2,322.11
513		\$0.00	\$0.00	\$0.00	\$2,266.00	\$0.00	\$0.00		

ELLSWORTH CT

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			CRB/GUT LIN.FT	DRIVE S.F.			Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"		6"	7"	7"		
701										
P641138000005 2 ELLSWORTH 0 28762 ENT	VOGEL FREDERICK N & LINDA K 2 ELLSWORTH CT HAMILTON OH 45013 6300	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
702										
P641138000004 5 ELLSWORTH 0 28761 ENT	WIEGAND DANIEL G & SANDRA S 5 ELLSWORTH CT HAMILTON OH 45013 6308	0.00	0.00	0.00	12.60	0.00	0.00	0.00	9.47	\$391.88
703										
P641138000003 20 ELLSWORTH 0 28760 ENT	HART KATHRYN SUSAN 20 ELLSWORTH CT HAMILTON OH 45013 6300	0.00	0.00	0.00	33.60	216.48	0.00	0.00	60.20	\$2,491.41
704										
P641138000002 15 ELLSWORTH CT 320702 28759 ENT	RICHARD H & KAREN BUTTERFIELD 15 ELLSWORTH CT Hamilton Ohio 45013	0.00	0.00	0.00	15.00	0.00	0.00	0.00	9.56	\$395.81
705										
P641138000001 85 LIVINGSTON DR 0 28758 ENT	E WAYNE & MARIAM P PARKER 85 LIVINGSTON Hamilton Ohio 45013	0.00	0.00	0.00	15.00	0.00	0.00	0.00	11.27	\$466.52

BALDWIN

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			DRIVE S.F.		CRB/GUT LIN.FT	INCIDENTAL FEE	TOTAL ASSESSMENT
		4"	6"	7"	6"	7"			
P6411136000009 4 LIVINGSTON 0 27847 ENT	HUENTELMAN JOHN A & CONSTANCE 4 LIVINGSTON DR HAMILTON OH 45013 1250	0.00	0.00	0.00	0.00	0.00	65.00	41.44	\$1,715.19
<i>801</i>									
P6411132000073 5 BALDWIN 0 27846 ENT	LEGG JASON P 5 BALDWIN CT HAMILTON OH 45013 1241	0.00	0.00	0.00	75.00	0.00	109.00	81.60	\$3,377.35
<i>802</i>									
P6411132000074 6 BALDWIN 0 27844 ENT	HUDSON GARY L & TERIS 6 BALDWIN CT HAMILTON OH 45013 1241	0.00	0.00	0.00	72.00	0.00	18.00	23.10	\$956.04
<i>803</i>									
P6411132000074 7 BALDWIN 0 27845 ENT	FLINCHUM CHARLES & BARBARA 7 BALDWIN CT HAMILTON OH 45013 1241	0.00	0.00	0.00	72.00	0.00	18.00	23.10	\$956.04
<i>804</i>									
P6411136000008 4 BALDWIN 0 27843 ENT	KONRAD LAWRENCE T & BARBARA A 4 BALDWIN CT HAMILTON OH 45013 1241	0.00	0.00	0.00	0.00	0.00	15.00	9.56	\$395.81
<i>805</i>									
P6411136000007 2 BALDWIN 0 27842 ENT	KEATING JOSEPH P & LINDA S 2 BALDWIN CT HAMILTON OH 45013 1241	56.80	0.00	0.00	280.00	0.00	15.00	63.56	\$2,630.41
<i>806</i>									

ALTON CIR

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			CRB/GUT LIN/FT	DRIVE S.F.		Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"		6"	7"		
P6412161000134 1120 JAMES RD 3215926 22275 ENT 901	LOWE SUSAN A 6801 CYPRESS POINT CV AUSTIN TX 78746 7118	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6412161000133 25 ALTON CIR 3215926 22276 ENT 902	MCKIDDY ALICE N 25 ALTON CIR HAMILTON OH 45013 3901	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6412161000132 40 ALTON CIR 3215927 22277 ENT 903	KIEFER DONNA J TR 40 ALTON CIR HAMILTON OH 45013 3901	0.00	0.00	0.00	15.00	65.00	0.00	21.77	\$900.82
P6412161000131 32 ALTON CIR 3215928 22278 ENT 904	RAQUET MICHAEL L & LINDA SUE 32 ALTON CIR HAMILTON OH 45013 3901	0.00	0.00	0.00	31.40	84.24	0.00	37.20	\$1,539.43
P6412161000130 24 ALTON CIR 3228782 22279 ENT 905	RINGEL RONALD E TR THE RINGEL PRINCIPAL PROTECTION INH TR 24 ALTON CIR HAMILTON OH 45013 3901	30.72	0.00	0.00	14.40	78.00	0.00	28.17	\$1,165.77
P6412161000129 10 ALTON CIR 3215929 22280 ENT 906	RAHMES JOHN H 10 ALTON CIR HAMILTON OH 45013 3901	151.04	0.00	0.00	74.00	53.12	0.00	87.56	\$3,623.80

EDGE TON

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.		CR/BGUT LINF T	DRIVE S.F.		Incidental Fee:	TOTAL ASSESSMENT
		4" 6"	7" 6"		6" 6"	7" 6"		
P6412130000030 EDGE TON CT 0 19573 W 2 F 1510	HANSLEY JANE F 31 EDGE TON CT HAMILTON OH 45013 3434	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00	\$0.00
P6412130000031 EDGE TON CT 0 19573 ENT 1511	BOWLING STEPHANIE D 29 EDGE TON CT HAMILTON OH 45013 3434	44.00 \$275.00	36.00 \$234.00	20.00 \$607.00	0.00 \$0.00	0.00 \$0.00	27.63	\$1,143.63
P6412130000032 EDGE TON CT 0 19572 ENT 1512	QUINN PATRICIA A 27 EDGE TON CT HAMILTON OH 45013 3434	58.40 \$365.00	37.60 \$244.40	20.00 \$607.00	0.00 \$0.00	0.00 \$0.00	30.12	\$1,246.52
P6412130000033 EDGE TON CT 0 19569 W 3 1 1513	QUINN PATRICIA A 27 EDGE TON CT HAMILTON OH 45013 3434	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00	\$0.00
P6412130000034 HYDE PARK DR 0 19569 E 16, 1514	CITY OF HAMILTON 345 HIGH ST SUITE 5 HAMILTON OH 45011	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00	\$0.00
P6412130000035 301 HYDE PARK DR 0 19569 E 100 1515	CECERE BETTY JO CLENDENING 301 HYDE PARK DR HAMILTON OH 45013 3462	64.00 \$400.00	61.60 \$400.40	31.60 \$959.06	0.00 \$0.00	0.00 \$0.00	43.56	\$1,803.02

BUCKEYE ST

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			CRB/GUT LN/FT	DRIVE S.F.			Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"		6"	7"			
P6431019000053 308 N SEVENTH ST 3121959 02570 S73 CONS W/57	THOMAS BETTE PO Box 223 MASON OH 45040 0223	52.50	0.00	0.00	0.00	0.00	0.00	0.00	8.12	\$336.25
P6431019000057 308 N SEVENTH ST 3159835 02571 S73 CONS W/53	THOMAS BETTE 308 N 7TH ST HAMILTON OH 45011	100.00	0.00	0.00	0.00	0.00	0.00	0.00	15.48	\$640.48
P6431019000061 308 N SEVENTH ST 3121966 02572 S73 CONS W/53	THOMAS BETTE 308 N 7TH ST HAMILTON OH 45011 3439	0.00	0.00	0.00	0.00	10.50	0.00	0.00	1.70	\$70.16
P6431019000065 308 N SEVENTH ST 3121967 02573 S73 CONS W/53	THOMAS BETTE 308 N 7TH ST HAMILTON OH 45011 3439	0.00	0.00	0.00	30.00	95.00	0.00	0.00	37.88	\$1,567.78
P6431019000069 308 N SEVENTH ST 3121968 02574 S73 CONS W/53	THOMAS BETTE 308 N 7TH ST HAMILTON OH 45011 3439	0.00	68.20	0.00	0.00	102.60	0.00	0.00	27.54	\$1,139.79
P6431019000070 718 BUCKEYE ST 3101600 02575 ENT	PATECO PROPERTIES LTD 5384 BIBURY RD FAIRFIELD OH 45014 3642	47.50	0.00	0.00	0.00	0.00	0.00	0.00	7.35	\$304.23
P6431019000071 722 BUCKEYE ST 3101601 02576 ENT	2507 LTD LLC 337 LUDLOW ST HAMILTON OH 45011 2923	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6431019000072 726 BUCKEYE ST 3101602 02577 ENT	PETERS JEFFREY G & DURHAM EDWARD 1597 HINE RD HAMILTON OH 45013 9595	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6431019000079 301 N EIGHTH ST 3124044 02578 S22 CONS W/86	COFFEY RANDALL E 3165 HAMILTON MASON RD HAMILTON OH 45011 5307	21.50	0.00	0.00	0.00	0.00	0.00	0.00	3.33	\$137.70

BUCKEYE ST

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			DRIVE S.F.		CRB/GUT LIN.FT	INCIDENTAL FEE	TOTAL ASSESSMENT
		4"	6"	7"	6"	7"			
P6431019000086 N EIGHT ST 3121969 02579 S22' CONS W/79	COFFEY RANDALL E 3165 HAMILTON MASON RD HAMILTON OH 45011 5307	50.00	0.00	0.00	0.00	0.00	0.00	7.74	\$320.24
P6431019000093 N EIGHT ST 3121972 02581 S22' CONS W/79	COFFEY RANDALL E 3165 HAMILTON MASON RD HAMILTON OH 45011 5307	25.00	0.00	0.00	0.00	0.00	0.00	3.87	\$160.12
P6431019000100 N EIGHT ST 3121979 02581 S22' CONS W/79	COFFEY RANDALL 3165 HAMILTON MASON RD HAMILTON OH 45011 5307	25.00	0.00	0.00	0.00	0.00	0.00	3.87	\$160.12
P6431026000074 304 N EIGHTH ST 3102587 04468 ENT	KASNIC DAVID 304 N 8TH ST HAMILTON OH 45011 3445	225.00	0.00	0.00	0.00	22.60	85.12	65.54	\$2,712.69
P6431026000026 818 BUCKEYE ST 3102588 04469 S105 CONS W/29	DAWSON RAYMOND EDWARD & CAROL 632 HAVEN AVE HAMILTON OH 45013 2673	50.00	0.00	0.00	0.00	0.00	0.00	7.74	\$320.24
P6431026000029 BUCKEYE ST 3154666 04470 W2 O CONS W/26	DAWSON RAYMOND EDWARD & CAROL 632 HAVEN AVE HAMILTON OH 45013 2673	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6431026000030 822 BUCKEYE ST 3102590 04470 S 114 STRIP	RAINS COYT F & CAROLYN A 1028 WESLEYAN DR FAIRFIELD OH 45014 2840	100.00	0.00	0.00	0.00	0.00	0.00	15.48	\$640.48
P6431026000031 826 BUCKEYE ST 3102591 04471 ENT	DIETZ DONNA L & DAVID 826 BUCKEYE ST HAMILTON OH 45011 3453	105.00	0.00	0.00	0.00	0.00	0.00	16.25	\$672.50
P6431026000032 828 BUCKEYE ST 3102592 04472 ENT CONS W/33	CARSON MARK & CONNIE S 828 BUCKEYE ST HAMILTON OH 45011 3453	75.00	0.00	0.00	0.00	0.00	0.00	11.61	\$480.36

BUCKEYE ST

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	4"	6"	7"	CRB/GUT LIN.FT	DRIVE S.F. 6"	7"	Incidental Fee:	TOTAL ASSESSMENT
P6431027000003 811 BUCKEYE ST 3101766 02767 ENT 10144	GENTRY PROPERTIES LLC 3863 MILLIKIN RD HAMILTON OH 45011 2295	25.00	0.00	0.00	0.00	0.00	0.00	3.87	\$160.12
P6431027000002 807 BUCKEYE ST 3101765 02766 ENT 10145	GENTRY PROPERTIES LLC 3863 MILLIKIN RD HAMILTON OH 45011 2295	75.00	0.00	0.00	0.00	0.00	0.00	11.61	\$480.36
P6431027000001 246 N EIGHTH ST 3124841 02765 ENT 10146	REED KENNY 6701 MILLIKIN RD MIDDLETOWN OH 45044 9220	65.50	0.00	0.00	4.80	0.00	0.00	13.74	\$568.80
P6431021000059 BUCKEYE ST 3123997 02558 N110' 10147	WELCOME 2 HOME PROPERTIES LLC PO BOX 814 HAMILTON OH 45012	25.00	0.00	0.00	0.00	0.00	0.00	3.87	\$160.12
P6431021000058 741 BUCKEYE ST 3124016 02559 E1'0F CONS W/59 10148	WELCOME 2 HOME PROPERTIES LLC PO BOX 814 HAMILTON OH 45012 0814	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6431021000057 737 BUCKEYE ST 3101594 02559 ENT 10149	KRAMER DALE M 6397 GEORGETOWN RD FAIRFIELD OH 45014 5623	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6431021000056 733 BUCKEYE ST 3101595 02560 ENT 10150	DANIELS TODD P & SARAH 730 DAYTON ST HAMILTON OH 45011 3460	0.00	0.00	0.00	0.00	0.00	0.00	4.64	\$0.00
P6431021000055 729 BUCKEYE ST 3101596 02561 ENT 10151	DANIELS TODD P & SARAH 730 DAYTON ST HAMILTON OH 45011 3460	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
P6431021000054 725 BUCKEYE ST 3101597 02562 ENT 10152	DART CHERYL E 725 BUCKEYE ST HAMILTON OH 45011 3450	30.00	0.00	0.00	0.00	0.00	0.00	4.64	\$192.14

CARVER

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			DRIVE S.F.			Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"	6"	7"			
P6461004000009 320 CARVER PL 0 22127 ENT	WIGGINS ALICE G & FLENNY MARLENE 1069 S 12TH ST HAMILTON OH 45011 4008	0.00	0.00	0.00	50.00	0.00	0.00	31.88	\$1,319.38
<i>10301</i>									
P6461004000010 330 CARVER PL 0 22128 ENT	CHAPMAN CALVIN 330 CARVER PL HAMILTON OH 45011 3302	101.60	11.20	0.00	50.00	0.00	0.00	49.40	\$2,044.70
<i>10302</i>									
P6461004000011 340 CARVER PL 0 22129 ENT	WILMA A BYRD 5095 COOK AVE CINCINNATI OH 45242	0.00	20.80	0.00	50.00	0.00	0.00	35.23	\$1,457.93
<i>10303</i>									
P6461004000012 350 CARVER PL 0 22130 ENT	JOHNSON SAMUEL ROY & WANDA LEE 4912 WICKLOW DR MIDDLETOWN OH 45042 3089	0.00	0.00	0.00	25.00	0.00	0.00	15.94	\$659.69
<i>10304</i>									
P6461004000013 360 CARVER PL 0 22131 ENT	LMC PROPERTY MANAGEMENT II LLC 7015 RED ASH CT HAMILTON OH 45011 5673	36.00	60.80	0.00	150.00	73.20	0.00	122.81	\$5,082.77
<i>10305</i>									
P6461004000014 1341 CARVER PL 0 22132 ENT	HARPER STEPHANIE 3235 DALMELLINGTON CT CINCINNATI OH 45251 1269	60.80	0.00	0.00	30.00	0.00	0.00	28.54	\$1,181.04
<i>10306</i>									
P6461004000015 1335 CARVER PL 0 22133 ENT	PHILLIPS HARRY & ALMEADE 988 RICHWOOD CIR HAMILTON OH 45013 3898	0.00	0.00	0.00	25.00	0.00	0.00	15.94	\$659.69
<i>10307</i>									
P6461004000016 1329 CARVER PL 0 22134 ENT	SMILEY MARGESTINE 1329 CARVER PL HAMILTON OH 45011 3303	61.60	0.00	0.00	30.00	0.00	0.00	28.66	\$1,186.16
<i>10308</i>									
P6461004000017 1323 CARVER PL 0 22135 ENT	CAIN WILLIE H 1323 CARVER PL HAMILTON OH 45011 3303	0.00	0.00	0.00	20.00	66.49	0.00	23.49	\$972.00
<i>10309</i>									

CARVER

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			CRB/GUT LIN.FT	DRIVE S.F.			Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"		6"	7"			
P6461004000018 1317 CARVER PL 0 22136 ENT	DUNCAN TERRY W & RUTH C 1490 DIXIE HWY HAMILTON OH 45011 4038	41.60	40.80	0.00	30.00	61.20	0.00	0.00	42.01	\$1,738.73
P6461004000019 1309 CARVER PL 0 22137 ENT	HOLMES JERLEAN 1309 CARVER PL SUITE 500 HAMILTON OH 45013 9999	0.00	0.00	0.00	30.00	0.00	0.00	0.00	19.13	\$791.63
P6461004000022 351 KNIGHTSBRIDGE DR 0 22138 ENT	TURPIN MARLAN L 351 KNIGHTSBRIDGE DR HAMILTON OH 45011 3119	0.00	0.00	0.00	40.00	0.00	0.00	0.00	25.50	\$1,055.50
P6461004000023 365 KNIGHTSBRIDGE DR 0 22139 ENT	CAVER LORETTA M PO BOX 2326 SUWANNEE GA 30024	40.80	40.80	0.00	30.00	62.00	0.00	0.00	42.02	\$1,738.96
P6461004000024 1306 CARVER PL 0 22140 ENT	JEFFERSON NELLIE O 1306 CARVER PL HAMILTON OH 45011 3304	60.00	40.00	0.00	25.00	60.00	0.00	0.00	41.35	\$1,711.30
P6461004000025 1316 CARVER PL 0 22141 ENT	REID JULIE 1316 CARVER PL HAMILTON OH 45011 3304	101.60	0.00	0.00	25.00	0.00	0.00	0.00	31.66	\$1,310.41
P6461004000026 1328 CARVER PL 0 22142 ENT	HOWARD BARBARA ANN 1981 ROLLING HILLS BLVD FAIRFIELD OH 45014 3729	99.20	0.00	0.00	30.00	0.00	0.00	0.00	34.48	\$1,426.98
P6461004000027 1334 CARVER PL 0 22143 ENT	KIMBLE GREGORY W 1334 CARVER PL HAMILTON OH 45011 3304	0.00	0.00	0.00	25.00	0.00	0.00	0.00	15.94	\$659.69
P6461004000028 1340 CARVER PL 0 22144 ENT	HURD PATRICIA A 1340 CARVER PL HAMILTON OH 45011 3304	0.00	0.00	0.00	25.00	0.00	0.00	0.00	15.94	\$659.69

CARVER

PARCEL ID PROPERTY ADDRESS CONTROL# LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			CRB/GUT LIN.FT	DRIVE S.F.			Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"		6"	7"			
P6461004000029 1344 CARVER PL 0 22145 ENT	PATRICIA ANN HURD 1340 CARVER PL HAMILTON OH 45011 3304	0.00	0.00	0.00	20.00	0.00	0.00	0.00	12.75	\$527.75
10319		\$0.00	\$0.00	\$0.00	\$515.00	\$0.00	\$0.00	\$0.00		
P6461004000030 CARVER PL	HURD PATRICIA A 1340 CARVER PL HAMILTON OH 45011 3304	0.00	0.00	0.00	4.00	0.00	0.00	0.00	2.55	\$105.55
10320		\$0.00	\$0.00	\$0.00	\$103.00	\$0.00	\$0.00	\$0.00		
P6461004000031 1348 CARVER PL 0 22146 S 46	LEVERETTE STEVEN & MARVA 2260 MOSSY GROVE HAMILTON OH 45013 5159	0.00	0.00	0.00	25.00	0.00	0.00	0.00	15.94	\$659.69
10321		\$0.00	\$0.00	\$0.00	\$643.75	\$0.00	\$0.00	\$0.00		
P6461004000032 CARVER PL	LEVERETTE STEVEN & MARVA 2260 MOSSY GROVE HAMILTON OH 45013 5159	0.00	0.00	0.00	4.00	0.00	0.00	0.00	2.55	\$105.55
10322		\$0.00	\$0.00	\$0.00	\$103.00	\$0.00	\$0.00	\$0.00		
P6461004000033 1352 CARVER PL 0 22147 S 46	FIRST FINANCIAL BANK 225 PICTORIA DR STE 700 CINCINNATI OH 45246	0.00	0.00	0.00	25.00	0.00	0.00	0.00	15.94	\$659.69
10323		\$0.00	\$0.00	\$0.00	\$643.75	\$0.00	\$0.00	\$0.00		
P6461004000034 CARVER PL	FIRST FINANCIAL BANK 225 PICTORIA DR STE 700 CINCINNATI OH 45246	0.00	0.00	0.00	3.00	0.00	0.00	0.00	1.91	\$79.16
10324		\$0.00	\$0.00	\$0.00	\$77.25	\$0.00	\$0.00	\$0.00		
P6461004000035 1356 CARVER PL 0 22148 ENT	SHIRLEY DAVE & HENRIETTA 995 RICHWOOD CIR HAMILTON OH 45013 3304	49.60	0.00	0.00	25.00	0.00	0.00	0.00	34.06	\$1,409.52
10325		\$310.00	\$0.00	\$0.00	\$643.75	\$421.71	\$0.00	\$0.00		
P6461004000036 381 CARVER PL 0 22149 ENT	LEPERA JAMES A 17 MARCEL CT FAIRFIELD OH 45014 3653	0.00	0.00	0.00	20.00	0.00	0.00	0.00	22.96	\$950.29
10326		\$0.00	\$0.00	\$0.00	\$515.00	\$412.32	\$0.00	\$0.00		
P6461004000037 371 CARVER PL 0 22150 ENT	Tim Darnell 371 CARVER PL HAMILTON OH 45011	0.00	0.00	0.00	25.00	0.00	0.00	0.00	25.55	\$1,057.37
10327		\$0.00	\$0.00	\$0.00	\$643.75	\$388.07	\$0.00	\$0.00		

CARVER

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F.			CRB/GUT LIN FT	DRIVE S.F.		Incidental Fee:	TOTAL ASSESSMENT
		4"	6"	7"		6"	7"		
P6461004000038 361 CARVER PL 0 22151 ENT /0328	GALLAHER EVA 9368 SHERBORN DR CINCINNATI OH 45231 3628	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	25.00 \$643.75	0.00 \$0.00	0.00 \$0.00	15.94	\$659.69
P6461004000039 351 CARVER PL 0 22152 ENT /0329	PETERS SAMUEL L & ANNETTE M 1390 W TAYLOR SCHOOL RD HAMILTON OH 45013 9710	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	25.00 \$643.75	0.00 \$0.00	0.00 \$0.00	15.94	\$659.69
P6461004000040 341 CARVER PL 0 22153 ENT /0330	HURD RUTH 341 CARVER PL HAMILTON OH 45011 3301	64.80 \$405.00	0.00 \$0.00	0.00 \$0.00	25.00 \$643.75	0.00 \$0.00	0.00 \$0.00	25.97	\$1,074.72
P6461004000041 331 CARVER PL 0 22154 ENT /0331	AVERY ANNA C 331 CARVER PL HAMILTON OH 45011 3301	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	25.00 \$643.75	0.00 \$0.00	0.00 \$0.00	15.94	\$659.69
P6461004000042 321 CARVER PL 0 22155 ENT /0332	COLEMAN GREGG & BRENDA J 321 CARVER PL HAMILTON OH 45011 3301	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	25.00 \$643.75	0.00 \$0.00	0.00 \$0.00	15.94	\$659.69

Total: \$253,609.94

PUBLIC WORKS ASSESSMENT

2013 CONCRETE REPAIR PROGRAM

N Third St

PARCEL ID PROPERTY ADDRESS CONTROL# LOT NO	OWNER NAM MAIL ADDRESS	SIDEWALK S.F. 4"	RETAINING WALL CONC RR TIE"	CRB/GUT LIN.FT	Incidental Fee:	TOTAL ASSESSMENT
1 P6431010000043 303 N THIRD ST 0 27399 ENT Hamilton Ohio 45011	MONKEY MUTUAL AID 303 N THIRD ST Hamilton Ohio 45011	337.50 \$2,362.50	0.00 \$0.00	45.00 \$1,372.50	92.31	\$3,820.56
2 P6431010000041 319 N THIRD ST 0 180 N 155' Hamilton Ohio 45011	Hamilton Community Foundation 319 N THIRD ST Hamilton Ohio 45011	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00	\$0.00
3 P6431010000026 329 N THIRD ST 0 192 S 50 FT Hamilton Ohio 45011	Hamilton CORE 236 HIGH ST Hamilton Ohio 45011	375.00 \$2,625.00	45.00 \$1,298.25	50.00 \$1,525.00	134.71	\$5,575.46
4 P6431010000025 333 N THIRD ST 0 192 N 50 OF Hamilton Ohio 45011	Wilks, William TR 319 N SECOND ST PO BOX 295 Hamilton Ohio 45011	375.00 \$2,625.00	20.00 \$577.00	50.00 \$1,525.00	116.85	\$4,836.35
5 P6431010000024 339 N THIRD ST 0 192 S 30 OF Hamilton Ohio 45011	Wilks, William TR 319 N SECOND ST PO BOX 295 Hamilton Ohio 45011	225.00 \$1,575.00	20.00 \$577.00	30.00 \$915.00	75.83	\$3,138.33
6 P6431010000023 345 N THIRD ST 0 192 N 70 Hamilton Ohio 45011	Wilks, William TR 319 N SECOND ST PO BOX 295 Hamilton Ohio 45011	525.00 \$3,675.00	29.00 \$836.65	70.00 \$2,135.00	164.31	\$6,800.46
7 P6431010000044 346 N THIRD ST 0 28337 ENT Hamilton Ohio 45011	Wilks, William TR 319 N SECOND ST PO BOX 295 Hamilton Ohio 45011	412.50 \$2,887.50	0.00 \$0.00	55.00 \$1,677.50	125.16	\$5,179.91
8 P6431010000045 340 N THIRD ST 0 28338 ENT Hamilton Ohio 45011	Wilks, William TR 319 N SECOND ST PO BOX 295 Hamilton Ohio 45011	255.00 \$1,785.00	18.00 \$519.30	34.00 \$1,037.00	102.13	\$4,236.83

N Third St

PARCEL ID PROPERTY ADDRESS CONTROL# / LOT NO	OWNER/NAM MAIL ADDRESS	SIDEWALK S.F. 4"	RETAINING WALL CONC RR TIE"	CRB/GUT LN.FT	Incidental Fee:	TOTAL ASSESSMENT
P6431010000046 332 N THIRD ST 0 26919 ENT	Wilks, William TR 319 N SECOND ST PO BOX 295 Hamilton Ohio 45011	555.00 \$3,885.00	59.00 \$1,702.15	74.00 \$2,257.00	193.95	\$8,027.00
P6431010000047 328 N THIRD ST 0 193 S 37	JPMORGAN CHASE BANK NA 800 BROOKSEDGE BLVD WESTERVILLE OH 43081	277.50 \$1,942.50	47.00 \$1,355.95	37.00 \$1,128.50	109.47	\$4,530.87
P6431010000063 300 N THIRD ST 0	TRS Lane Public Library 300 N THIRD ST Hamilton Ohio 45011	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00	\$0.00
P6431010000064 300 N THIRD ST 0	TRS Lane Public Library 300 N THIRD ST Hamilton Ohio 45011	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00	\$0.00
P6431010000065 300 N THIRD ST 0	City of Hamilton 300 N THIRD ST Hamilton Ohio 45011	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00	\$0.00

Total: \$46,135.77

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Kevin Maynard, Director of Public Utilities

Agenda Item: Authorize the City Manager to Execute Greenup Hydroelectric Plant Closing Documents

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input checked="" type="checkbox"/> R Realize new investments <input checked="" type="checkbox"/> A Add new jobs <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Emergency Ordinance</i></p>	<p>1st Reading Date: 4-27-16 2nd Reading Date: 4-27-16 Public Hearing Date:</p>	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other):</p>	
<p>Contract</p>	<input checked="" type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	<p>Budgeted: \$139 million revenue Expenditure: 0 Source Funds: Payment from AMP</p>	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue(s)

Does City Council wish to authorize the City Manager to execute and deliver the attached agreements to complete the sale of an undivided 48.6% ownership interest in the Greenup Hydroelectric Plant to American Municipal Power, Inc. (AMP) for \$139 million?

Policy Alternative(s)

On February 11, 2009, Hamilton City Council adopted (EOR2009-2-7) legislation that authorized the Meldahl/Greenup Participation Agreement with AMP and Meldahl LLC. Under the terms and conditions of the Meldahl/Greenup Participation Agreement, the City agreed to sell a 48.6% undivided ownership interest in the Greenup Hydroelectric Plant for \$139 million following commercial operation of the Meldahl Hydroelectric Plant. The attached documents are required to fulfill the City’s contractual obligations arising under the Meldahl/Greenup Participation Agreement.

Staff Recommendation

Staff recommends that Council receive this report and adopt legislation to authorize the City Manager to execute and deliver the attached Greenup Hydroelectric Plant closing agreements.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton



Fiscal Impact Summary

The City of Hamilton will receive \$139 million from AMP in exchange for an undivided 48.6% ownership interest in the Greenup Hydroelectric Plant. Approximately \$104 million of the sale proceeds will be used to retire 2015 Electric System Bond Anticipation Notes (BANs) issued to reduce Greenup Hydroelectric Plant interest expense and also to finance the Electric Department share of East High Street Improvement Project expenses. Remaining sale proceeds will be used to fund the City's share of Greenup Hydroelectric Plant working capital and capital improvements funds, in addition to Electric Department capital improvements.

Background Information

In February 2009 the City entered into a number of agreements with AMP for construction, development and operation of the Meldahl Hydroelectric Plant and for sale of an undivided 48.6% ownership interest in the Greenup Hydroelectric Plant. The City and AMP agreed to complete the Greenup transaction within 60 days of Meldahl Hydroelectric Plant commercial operation. Meldahl achieved commercial operation on April 12, 2016. AMP currently plans to complete the financing for its share of the Greenup Hydroelectric Plant purchase on or about May 11, 2016. In addition, interest charges accrue daily on the 2015 Electric System BANs. For these reasons, staff recommends that Council adopt the attached ordinance with an emergency clause.

Attached Information (In Draft Form)

- Closing Agreement
- Bill of Sale
- Quit Claim deed
- Certificate of Acceptance

Copies Provided to:

- Finance Director
- Law Director



**CLOSING AGREEMENT
BETWEEN
CITY OF HAMILTON, OHIO
AND
AMERICAN MUNICIPAL POWER, INC.**

THIS CLOSING AGREEMENT (“Agreement”) is entered into by and between the City of Hamilton, Ohio (“Hamilton”), and American Municipal Power, Inc., fka American Municipal Power-Ohio, Inc. (“AMP”), as of this ___ day of May, 2016 (“Effective Date”), which shall be the same date as the Closing Date (defined below).

RECITALS

WHEREAS, Hamilton holds the Federal Energy Regulatory Commission (“FERC”) license (“License”) to the Greenup Hydroelectric Project, FERC Project No. 2614 (the “Greenup Project”); and

WHEREAS, Hamilton and AMP entered into the Meldahl-Greenup Participation Agreement, dated as of March 1, 2009 (“Participation Agreement”) which, subject to certain conditions (collectively, “Conditions”), obligates AMP to purchase, and Hamilton to sell, a 48.6% undivided ownership interest in the Greenup Project for and in consideration of the purchase price (“Purchase Price”) of one hundred thirty-nine million dollars (\$139,000,000) to be paid by AMP to Hamilton; and

WHEREAS, one of the Conditions in the Participation Agreement is that the purchase and sale of the 48.6% undivided ownership interest in the Greenup Project shall only occur when all of the generating units of the Meldahl Hydroelectric Project, FERC Project No. 12667 (“Meldahl Project”), have been determined to be in Commercial Operation; and

WHEREAS, AMP acknowledges and agrees that as of the Effective Date, all of the generating units of the Meldahl Project are in Commercial Operation; and

WHEREAS, by order issued on June 11, 2015 (“Greenup Transfer Order”), FERC approved the addition of AMP to the Greenup Project License as a co-licensee with Hamilton, subject to the submission to FERC of all instruments of conveyance and the execution of an acceptance by AMP of the Greenup Transfer Order and its terms and conditions; and

WHEREAS, a capitalized term not otherwise defined in this Agreement shall have the same meaning as is ascribed to it in the Participation Agreement.

NOW THEREFORE, the parties hereto agree as follows:

1. TRANSFER AND ACCEPTANCE.

1.1. On the terms and subject to the conditions of this Agreement, upon the payment by AMP of the Purchase Price in the manner provided for in this Agreement, Hamilton shall convey and transfer to AMP, free and clear of all liens and encumbrances, on an “as-is, where-is” basis, and AMP shall accept on an “as-is, where-is” basis a 48.6% undivided ownership interest in and to the Greenup Project, which interest shall include but not be limited to a 48.6% undivided ownership interest in and to the following:

1.1.1. the plans, engineering studies, license applications, dam safety-related documents, contracts and agreements in the possession of Hamilton on the Effective Date that relate to the Greenup Project;

1.1.2. the rights of Hamilton in all real estate (including easement and license rights), fixtures and the improvements used in the operation of the Greenup Project on the Effective Date;

1.1.3. the personal property owned by Hamilton on the Effective Date and used in the operation of the Greenup Project;

1.1.4. the rights, liabilities and obligations under or relating to all contracts, agreements, commitments and leases in effect on the Effective Date arising out of or in connection with the operation of the Greenup Project and prepaid expenses and other prepaid items related thereto;

1.1.5. the rights and obligations of Hamilton on the Effective Date in and to the Greenup Project and under or arising out of the Greenup Project License, the permits, authorizations or other consents or licenses used in the operation of the Greenup Project owned by Hamilton on the Effective Date, together with all amendments thereto; and

- 1.1.6.** the books, records, files and other data maintained by Hamilton as of the Effective Date and used by Hamilton directly and exclusively in connection with the operation of the Greenup Project.
- 1.2.** Hamilton executed and delivered to U.S. Bank National Association, as Trustee (“Trustee”), a Master Trust Agreement dated as of November 1, 2002, as amended (said Master Trust Agreement, as amended and supplemented, the “Trust Agreement”), securing: (a) payment of the principal and interest of and any premium on Bonds and Notes issued pursuant to the Trust Agreement; and (b) the performance and observance of all covenants contained in those Bonds and Notes and in the Trust Agreement. In accordance with the Trust Agreement, Hamilton pledged and assigned to the Trustee and granted to the Trustee a lien on the following collateral (the “Collateral”): all Revenues and all moneys and investments in the Special Funds and investment earnings thereon, together with all contract rights, deposits and general intangibles referred to in the Trust Agreement; provided, however, that the money and/or investments in the Rebate Fund are not pledged and assigned to the Trustee. All capitalized terms set forth in this paragraph but not defined herein shall have the meaning ascribed to them in the Trust Agreement.
- 1.3.** AMP acknowledges and agrees that as of the Effective Date, all of the Conditions set forth in the Participation Agreement in order for AMP to complete the transactions contemplated by this Agreement have been met.
- 1.4.** AMP acknowledges and agrees that AMP has conducted such investigations of the Greenup Project as AMP has deemed necessary and has satisfied itself that the Greenup Project is in a comparable condition to its condition in March, 2008, taking into account reasonable wear and tear.
- 1.5.** AMP acknowledges and agrees that its pro-rata share of energy, capacity and Environmental Attributes applies only on and after the Meldahl Commercial Operation Date (as those terms are defined in the Participation Agreement), and that AMP has no claim or entitlement to any of the foregoing to the extent attributable to any period prior to the Meldahl Commercial Operation Date.

2. PURCHASE PRICE.

2.1. As set forth in the Participation Agreement, the Purchase Price payable by AMP is \$139,000,000 (one hundred thirty-nine million dollars). AMP shall pay the Purchase Price directly to U.S. Bank National Association (“Escrow Trustee”) pursuant to the terms of a certain Escrow Agreement dated September 28, 2015 (“Escrow Agreement”), by and among Hamilton, AMP and Escrow Trustee.

3. CLOSING.

3.1. The closing (“Closing”) for the delivery of the Bill of Sale (defined below), the payment of the Purchase Price and the delivery of the other instruments provided for in this Agreement shall be held at 10:00 A.M. on May _____, 2016 (the “Closing Date”). The Closing shall take place at the office of the City Manager for Hamilton, 345 High Street, Seventh Floor, Hamilton, Ohio, 45011, or such other place as is agreeable to the parties. Time is of the essence.

3.2. The Closing shall not occur unless and until all of the actions set forth in Sections 3.3 and 3.4 of this Agreement shall have been taken, and none of such actions shall be deemed to have been taken unless and until all of them have been taken.

3.3. At Closing, Hamilton shall:

3.3.1 Deliver the Hamilton City Council Ordinance authorizing the execution and delivery of this Agreement, the Bill of Sale and the other deliveries of Hamilton provided for in this Agreement and the performance of the other actions of Hamilton provided for in this Agreement;

3.3.2 Deliver this Agreement, signed by Hamilton;

3.3.3 Deliver the Bill of Sale and Instrument of Conveyance (“Bill of Sale”) in the form of Exhibit A attached hereto, signed by Hamilton;

3.3.4 Deliver the Quit-Claim Deed, in the form of Exhibit B attached hereto, signed by Hamilton;

3.3.5 Deliver the Quit-Claim Deed, and the Partial Assignment of Easement in the form of Exhibits C and C-1 attached hereto, signed by Hamilton;

- 3.3.6** Deliver to the Escrow Trustee the written confirmation contemplated by Section 4 (a) of the Escrow Agreement;
- 3.3.7** Cause to be delivered to the Escrow Trustee the Preference Opinion, as defined in the Escrow Agreement;
- 3.3.8** Cause Exhibits A and B of the Escrow Agreement to be completed;
- 3.3.9** Cause to be delivered to the Trustee evidence, with a copy to AMP, that the 48.6% undivided ownership interest in and to the Greenup Project is permitted under Section 4.10 of the Trust Agreement;
- 3.3.10** Cause to be delivered to AMP an opinion of Locke Lord, LLP to the effect that (a) upon the sale by Hamilton of the 48.6% undivided ownership interest in and to the Greenup Project to AMP, such interest will no longer constitute part of the “Electric System” (as defined in the “Trust Agreement”), (b) upon the delivery by AMP to the Escrow Trustee of the Purchase Price in accordance with Section 3.4.1 hereof, Hamilton’s Electric System Revenue Refunding, Series 2015 will no longer constitute “Outstanding Notes” (as defined in the “Trust Agreement”) within the meaning of the Trust Agreement, and(c) neither the pledge and assignment to the Trustee (referenced in Section 1.2, above) nor the lien on the Collateral in favor of the Trustee pursuant to the terms of the Trust Agreement constitute a lien or encumbrance on the 48.6% undivided ownership interest in and to the Greenup Project being conveyed to AMP; provided, however, AMP acknowledges that: (i) Section 4.01(b) of the Trust Agreement requires Hamilton to maintain certain rates and charges sufficient to cover the cost of operating the Electric System and paying Debt Service Charges on any Bonds or other Obligations of the Electric System (as those terms are defined in the Trust Agreement) and, if such rates and charges are insufficient, requires Hamilton to employ a Professional Utility Consultant to advise on changes in rates and charges and the operation of the Electric System, (ii) ARTICLE V of the Trust Agreement declares certain matters to be Events of Default and grants certain rights to the Trustee, the Bondholders and the Credit Enhancers upon the occurrence of an Event of Default, and (iii) Section 5.09 of the Trust Agreement

allows for the appointment of a receiver to enforce the rights of the Trustee upon the occurrence of an Event of Default. Because Hamilton and AMP own undivided percentage interests in the Greenup Project, the recommendations of a Professional Utility Consultant or the actions of the Trustee or a receiver could affect the operation of the Greenup Project; and

3.3.11 Cause to be delivered to AMP an opinion of the Law Director for Hamilton, or other Ohio attorney acceptable to AMP, that this Agreement has been duly authorized and executed by Hamilton.

3.4. At Closing, AMP shall:

3.4.1 Pay to the Escrow Trustee the full amount of the Purchase Price, in cash, by wire transfer of immediately available funds as directed by Escrow Trustee for deposit and transfer by Escrow Trustee in accordance with the Escrow Agreement;

3.4.2 Deliver this Agreement, signed by AMP;

3.4.3 Deliver the Bill of Sale, signed by AMP;

3.4.4 Deliver the Certificate of Acceptance, in the form of Exhibit E attached hereto, signed by AMP, and cause it to be delivered to FERC promptly after the Closing; and

3.4.5 Deliver to Hamilton an opinion from the Taft Law Firm, counsel to AMP, that this Agreement has been duly authorized and executed by AMP.

4. REPRESENTATIONS OF HAMILTON.

4.1. Subject to Sections 4.2 and 4.3 of this Agreement, Hamilton hereby represents to AMP:

4.1.1. Neither the pledge and assignment to the Trustee nor the lien on the Collateral in favor of the Trustee pursuant to the terms of the Trust Agreement constitute a lien or encumbrances on the 48.6% undivided ownership interest in and to the Greenup Project being conveyed to AMP. Notwithstanding the provisions of the preceding sentence, AMP acknowledges that if an Event of Default shall occur under the Trust Agreement, the recommendations of the

Professional Utility Consultant or the actions of the Trustee or a receiver appointed as a result of the Event of Default could affect the operation of the Greenup Project.

4.1.2. Hamilton has not received any written notice from any governmental agency prior to the Effective Date asserting that the Greenup Project is in material violation of any law, rule or regulation applicable to the Greenup Project.

4.1.3. To the Knowledge (defined below) of Hamilton, the Greenup Project is being operated in accordance with the terms and conditions of the License.

4.1.4. Hamilton has no Knowledge that there are any outstanding violations of the terms and conditions of the License pending against the Greenup Project.

4.1.5. “Knowledge”, for purposes of this Section 4.1, means the conscious awareness as of the Effective Date, without any duty of inquiry, of Kevin Maynard, Hamilton’s Director of Public Utilities, or Jeff Martin, Manager of Hydro Operations, for the Greenup Project.

4.2 AMP acknowledges that Hamilton has provided to it information regarding Hamilton’s management of the Greenup Project with respect to the matters identified on Exhibit E hereto, and that AMP has made its own determinations regarding such matters. AMP acknowledges and agrees that Hamilton’s warranties and representations in this Agreement are modified to be consistent with such information and AMP shall not assert any claim of Breach (defined below) by Hamilton with respect to those matters identified on Exhibit E attached hereto to the extent information sufficient to provide AMP with notice of the basis for such a claim was in the possession of AMP at least fourteen days prior to the Effective Date.

4.3 In the event of any inaccuracy, misrepresentation or breach (each hereinafter referred to as a “Breach”) of a warranty or representation made by Hamilton in this Agreement which is first discovered by AMP within three hundred sixty five (365) days after the Closing, AMP shall notify Hamilton in writing of the Breach, and AMP’s sole and exclusive remedy against Hamilton arising out of or relating to the Breach shall be to proceed against Hamilton in accordance with Section 7.5 of the Participation Agreement to recover the actual damages incurred by AMP as a direct result of the

Breach (such actual damages, excluding consequential, incidental, punitive, special, exemplary or special damage, lost profits or other business interruption damages, being hereinafter referred to as “Damages”). No Damage shall be deemed to have been incurred by AMP as a result of a Breach to the extent of any proceeds received by AMP from any insurance policy. Notwithstanding the foregoing, in no event shall AMP be entitled to sue for, seek, obtain or be awarded Damages from Hamilton under this Section 4.3 unless and until the aggregate amount of Damages for which Hamilton is obligated to pay to AMP exceeds the sum of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars (the “Base Amount”), whereupon Hamilton shall be liable to AMP for all Damages accruing above the Base Amount, but in no event will Hamilton be liable to AMP to the extent that the aggregate Damages to AMP exceed the sum of Eight Million and 00/100 (\$8,000,000.00) Dollars. No action or proceeding for Damages suffered by AMP as a result of the Breach of a warranty or representation set forth in this Agreement shall be paid or be enforceable if AMP has not proceeded in accordance with Section 7.5 of the Participation Agreement within three hundred sixty-five (365) days after the Closing. The parties expressly acknowledge and agree that the provisions of this Section 4.3 are intended to shorten the statute of limitations with respect to a Breach by Hamilton of any of its warranties or representations set forth in this Agreement.

5. GENERAL.

- 5.1.** This Agreement, together with the Bill of Sale, the Participation Agreement, the Related Agreements and the Escrow Agreement, constitute the entire agreement and understanding of the parties in respect of the transactions contemplated hereby and, except as expressly set forth herein, supersedes all prior agreements, arrangements and understandings. This Agreement may be amended or modified only in a writing signed by the parties hereto.
- 5.2.** The “Recitals” set forth at the start of this Agreement are expressly made a part of this Agreement.
- 5.3.** The Participation Agreement, the Greenup Project Operating Agreement and the other Related Agreements shall survive the Closing.

- 5.4.** This Agreement may be executed in any number of counterparts, each of which will be an original and all of which together will constitute but one agreement. All signatures need not be on the same counterpart. Duly executed counterparts may be delivered by facsimile transmission or by e-mail transmission of an Adobe PDF (or other mutually acceptable form of electronic transmission) with the same effect as delivery of an original duly executed counterpart.
- 5.5.** This Agreement and the rights and duties of the parties to it shall be governed by and construed in accordance with the laws of the State of Ohio, without regard to its conflict of laws principles.
- 5.6.** The invalidity or unenforceability of any term or provision of this Agreement will not affect the validity or enforceability of any of the other terms or provisions.
- 5.7.** This Agreement shall not be construed more strictly against either party by virtue of the fact that a contract may be more strictly construed against the party preparing the contract, it being understood and agreed that both Hamilton and AMP have equally negotiated the provisions hereof and contributed substantially and materially to the preparation of this Agreement. The parties agree that any deletion of language from this Agreement prior to its mutual execution by Hamilton and AMP shall not be construed to have any particular meaning or to raise any presumption, canon of construction or implication, including, without limitation, any implication that the parties intended thereby to observe, state the converse of or state the opposite of the deleted language.
- 5.8.** All agreements and covenants contained in this Agreement which must, by implication or necessity, survive the Closing shall be deemed to so survive as the sense of this Agreement requires.
- 5.9.** In the event of a conflict between any provision in this Agreement and any provision contained in the Participation Agreement or any Related Agreement, the terms of this Agreement shall govern.
- 5.10.** The parties agree that any litigation arising out of or related to this Agreement for any matter (other than a matter which is within the exclusive jurisdiction of

FERC), shall be resolved in accordance with the provisions of Section 7.5 of the Participation Agreement.

- 5.11.** The liability of AMP under this Agreement shall be limited to the proceeds of Bonds or otherwise included in Revenue Requirements charged to Participants under the Greenup Power Sales Contract.

(Remainder of page intentionally left blank.)

IN WITNESS WHEREOF, Hamilton and AMP have caused this Agreement to be executed and delivered as of the date first written above.

CITY OF HAMILTON, OHIO:

By: _____
Joshua A. Smith
City Manager

APPROVED AS TO FORM:

By: _____
Heather Lewis, Millikin and Fitton
City Law Director

AMERICAN MUNICIPAL POWER, INC.

By: _____
Marc S. Gerken, P.E.
President and Chief Executive Officer

APPROVED AS TO FORM:

By: _____
John W. Bentine
Senior Vice President and General Counsel

s:\mason\hanrahan\jlr corporate\city of hamilton\amp\greenup clsg agr 4-26-16.docx

EXHIBIT A

Bill of Sale and Instrument of Conveyance

THIS BILL OF SALE AND INSTRUMENT OF CONVEYANCE (“Bill of Sale”) is executed and delivered this _____ day of _____, 2016, by and between the City of Hamilton, Ohio, an Ohio municipal corporation (“Hamilton”), and American Municipal Power, Inc., an Ohio nonprofit corporation (“AMP”), pursuant to that certain Meldahl-Greenup Participation Agreement dated as of March 1, 2009, between Hamilton and AMP (the “Participation Agreement”) and that certain Closing Agreement between Hamilton and AMP dated _____, 2016 (the “Closing Agreement”).

Background

WHEREAS, unless otherwise defined herein, all capitalized terms used in this Bill of Sale shall have the definitions given such terms in the Participation Agreement; and

WHEREAS, subject to the terms and conditions set forth in the Participation Agreement and the Closing Agreement, Hamilton agreed to sell to AMP and AMP agreed to purchase from Hamilton a 48.6% undivided ownership interest in the Greenup Project.

NOW, THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, Hamilton and AMP agree as follows:

1. **Conveyance.** Hamilton does hereby sell, transfer, assign, convey and deliver to AMP, all of Hamilton’s right, title and interest in and to a 48.6% undivided ownership interest in the Greenup Project (said 48.6% undivided ownership interest being hereinafter referred to as the “Transferred Interest”).

2. **Acceptance.** AMP hereby accepts the foregoing sale, transfer, assignment and conveyance and acknowledges and agrees that: the Transferred Interest is conveyed to AMP and accepted by AMP on an “AS-IS, WHERE-IS” basis.

3. **Title.** Hamilton warrants to AMP that: (a) Hamilton is seized of good title to the Transferred Interest; (b) Hamilton will warrant and defend title to the Transferred Interest against the claims of all persons or entities; and (c) the Transferred Interest is hereby transferred to AMP free and clear of all liens and encumbrances. Notwithstanding the provisions of clause (i) in the preceding sentence, AMP acknowledges that if an Event of Default shall occur under the Trust Agreement, the recommendations of the Professional Utility Consultant or the actions of the Trustee or a receiver appointed as a result of the Event of Default could affect the operation of the Greenup Project.

4. Governing Law. The laws of the State of Ohio, without giving effect to its choice of law principles, govern all matters arising under or related to this Bill of Sale.

5. Miscellaneous. The “Background” set forth at the outset of this Bill of Sale is expressly made and constitutes a part of this Bill of Sale. The terms of this Bill of Sale shall not be altered, modified, amended, supplemented or terminated in any manner whatsoever except by written instrument signed by Hamilton and AMP.

Executed the date and year set forth in the first paragraph of this Bill of Sale.

City of Hamilton, Ohio,
an Ohio municipal corporation

By: _____

Approved as to Form:

City of Hamilton Law Director

Agreed to and accepted this _____ day of _____, 2016.

American Municipal Power, Inc.,
an Ohio nonprofit corporation

By: _____

Approved as to Form:

AMP General Counsel

EXHIBIT B

Quit-Claim Deed

Grantor, City of Hamilton, Ohio, an Ohio municipal corporation, for valuable consideration paid, grants to Grantee, American Municipal Power, Inc., an Ohio nonprofit corporation, whose tax mailing address is _____, an undivided 48.6% interest in and to all rights the Grantor may have in and to the following described real estate:

Situating in the Township of Green, County of Scioto, and State of Ohio, and further described as follows, to wit:

Being the whole of Lots #20, 21, 22, 23 and 24 of The French Grants to said Township.

The purpose of this Deed is to transfer an undivided 48.6% interest in any and all rights of the Grantor, whether the rights were acquired by deed, license, consent or lease and whether or not these rights are on land, on the dam, or in the Ohio River.

Prior Deed Reference: Volume _____ Page _____, Scioto County, Ohio Records of Deeds.

Executed this _____ day of _____, 2016.

City of Hamilton, Ohio

Approved as to Form:

By: _____

City Law Director

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____, the _____ of the City of Hamilton, an Ohio municipal corporation, on behalf of the municipal corporation.

Notary Public

This instrument prepared by:

MILLIKIN & FITTON LAW FIRM
A Legal Professional Association
Hamilton, Ohio

EXHIBIT C

Utility Transmission Line Quit-Claim Deed

Grantor, City of Hamilton, Ohio, an Ohio municipal corporation, having a mailing address of 345 High Street Hamilton, Ohio 45011, for valuable consideration paid, grants to Grantee, American Municipal Power, Inc., an Ohio nonprofit corporation, whose tax mailing address is _____, an undivided 48.6% interest in and to all rights the Grantor may have in and to the following:

A transmission line for the transmission of electric current, running from the Greenup Hydroelectric Plant in the Greenup Dam in the Ohio River to the Fullerton Substation, near the Town of Fullerton, being approximately 15 miles in Greenup County, Kentucky, including all wires, cables, towers, poles, foundations, footers, fences, transformers, metering and monitoring devices, controls, equipment, supplies and all other real property, personal property and fixtures, located on or along said line or used in connection therewith, and all licenses, easements, rights and interests in or for said line and the real and personal property associated therewith. The centerline description of the line is attached hereto as Exhibit X and hereby incorporated herein, said easement being 100 feet wide.

Prior Deed Reference: Volume _____ Page _____, Greenup County, Kentucky Clerk's Office.

As a deed conveying only a utility easement pursuant to KRS § 382.135(2)(a), the requirements of KRS §§ 382.135(1)(b), (c) and (d) do not apply to this conveyance.

Executed this _____ day of _____, 2016.

City of Hamilton, Ohio

Approved as to Form:

By: _____

City Law Director

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____, the _____ of the City of Hamilton, an Ohio municipal corporation, on behalf of the municipal corporation.

Notary Public

This instrument prepared by:

MILLIKIN & FITTON LAW FIRM
A Legal Professional Association

By _____
_____ (Printed Name)

232 High Street
Hamilton, OH 45011

[THE FORM OF THIS DEED NEEDS TO BE APPROVED BY KENTUCKY COUNSEL.]

EXHIBIT C-1

Partial Assignment Of Easement

THIS PARTIAL ASSIGNMENT OF EASEMENT (the "Assignment") is hereby made and entered into as of the _____ day of _____, 2016 by and between the City of Hamilton, Ohio, an Ohio municipal corporation having a mailing address of 232 High Street, Hamilton, Ohio 45011 ("Assignor"), and American Municipal Power, Inc., an Ohio nonprofit corporation having a mailing address of _____ ("Assignee").

RECITALS

A. Pursuant to a deed recorded in Book _____, Page _____ of the Greenup County, Kentucky Clerk's Office, Assignor holds certain perpetual easement rights (the "Easement") for the location, repair and operation of transmission facilities for transmission of electrical energy from the Greenup Hydroelectric dam and project located on the Ohio river to the transmission grid, and being further described in Exhibit A attached hereto **[Please attach EXHIBIT A]**; and

B. Assignor desires to grant, convey and assign an undivided 48.6% interest in the Easement to Assignee, and Assignee desires to accept such grant and conveyance.

NOW, THEREFORE, for valuable consideration each to the other in hand paid and the premises and covenants hereinafter set forth, Assignor and Assignee agree as follows:

1. Incorporation of Recitals. The foregoing recitals are true and correct and are expressly incorporated herein by this reference.

2. Assignment of Easement. Assignor hereby conveys, grants, assigns and transfers to Assignee, free and clear of all liens and encumbrances, an undivided 48.6% interest in the perpetual easement granted to it pursuant to the Easement. Notwithstanding the provisions of clause (i) in the preceding sentence, AMP acknowledges that if an Event of Default shall occur under the Trust Agreement, the recommendations of the Professional Utility Consultant or the actions of the Trustee or a receiver appointed as a result of the Event of Default could affect the operation of the Greenup Project.

3. Acceptance of Easement. Assignee hereby accepts the grant, conveyance and assignment of an undivided 48.6% interest in the Easement, together with all of Assignor's right, title and interest thereunder.

(Signatures appear on following page.)

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date and year First written above.

Approved as to Form:

City Law Director

ASSIGNOR:
City of Hamilton, Ohio
By: _____

Approved as to Form:

AMP General Counsel

ASSIGNEE:
American Municipal Power, Inc.,
an Ohio nonprofit corporation
By: _____

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____, the _____ of the City of Hamilton, an Ohio municipal corporation, on behalf of the municipal corporation.

Notary Public

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____, the _____ of American Municipal Power, Inc., an Ohio nonprofit corporation, on behalf of the corporation.

Notary Public

This instrument prepared by:

MILLIKIN & FITTON LAW FIRM
A Legal Professional Association

By _____
_____ (Printed Name)
232 High Street
Hamilton, OH 45011

EXHIBIT D

Certificate of Acceptance by American Municipal Power, Inc.

IN TESTIMONY of its acknowledgment of acceptance of all of the terms and conditions of the Transfer Order issued on June 11, 2015 in Project No. 2614, American Municipal Power, Inc., this ___ day of _____, 2016, has caused its corporate name to be signed hereto by Marc S. Gerken, its President and Chief Executive Officer, and attested to by John W. Bentine, its Senior Vice President and General Counsel, pursuant to a resolution of its Board of Trustees duly adopted on the 12th day of February, 2009, a copy of which is attached hereto.

By: _____
Marc S. Gerken P.E.
President and Chief Executive Officer

Attest:

By: _____
John W. Bentine
Senior Vice President and General Counsel

(executed in quadruplicate)

EXHIBIT E

Identification of Matters Referenced in Section 4.2

Hamilton has disclosed to AMP information regarding Hamilton's management of the Greenup Project with respect to the following:

1. The Greenup Project License
2. The Emergency Action Plan for the Greenup Project
3. The Clean Water Act, Section 401 Water Quality Certificate
4. Spill Prevention Control and Countermeasure requirements
5. The emergency generator permit-by-rule notification form
6. Operating log for the emergency engine generator
7. National Pollutant Discharge and Elimination System requirements.
8. Emergency Planning Community Right to Know Act (ECRU)/State Emergency Response Commission (SERCO) requirements for diesel fuel or chemical storage
9. Records of hazardous waste shipments and disposals
10. North American Electric Reliability Corporation registration and compliance

EMERGENCY ORDINANCE NO. _____

AN EMERGENCY ORDINANCE AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF A CLOSING AGREEMENT WITH AMERICAN MUNICIPAL POWER, INC. AND RELATED CLOSING DOCUMENTS IN CONNECTION WITH THE SALE OF A 48.6% UNDIVIDED OWNERSHIP INTEREST IN THE GREENUP HYDROELECTRIC PROJECT PURSUANT TO THE MELDAHL-GREENUP PARTICIPATION AGREEMENT, DATED MARCH 1, 2009.

WHEREAS, The City of Hamilton, Ohio, (the "City") holds the Federal Energy Regulatory Commission ("FERC") license ("License") to the Greenup Hydroelectric Project, FERC Project No. 2614 (the "Greenup Project"); and

WHEREAS, the City and American Municipal Power-Ohio, Inc. nka American Municipal Power, Inc. ("AMP") entered into that certain Meldahl-Greenup Participation Agreement, dated as of March 1, 2009 ("Participation Agreement") which, subject to certain conditions, obligates the City to sell and AMP to purchase a 48.6% undivided ownership interest ("Interest") in the Greenup Project for and in consideration of the purchase price ("Purchase Price") of \$139,000,000.00 to be paid by AMP to City; and

WHEREAS, by order issued on June 11, 2015 ("Greenup Transfer Order") FERC approved the addition of AMP to the Greenup Project License as a co-licensee with the City, subject to the submission to FERC to all instruments of conveyance and the execution of the acceptance by AMP of the Greenup Transfer Order; and

WHEREAS, all of the conditions to the obligations of AMP and City under the Participation Agreement have been satisfied; and

WHEREAS, the Council of the City of Hamilton, Ohio, desires to authorize the City Manager to execute and deliver the Closing Agreement and related closing documents in connection with the sale of Interest to AMP; and

WHEREAS, this Ordinance is hereby declared to be an emergency measure to provide for the immediate preservation of the peace, property, health or safety, the emergency being a need to promptly close on the sale of Interest so that the Purchase Price can be paid to reduce the City's current debt obligations in connection with its electric system and so that AMP can take advantage of the current low interest rate to be charged on the Bonds it will issue to pay the Purchase Price for the Interest.

NOW, THEREFORE, be it ordered by the Council of the City of Hamilton, Ohio:

Section I: That the City Manager is hereby authorized and directed on behalf of the City to execute and deliver: (a) the Closing Agreement for the sale of the Interest to AMP; (b) the Bill of Sale conveying the Interest to AMP; and (c) such other related documents and instruments in order to complete the sale of the Interest to AMP. The City Manager is further authorized to perform and to authorize others to perform any and all other acts necessary or convenient to complete the transactions for the sale of the Interest to AMP. The Closing Agreement, the Bill of Sale and the other related closing documents and instruments currently on file with the Law Director shall be subject to such amendments or revisions as are approved by the City Manager, the Law Director or the Director of Public Utilities, which approval shall be conclusively evidenced by the execution of the Closing Agreement, the Bill of Sale and the other related documents and instruments.

Section II: For the reasons set forth in the preamble above, this Ordinance is hereby declared to be an emergency measure and shall take effect and be in full force from and after its passage.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

Emergency Ordinance No. _____ (cont'd)

CERTIFICATE

I, Nick Garuckas, City Clerk of the City of Hamilton, State of Ohio, hereby certify that the foregoing Emergency Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____

Nick Garuckas, City Clerk
CITY OF HAMILTON, OHIO

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Richard A. Engle, P.E., Director of Public Works/City Engineer

Agenda Item: Inter-Governmental Agreement (IGA) between City and Butler County Transportation Improvement District (BCTID) for South Hamilton Crossing Project – Amendment No. 3

Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	Related Strategic Goal(s) <input checked="" type="checkbox"/> I Increase property values <input checked="" type="checkbox"/> D Decrease vacant structures <input checked="" type="checkbox"/> A Add new jobs <input checked="" type="checkbox"/> R Realize new investments <input checked="" type="checkbox"/> G Generate recreational investments <input checked="" type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
Ordinance or Resolution <i>Resolution</i>	<input checked="" type="checkbox"/> 1 st Reading Date: 04/27/16 <input type="checkbox"/> 2 nd Reading Date: <input type="checkbox"/> Public Hearing Date:	
Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i>	City Council (or other): Caucus Report 4-13-16	
Contract	<input type="checkbox"/> Contract Required	<input type="checkbox"/> Additional Document(s) Attached
Fiscal Impact <i>See Below</i>	Budgeted: \$	<i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i>
	Expenditure: \$	
	Source Funds:	

Policy Issue

Does City Council wish to adopt legislation which authorizes and directs the City Manager to sign Amendment No. 3 to the Inter-Governmental Agreement (IGA) with Butler County Transportation Improvement District (BCTID) for additional services related to the administration and management of the South Hamilton Crossing Project, with specific focus on the construction and associated professional services necessary to complete the project.

Policy Alternative(s)

City Council may choose not to adopt such legislation and proceed without the assistance of BCTID; however the project would then lose the advantage of regional support and leverage of federal and state funding from BCTID support.

Staff Recommendation

It is the recommendation of this office that Council receive this report and adopt the necessary legislation to authorize and direct the execution of Amendment No. 3 to the IGA with BCTID.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure of the Charter of the City of Hamilton



Fiscal Impact Summary

The estimated cost for construction, construction administration, inspection and BCTID fee is \$23,750,000. Contribution from various sources follows:

ODOT TRAC	\$10,000,000
OKI STP	\$ 2,750,000
CSX RR	\$ 200,000
ODSA	\$ 1,118,313
BCTID	\$ 100,000
City	<u>\$ 9,581,687</u>
Total	\$23,750,000

Background Information

Pursuant to Resolution No. R2010-10-88, adopted October 27, 2010, the City of Hamilton, Ohio and the Butler County Transportation Improvement District (BCTID) executed an Inter-Governmental Agreement (IGA) relative to the funding, development, coordination, management and implementation of the South Hamilton Crossing Project, which will replace an existing at-grade railroad crossing on Central Avenue within the City with a railroad overpass.

Pursuant to Resolution No. R2012-4-18, adopted April 11, 2012, the parties executed an amendment to said IGA for additional engineering services. The terms and conditions of said agreement include the City's reimbursement of costs to BCTID for said Project. BCTID entered into a professional services agreement with Burgess & Niple, Inc. to complete Steps 4 through 9 of the ODOT Project Development Process for Minor Projects.

Pursuant to Resolution No. R2014-4-49, adopted April 23, 2014, the parties executed Amendment No. 2 to said IGA for additional services related to the administration and management of the South Hamilton Crossing Project, with specific focus on the acquisition of property for businesses, residential units and occupants. Exclusive of other grant funds, the terms and conditions of said agreement include the City's reimbursement of costs to BCTID for actual expenditures.

Attached Information

Copy of Inter-Governmental Agreement, Amendment Nos. 1 and 2

Copies Provided to:

N/A



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING AND APPROVING CERTAIN ADDITIONAL SERVICES, IN COORDINATION AND COOPERATION WITH THE BUTLER COUNTY TRANSPORTATION IMPROVEMENT DISTRICT, FOR THE SOUTH HAMILTON CROSSING PROJECT, AND AMENDMENT OF INTERGOVERNMENTAL AGREEMENT.

WHEREAS, pursuant to Resolution No. R2010-10-88, adopted October 27, 2010, the City of Hamilton, Ohio, and the Butler County Transportation Improvement District (BCTID) executed an Intergovernmental Agreement (IGA) relative to the funding, development, coordination, management and implementation of the South Hamilton Crossing Project, which will replace an existing at-grade railroad crossing on Central Avenue within the City with a railroad overpass; and

WHEREAS, pursuant to Resolution No. R2012-4-18, adopted April 11, 2012, the parties executed the First Amended Exhibit A to said IGA for additional engineering services; and

WHEREAS, pursuant to Resolution No. R2014-4-49, adopted April 23, 2014, the parties executed the Second Amended Exhibit A to said IGA for acquisition of property; and

WHEREAS, terms and conditions of said agreement include the City's reimbursement of costs to BCTID for said Project; and

WHEREAS, BCTID will be entering into a construction contract and technical services agreements for completion of the South Hamilton Railroad Grade Separation Project; and

WHEREAS, exclusive of other grand funding contributions designated for the South Hamilton Crossing Project, the City will be responsible for all remaining costs; and

WHEREAS, Council desires that the City now authorize said reimbursement to BCTID for payment of actual costs associated with certain additional services, specifically for construction and associated technical services necessary to complete the project and to confirm, ratify, authorize and approve the Third Amended Exhibit A of the IGA for said services;

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

SECTION I: That the City Manager is hereby authorized and directed to reimburse Butler County Transportation Improvement District (BCTID) for payment of actual costs associated with certain additional services, specifically for construction and associated technical services necessary to complete the South Hamilton Crossing Project, pursuant to the terms and conditions of the Intergovernmental Agreement (IGA) as set forth in Resolution No. R2010-10-88, adopted October 27, 2010; as amended by Resolution No. R2012-4-18, adopted April 11, 2012; and as amended by Resolution R2014-4-49, adopted April 23, 2014, subject to the following amendment.

SECTION II: That this Council hereby confirms, ratifies, authorizes and approves the Third Amended Exhibit A of the IGA, attached hereto and made a part hereof, and authorizes the City Manager to execute same on behalf of the City with only such changes that are not materially adverse to the City, so as to facilitate and further this joint cooperative effort and agreement between the City and BCTID to assist with, manage and advance the development, funding, implementation, engineering and construction of the Project, which will address, in various respects, vital capacity, safety and congestion issues, benefiting the traveling public and residents of the area and the region, as well as the emergency services operations, improving police, fire and EMS response, and significantly facilitate and provide for economic expansion and development in and around the Project areas.

SECTION III: This resolution shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

Mayor

Effective Date: _____

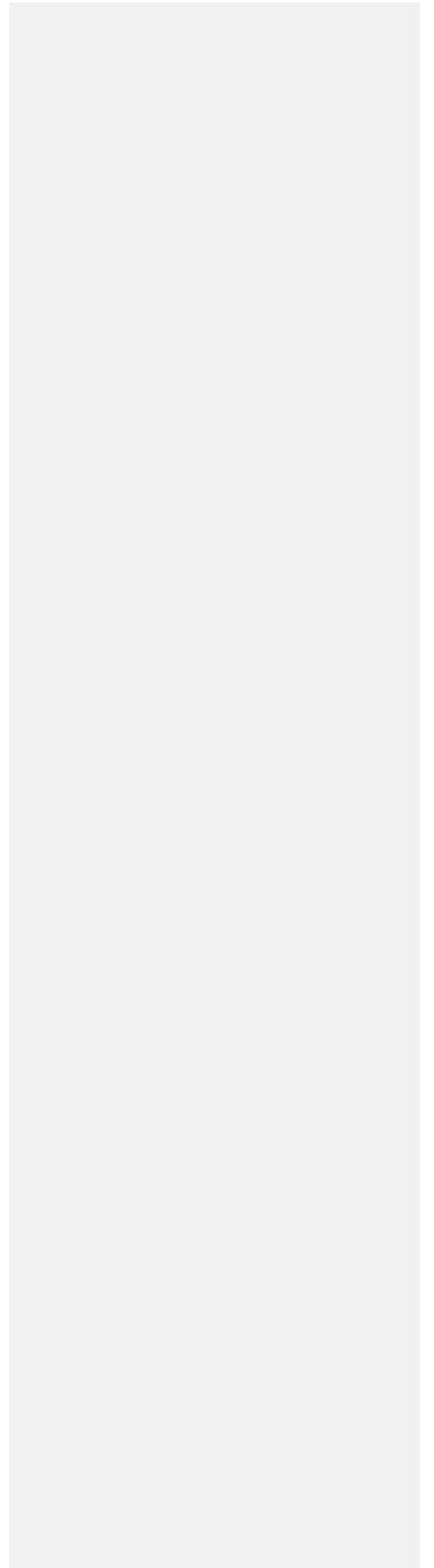
ATTEST: _____
City Clerk

Resolution No. _____ (cont'd)

CERTIFICATE

I, Nick Garuckas, City Clerk of the City of Hamilton, Ohio, State of Ohio, hereby certify that the foregoing Resolution No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nick Garuckas, City Clerk
CITY OF HAMILTON, OHIO



Third Amended EXHIBIT A (Effective April 13, 2016)

I. The consultant services agreement between the City and Burgess & Niple, Inc., Engineers and Architects (“B&N”) for “South Hamilton Railroad Grade Separation Project Completion of Step 3,” (the “B&N Agreement”) and work reasonably inferred to be performed in relation thereto, for the South Hamilton Crossing Project, as further described and set forth in documents and plans on file with the TID and the City (referred to herein as the “Project”) was hereby assigned from the City to the TID, with the TID performing in the stead of the City under said Agreement, in consultation and coordination with the City's Director of Public Works/City Engineer. The TID and the Director of Public Works/City Engineer or his/her designee established the manner and means to coordinate and consult regarding the progress of the scope of work, schedule and related costs and expenses, and any adjustments or changes thereto. The B&N Agreement is on file with the City and the TID and is incorporated herein.

Comment [dls1]: Reflects existing Exhibit A

II. The City committed and authorized payment from available funds in the amount of \$440,000.00 for this “Preliminary Engineering” work, as further set forth in *Schedule I “Revenue Summary For South Hamilton Crossing Project”* attached hereto and made part hereof, which includes work performed and now completed under the B&N Agreement.

Comment [dls2]: Reflects previous Exhibit A

III. Furthermore, with the conclusion of the Preliminary Engineering under the B&N Agreement, there was additional Project engineering/design work required to be performed by B&N, including completion of Steps 4-9 of the ODOT PDP and remaining detail design work and construction-phase services . Project Step 4-9 work has been completed, with remaining detail design work and construction-phase services still in process continuing through completion of construction of the Project and being performed in accordance with the B&N Agreement, as modified and in the form on file with the TID and per the Intergovernmental Agreement between the City and the TID [November 29, 2010], as amended by the First Amended Exhibit A [April 13, 2012] and further amended by the Second Amended Exhibit A [April 14, 2014] (hereinafter referred to as the “IGA”), all for a total amount not exceeding \$1,278,203.00, and as further set forth and referred to as “Detail Design/Construction Phase Services” in *Schedule I “Revenue Summary For South Hamilton Crossing Project”* attached hereto and made part hereof. The TID acquired and committed ODOT Jobs and Commerce grant funds, in the amount of \$500,000.00, that are being applied towards a share of the Detail Design/Construction Phase Services work cost and, likewise, the City committed and provided the remaining amount for the Detail Design/Construction Phase Services cost funding, in an amount of \$778,203.00, as further set forth in *Schedule I “Revenue Summary For South Hamilton Crossing Project.”* This Detail Design/Construction Phase Services cost item included all “if authorized” work and a 10% contingency amount for any required changes as determined by the TID Director or designee in coordination with the Hamilton's Director of Public Works/City Engineer. The Detail Design Detail Design/Construction Phase Services work has and is being accordingly administered and overseen by the TID, in coordination with Hamilton's Director of Public Works/City Engineer and ODOT.

Comment [dls3]: Reflects previous Exhibit A

IV. As agreed to by the Parties, the TID, upon receipt and review of invoices sent to the TID by B&N

Comment [dls4]: Reflects ongoing status of B&N contract.

Comment [dls5]: Reflects existing Exhibit A

Resolution No. _____ (cont'd)

for work performed under the B&N Agreement, has paid the respective invoices. The TID has sent to the City's Director of Public Works, by email, a reimbursement invoice with supporting documentation, which has included copies of the related invoices from B&N, copies of the TID checks demonstrating payment to B&N, and related duly executed purchase orders (the "TID Reimbursement Invoice(s)"). Said TID Reimbursement Invoice(s) have been or are being reviewed by the City, and any questions by the City regarding same have been or are being directed to the TID Director, David Spinney within five (5) business days of receipt of same. The City has or shall make payment to the TID in the amount of the TID Reimbursement Invoice(s) no later than thirty (30) business days from receipt of the specific TID Reimbursement Invoice(s), so long as no questions exist.

V. The City and the TID further acknowledge, ratify and agree that the TID has and is proceeding with the City's express consent, as provided hereby and otherwise, in coordination and cooperation with the City, ODOT, and OKI, to act and provide services as the LPA¹ in relation to the Project management, administration, financing, development, engineering/design, acquisition and construction. .

Comment [dls6]: Reflects LPA status of BCTID

VI. Furthermore, with the City's express consent and agreement as provided hereby and otherwise, the TID or its agents, have accordingly exercised its powers and authority granted by ORC Chapter 5540, including eminent domain authority under ORC Sections 5540.04 and ORC Chapter 163 and other applicable law and regulations, in performing Project ROW acquisition activities within the City, including management, administrative, consultant and legal services, that the TID's Director has determined appropriate and necessary, in accordance with this IGA and the provisions contained herein in Sections V., VII., VIII., and IX., and in its role as the LPA, all as required to acquire the real property interests necessary for the Project right-of-way, as described and set forth on the Project plans and documents on file with the TID, the City and ODOT (the "ROW"), with such interests to be acquired with title to or in the name of the City or, as required, to be subsequently conveyed by the TID to the City (the "Project ROW Acquisition Work").

Comment [dls7]: Reflects previous Exhibit A and ongoing status of ROW work

VII. The Parties accordingly further acknowledge that the TID, hereunder and as the LPA, has and will incur continuing costs and expenses in the course of administering, managing and performing the Project ROW Acquisition Work, including management, administrative, consultant and legal / court costs to facilitate and conclude the ROW Acquisition Work. Further, the City has previously pledged hereunder and provided funding to date, in the amount of \$3,050,000 (the "City ROW Pledge Amount"), required by the TID to pay for the cost of Project ROW acquisition activities, performed by the TID or its agents, including administrative and legal services, and to acquire the ROW. Moreover, the City authorized, by its Resolution R2013-5-32, and accordingly, as agreed upon, established a joint account with the TID from which the TID Director, with approval from the City's Director of Public Works or designee as further set forth in Section VIII. below, is authorized to draw down such amounts, from time to time, for Project ROW Acquisition Costs and which currently serves as the "Project ROW Operating Account." The City deposited the "City ROW Pledge Amount" into this Project ROW Operating Account, in the current amount of \$3,050,000.00 and as further set forth in

Comment [dls8]: Reflects previous Exhibit A

¹ "LPA" means "Local Public Agency," as that term is defined and applied with respect to the ODOT LPA Program for Federal-aid projects and the TID, as the LPA for the Project, acting pursuant to the ODOT LPA program and per the TID Legislation and LPA agreement entered into thereby between the TID and ODOT, on file with the TID.

Resolution No. _____ (cont'd)

Schedule I "Revenue Summary For South Hamilton Crossing Project" attached hereto and made part hereof. Furthermore, it is recognized by the Parties that the "City ROW Pledge Amount" serves as local match cost share for additional Project funding that had been applied for and acquired by the TID through OKI, in the form of a CMAQ grant award in the amount of \$2,450,000.00 and a STP award of \$1,000,000, that is being utilized for Project ROW acquisition and utility relocation, as further set forth and described in *Schedule I "Revenue Summary For South Hamilton Crossing Project"* attached hereto and made part hereof and in the Project plans and documents on file with the TID, the City and ODOT (the "Project ROW Funds").

Comment [dls9]: A portion of the larger \$2,750,000 grant award. The remainder is available for construction

VIII. The City and the TID agree that those Project ROW Funds are required as part of the Project cost, to cover the cost of Project ROW Acquisition Work, performed by the TID or its agents, including administrative, management, consultant services by the selected "ROW Acquisition Firms," and legal/court costs and necessary deposits made with the courts to immediately acquire, as may be necessary or appropriate, the required real property interests necessary for the Project ROW and right of entry (the "ROW Acquisition Costs"). In this regard, the following shall apply: (1) the TID Director shall accordingly be permitted to draw down from the Project ROW Operating Account Project ROW Funds in such amounts as are necessary to pay invoices properly submitted from the ROW Acquisition Firms, for services performed as part of the ROW Acquisition Work, in accordance with the scope of work, and in such amounts as authorized, per the related consultant services agreement(s) with the TID and for legal services rendered by the TID's legal counsel to advance and complete the ROW Acquisition Work; (2) the TID Director may also draw down from the Project ROW Operating Account Project ROW Funds in such amounts as are necessary and appropriate to pay for the costs of acquiring title or interests in the real property necessary for the Project ROW, in such amounts equal to or not to exceed ten (10%) percent or \$5,000.00, whichever is higher or such other amounts determined by the TID Director, following review with the City's Director of Public Works or designee prior to the final approval by the TID Director to be appropriate under the circumstances, above the determined FMVE² as documented and set forth in the requisite ODOT LPA Real Estate Forms, required as part of the LPA ROW valuation and acquisition process, that were prepared by the ROW Acquisition Firms and approved by the TID Director on behalf of the TID as LPA/acquiring agency, following review with the City's Director of Public Works or designee prior to the final approval by the TID Director; and (3) where the TID ROW Acquisition Firm was unable to agree upon the FMVE with the owner of real property required for the Project ROW, the TID Director, will and has reviewed and obtained concurrence from the City's Director of Public Works or designee prior to authorizing the filing of an appropriation proceedings with the Butler County Common Pleas Court, to obtain title and interest in the related ROW parcel for the Project. The TID Director is further hereby authorized to approve settlement of any such appropriation proceeding, in and for such amounts as he determines are necessary and appropriate to pay for the costs of acquiring title or interests in the real property necessary for the Project ROW, following review with the City's Director of Public Works or designee. Moreover, payments of such settlements or a judgment rendered by the court or pursuant to a

Comment [dls10]: Reflects existing Exhibit A

² "FMVE" is an acronym for Fair Market Value Estimate. It is the end product of the ODOT LPA process whereby the acquiring agency, here the TID as LPA, establishes, by qualified appraisal methods, the amount believed to be fair compensation for the real property interest required for the Project ROW and offers this amount to the owner for these property rights under applicable eminent domain/appropriation regulations in state law and funding requirements under federal law.

Resolution No. _____ (cont'd)

jury verdict will also be paid from the Project ROW Funds in the Project ROW Operating Account for such ROW Acquisition Costs.

Comment [dls11]: Added to address ongoing appropriation process.

X. The TID will only utilize the funds pledged and deposited by the City and otherwise available in the Project ROW Operating Account for the ROW Acquisition Costs, as set forth herein, and in accordance with all applicable laws, regulations, agreements, and accepted accounting standards. The Parties acknowledge and agree (1) that the City ROW Pledge Amount constitutes a specific commitment of Project funding by the City; and, (2) that the TID is relying upon this Project funding commitment as LPA to facilitate the acquisition of the ROW, and will utilize the Project ROW Funds to provide for the local match cost share and the Parties respective and collective obligations and responsibilities in connection with payment of ROW Acquisition Costs in connection with the acquisition of the Project ROW, including, but not limited, to as the LPA and as otherwise stated herein, and costs directly related thereto, and in accordance with ORC Chapter 5540 and other applicable law and agreements. Any additional amounts required for the ROW Acquisition Costs will be ascertained by the Parties and are to be the responsibility of the City and approved by City Council. The City desires to continue to collaborate and assist the TID by providing the Project ROW Funds and related support to the TID, acting as LPA for the Project, so as to continue to facilitate and complete the ROW acquisition of the Project, in accordance with this IGA.

Comment [dls12]: Reflects existing Exhibit A

X. The Parties further acknowledge that construction funding has now been successfully obtained for the Project from various sources, which includes, but is not limited to, certain federal funding [Congestion Mitigation and Air Quality Improvement (CMAQ) funding and Surface Transportation Program (STP) applied for through the OKI by the TID and which requires local match amounts from the City to access this federal funding]; Ohio Transportation Review Advisory Council ("TRAC") project funding applied for by the TID; Ohio Development Services Agency ("ODSA") grant funds applied for by the City provided on a reimbursement basis for a portion of the Project as further set forth in the ODSA funding agreement with the City; specific TID funding; and, certain eligible Project funding from the CSX railroad in conjunction with the segment of the Project eliminating the at-grade rail crossing as part of the Project and as further set forth on Project plans and documents on file with the TID and the City, and in such amounts as set forth and described in the attached *Schedule I "Revenue Summary For South Hamilton Crossing Project."* The City accordingly explicitly agrees herein to provide the required local share cost funding, in the amount of \$8,831,687, so as to fund, access and apply available construction and construction engineering funding for the Project (the "Construction Local Share Funding") and as set forth and described in the attached *Schedule I "Revenue Summary For South Hamilton Crossing Project."* Upon determination by the TID Director that the Local Share Funding has been provided by the City to the TID, as required for use by the TID as LPA to authorize and advance the Project construction, the TID Director, upon authorization by the TID Board of Trustees and in coordination with the City, ODOT and CSX, will advertise, bid and award an appropriate contract for construction services for the Project. The TID further pledges to provide any appropriate supplemental funding it may be able to identify and secure for the Project construction. The City desires to continue to collaborate and assist the TID by providing this Construction Local Share Funding and related support to the TID, acting as LPA for the Project, so as to continue to facilitate the construction of the Project, in accordance with this IGA.

Comment [dls13]: Addresses construction phase

XI. The City and the TID agree that the TID will require access to the Construction Local Share

Comment [dls14]: Establishes joint account similar to ROW account for BCTID to draw upon.

Resolution No. _____ (cont'd)

Funding to partially fund the cost of Project Construction, performed by the TID or its agents, including the costs for construction services under the construction contract awarded for the Project (the "Construction Costs") as well as to permit access to and to utilize federal funding (CMAQ/STP) and the OSDA funding, granted on a reimbursement basis which requires the TID to first pay the Construction Costs for the related eligible segment of the Project covered under the OSDA grant and then seek reimbursement from OSDA. As noted above, the City authorized and previously established a joint account with the TID, from which the TID Director, with approval from the City's Director of Public Works or designee is authorized to draw down such amounts, from time to time, for Project ROW Acquisition Costs, which currently serves as the "Project ROW Operating Account." The City now agrees to establish a similar "Project Construction Account" and will deposit the "Local Share Funding" into this Project Construction Account, in the amount of \$8,831,687, in accordance with and by the dates set forth in *Schedule I "Revenue Summary For South Hamilton Crossing Project"* attached hereto and made part hereof. Furthermore, in this regard, the following shall apply: (1) the TID Director shall accordingly be permitted to draw down from the Project Construction Account funds in such amounts as are necessary to pay invoices properly submitted from the construction services firm awarded the Project construction contract, in accordance with the bid documents and in such amounts as authorized, per the related construction services agreement(s) with the TID and for related services rendered by the firms or agents of the TID to advance and complete the construction of the Project (the "Construction Contract"); and, (2) the TID Director may also draw down from the Project Construction Account funds in such amounts as are necessary and appropriate to pay for the costs of Project construction engineering and inspection, CSX Force Account work and other costs directly related to the construction phase of the Project. Further in this regard, prior to payment the TID will send to the City's Director of Public Works or designee, by email, copies of the related invoices sent to the TID by for work performed as set forth in (1) or (2) herein, to be paid from the Project Construction Account funds, and any questions by the City regarding same shall be directed to the TID Director, David Spinney within five (5) business days of receipt of same. Thereafter, the TID Director shall pay these respective invoices for construction costs in a timely manner as required under the Construction Contract or as otherwise appropriate.

Comment [dls15]: Provides for City review of invoices

XII. The TID will only utilize the funds pledged and deposited by the City and otherwise available in the Project Construction Account for Construction Costs, as set forth herein, and in accordance with all applicable laws, regulations, agreements, and accepted accounting standards, The Parties acknowledge and agree (1) that the City's Construction Local Share Funding constitute a specific commitment of Project funding by the City; and, (2) that the TID is relying upon this Project funding commitment as LPA to facilitate the Project construction, and will utilize the Construction Local Share Funding to provide for the local match cost share and the Parties respective and collective obligations and responsibilities in connection with payment of Construction Local Share Funding costs and obligations in connection with the Project construction, including, but not limited, to as the LPA and as otherwise stated herein, and costs directly related thereto, and in accordance with ORC Chapter 5540 and other applicable law and agreements. Any additional amounts required for the Construction Local Share Funding will be ascertained by the Parties and are to be the responsibility of the City and approved by City Council.

Comment [dls16]: Mirrors ROW account restrictions and local match

XIII. Furthermore, the Parties acknowledge and agree, since construction funding has been obtained

Comment [dls17]: Reflects existing exhibit A and establishes payment schedule.

Resolution No. _____ (cont'd)

for the Project, that the TID now shall be entitled to payment, in an amount up to \$750,000 but not to exceed two and one-half percent (2.5%) of the total Project costs *incurred after* the IGA's effective date of November 29, 2010, for its administrative and management-related costs and expenses relating to its work on the Project, in accordance with and by the dates set forth in *Schedule I "Revenue Summary For South Hamilton Crossing Project"* attached hereto and made part hereof. (the "Management Cost Reimbursement" or "TID Fee").

XIV. The City's Public Works Director and/or designees and the TID's representatives and designees and/or designees will continue to coordinate and consult, with the assistance of their respective professional advisors, in an effort to identify and secure additional sources, resources and methods for funding so as to further advance the development and completion of the *South Hamilton Crossing Project* in the most appropriate, innovative, efficient and effective manner as practicable and will regularly report back both to City Council and the TID Board of Trustees as to the status of the *South Hamilton Crossing Project*.

Comment [dls18]: Reflects existing Exhibit A

XV. The undersigned, the Fiscal Officer of the City of Hamilton, Ohio, hereby certifies that the moneys required (if any) to meet the obligations of the City of Hamilton, Ohio for the year 2016 under the foregoing IGA, as amended by this Third Amended Exhibit A, have been lawfully appropriated and are in the treasury of the City of Hamilton, Ohio or are in the process of collection to the credit of an appropriate fund free from any previous encumbrances. Pursuant to ORC § 5705.44, the Fiscal Officer of the City of Hamilton, Ohio covenants that any requirement herein of an expenditure of the City of Hamilton, Ohio money in any future fiscal year will be subject to approval by City Council in the annual appropriation for that future fiscal year. This Certificate is given in compliance with ORC § 5705.41 and § 5705.44.

Comment [dls19]: Reflects existing Exhibit A

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Resolution No. _____ (cont'd)

TID:

THE BUTLER COUNTY TRANSPORTATION
IMPROVEMENT DISTRICT

City:

CITY OF HAMILTON, OHIO

By: _____
Title

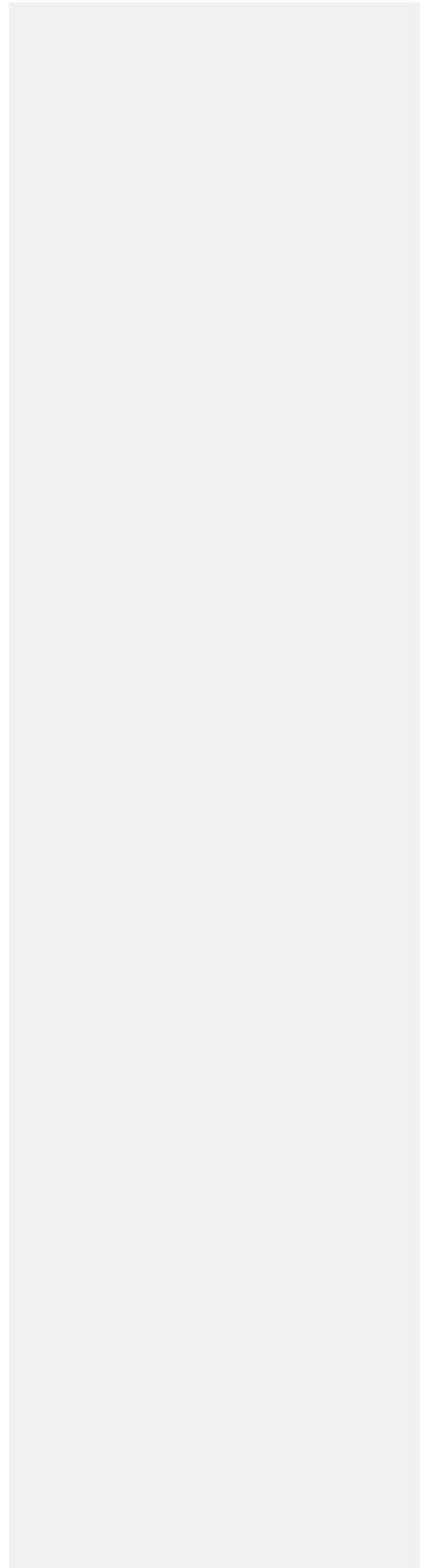
Date: _____, 2016

By: _____
City Manager

Date: _____, 2016

By: _____
Director of Finance

Date: _____, 2016



Resolution No. _____ (cont'd)

Exhibit A Revenue Summary

Source	Preliminary Engineering ¹	Detailed Design ²	ROW ³	Construction ^{6&7}	TID Fee ⁵	TOTAL
City	\$440,000	\$778,200	\$3,050,000	\$8,831,687	\$750,000	\$13,849,887
BCTID ⁴		\$500,000		\$100,000		\$600,000
CMAQ ⁴			\$2,450,000			\$2,450,000
STP ⁴			\$1,000,000	\$2,750,000		\$3,750,000
TRAC ⁴				\$10,000,000		\$10,000,000
CSX ⁴				\$200,000		\$200,000
ODSA ⁴				\$1,118,313		\$1,118,313
TOTAL	\$440,000	\$1,278,200	\$6,500,000	\$23,000,000	\$750,000	\$31,968,200

- 1) Preliminary Engineering completed.
- 2) Detailed design contract remains open through construction. The \$1,278,203 is the current and projected cap.
- 3) Right of Way is still an estimate. The current City commitment is \$3,050,000.(excludes donated ROW)
- 4) TRAC \$ require no match and will be spent down first. BCTID \$ require no match. CSX \$ are minimum and require no match. STP \$ require 50% match from City (\$1M transferred to ROW). ODSA \$ require 50% match from City.
- 5) TID fee is estimate. Paid in three installments \$250,000 July 1, 2016, \$250,000 July 1, 2017, balance upon project closeout Mas. \$250,000.
- 6) City Construction fund draw down:
 - \$195,000 (CSX force account) Upon execution of IGA Amendment
 - \$1,118,313 by July 1, 2016 (ODSA match)
 - \$2,750,000 by July 1, 2017 (STP match)
 - \$195,000 by July 1, 2017 (CSX force account)
 - Remaining City balance by January 31, 2018
- 7) If the City funding amount above for Construction (\$8,831,687) is in excess of what is ultimately required for the Construction Local Share Funding, such excess amount may be applied, if required, for ROW.