



COUNCIL MEETING AGENDA
January 11, 2021 at 6:30 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Regular Council Meeting of December 14, 2020

FINANCE REPORT

1. Month of November 2020

COMMITTEE REPORTS:

PUBLIC BUILDINGS & PARKS COMMITTEE

1. Resolution 2021-1, Adopting the MKSK Conservation Study of Amberley Green

PLANNING COMMISSION

1. Sixth Reading: Ordinance 2020-16, Adding Chapter 154.84 to Title IV of the Village of Amberley Codified Ordinances Regarding Amberley Green Zoning District Regulations

HEALTH, EDUCATION & WELFARE COMMITTEE

1. Ordinance 2021-1, Authorizing the Creation of a WeTHRIVE! Health and Wellness Committee

STREETS, PUBLIC UTILITIES & SEWERS COMMITTEE

1. Resolution 2021-2, Authorizing Professional Service Rate Schedule for the Village Engineer

FINANCE COMMITTEE

1. Ordinance 2021-2, Amended Appropriations for 2021
2. Ordinance 2021-3, Approving an Additional \$5 License Plate Fee

LAW COMMITTEE

1. Ordinance 2021-4, Repealing Section 95.61 and Amending Section 159.168 of the Amberley Village Zoning Code

MANAGER'S REPORT

1. Village Manager's Report

CHIEF'S REPORT

MAYOR'S REPORT

NEW BUSINESS

EXECUTIVE SESSION

1. Annual Review of Village Manager

ADJOURNMENT

**MINUTES OF THE REGULAR MEETING
AMBERLEY VILLAGE COUNCIL
MONDAY, DECEMBER 14, 2020**

The Council of Amberley Village, Ohio met in regular session online via Zoom on Monday, December 14, 2020 at 6:30 p.m. Mayor Muething called the meeting to order, and the following roll call was taken:

PRESENT

Richard Bardach
Peg Conway
Ed Hattenbach
Elida Kamine
Thomas C. Muething
Natalie Wolf
Ray Warren

ALSO PRESENT

Scot Lahrmer, Village Manager
Chief Richard Wallace, Police/Fire
Andrew Kaake, Village Solicitor
Rick Kay, Village Treasurer
Tammy Reasoner, Clerk of Council

Mayor Muething welcomed everyone to the meeting of the Amberley Village Council. He led those in attendance through the Pledge of Allegiance.

MINUTES

Mayor Muething asked if there were any changes to the minutes of the Regular Council Meeting of November 9, 2020 as distributed. There being no changes to the minutes, Mayor Muething stated the minutes were approved as distributed.

Mayor Muething asked if there were any changes to the minutes of the Special Meeting of Council of November 16, 2020. There being no changes to the minutes, Mayor Muething stated the minutes were approved as distributed.

Mayor Muething asked if there were any changes to the minutes of the Council Work Session of November 30, 2020 as distributed. There being no changes to the minutes, Mayor Muething stated the minutes were approved as distributed.

FINANCE REPORT

Village Manager Scot Lahrmer reviewed both the UAN Report and the October Finance Report, and stated earnings tax collections for the month of October totaled approximately \$237,000 which was down 4.03% from collections for October of 2019. He said he anticipated the Village would fall slightly short for the year.

Mr. Lahrmer stated Village expenses for October totaled \$219,309, with year to date expenditures as of October 31, 2020 totaling \$4,349,509, or 77% spent. This leaves an unencumbered balance for the year at the end of October of \$6,246,254.

CITIZENS TO SPEAK

Bruce Lazarus of 3140 North Whitetree Circle stated as a 22-year resident, he recognizes the Village has always had issues with deer, but is now concerned with

coyotes. He said he can longer let his dog out alone, and cited two occasions where he had found bloody deer limbs on his property as a result of coyote attacks. He said there is a direct correlation between the deer population and the coyotes, and asked council to consider other ways to control the number of coyotes in the Village.

Lt. Brian Blum stated the coyote problem is more complicated than the deer, as they travel in packs and are particularly savvy. He said culling is impractical, and trapping causes concerns for dog owners. He said residents can set private traps, however, even after the Village had culled three coyotes in the past month, the effort had little impact on the overall problem.

Lt. Blum said the number of deer has been decreased, but that much of the Midwest is still seeing similar issues with coyote.

Ms. Wolf said she was unaware residents were permitted to set traps, and expressed her concern for neighborhood dogs. She said she has had deer parts in her yard as well, but understood that the coyotes are just doing what they do. She also stated the Village had culled 50 deer this past year.

Mr. Lazarus said he would continue to show up for meetings regarding the deer population, and that he understood there was no “silver bullet.” He also said he is opposed to feeding the deer and supported culling.

Mr. Warren asked if the problem had become more prevalent since the clearing of the former Gibson property. Lt. Blum said the property was still conducive to coyote, and therefore didn’t think that was the issue.

Mr. Lahrmer said he and staff had been attending an Ohio Wildlife Conference for the past two years, where many of the agenda items were relevant to Amberley Village. He said that while people don’t always see coyotes, they are present throughout our community. Mr. Lahrmer stated the best deterrent to attracting coyotes is not to attract deer by putting out food for them. He said educating residents was how the Village could best address the issue, as the coyotes were not going to go away.

COMMITTEE REPORTS: **PLANNING COMMISSION**

Chairman Bardach conducted the fifth reading of Ordinance 2020-16, which would add Chapter 154.84 to Title IV of the Village of Amberley Codified Ordinances regarding Amberley Green Zoning District regulations.

Mayor Muething said Ordinance 2020-16 had been referred to the Public Buildings & Parks Committee, which would be meeting on Monday, December 21 to consider an amendment to define the parameters regarding Village use of Amberley Green for various public purposes and to identify conservation areas.

FINANCE COMMITTEE

Chairman Hattenbach read and introduced Resolution 2020-32, authorizing a contract with Zurich for property and casualty insurance. He then moved to adopt Resolution 2020-32, which was seconded by Ms. Wolf and passed unanimously.

Mr. Hattenbach then read and introduced Resolution 2020-33, supporting the uses of Coronavirus Relief Funds implemented by Amberley Village staff. He read the report which summarized staff spending, and moved to adopt Resolution 2020-33. The motion was seconded by Mr. Warren, and passed unanimously. Mayor Muething commended and thanked the Village Manager, the administrative staff and Mr. Hattenbach and the Finance Committee for their work in maximizing the dollars to the Village via the CARES Act.

Ms. Conway agreed with Mayor Muething, and further stated she felt the legislation lends support for future review of how the allocated funds were administered.

Mr. Hattenbach read and introduced Ordinance 2020-20, which would amend appropriations for Fiscal Year 2020 and moved to adopt the ordinance. Seconded by Ms. Conway, the roll call showed the following vote:

AYE: Bardach, Conway, Hattenbach, Kamine, Muething, Wolf, Warren (7)
NAY: (0)

Mr. Hattenbach read and introduced Ordinance 2020-21, making appropriations for the expenses of the Village of Amberley for fiscal year 2021. He reported that the total budget was set at \$5.41 million, and moved the ordinance be adopted. Seconded by Ms. Conway, the roll call showed the following vote:

AYE: Bardach, Conway, Hattenbach, Kamine, Muething, Wolf, Warren (7)
NAY: (0)

Mayor Muething assured residents that while the deficit appears alarming, the Village had done an excellent job of underspending for the past couple of years, and anticipates a smaller deficit than projected.

Mr. Hattenbach added that staff and administration had worked to cut costs to assist in achieving a surplus in 2020, which would offset the deficit.

STREETS, PUBLIC UTILITIES & SEWERS COMMITTEE

Chairman Warren reported the committee had met on December 7 to review anticipated major capital expenses. He said approval was not being requested at this meeting, as the committee was awaiting bids, but outlined the following as needs for the Village:

- A salt conveyor, which would be a joint purchase with another community
- A brine maker, which had been deferred to 2021 from 2020 to save costs
- A Bobcat, as the current one is in poor repair

- Twelve fire hydrants
- An air conditioning rooftop unit

Mr. Warren said the committee also discussed an 8-year street improvement program, based on a study by CT Consultants, where the streets were rated via standard engineering metrics. He said the current Village street program has done well at maintaining the streets, which can last up to 50 years without a major overhaul. However, several streets and service drives were found to be in poor condition as a result of the rating system, and the 8-year plan was developed to address the greatest needs.

Mr. Warren said Village Manager Scot Lahrmer had also coordinated with Cincinnati Water Works and the Metropolitan Sewer District to schedule work in coordination with their upcoming projects, which ultimately saves costs for Amberley Village residents. He said Mr. Lahrmer had also agreed to investigate pedestrian connectivity and options for roundabouts, however, these were not included in the program.

Mr. Warren said the committee had discussed a variety of ways to fund the \$6 million project over the 8 years, and was confident they had developed some sound and innovative funding strategies. He then read and introduced Resolution 2020-34, adopting an 8-year street improvement plan. Mr. Warren moved that the resolution be adopted, which was seconded by Mr. Bardach and passed unanimously.

Ms. Kamine thanked the Village Manager and the engineers for an ambitious, creative and well done plan, and said there was room for change in the plan if additional funding could be secured. She said she hoped there would be more money for additional projects.

Mr. Lahrmer said in addition to pavement, stormwater and other projects, the Village also looks at pedestrian safety, engineering, police needs and other factors. He said the Village Engineer is always cognizant of and looking for what else can be done. For example, as temporary speed humps were taken up on Farmcrest, consideration will be given to narrowing the street as a speed prevention tactic. He said Sagamore was another road under review for strategies to reduce speeding. Finally, he said the Streets Committee is always involved in the process.

Ms. Wolf said the only way to improve the streets is to plan. She said it was important to consider pedestrians as the street plan is developed, and wished the Pedestrian Safety Resolution of 2016 had been an ordinance to make it a long-term requirement for road improvements and pedestrian considerations to be one and the same.

Mr. Hattenbach asked if inflation assumptions had been built into the plan, and expressed concerns that the shortfall would be more than projected.

Mr. Lahrmer said there was no rate of inflation built into the plan as he wanted realistic numbers, however, a 10% contingency was figured into the projections. He said the

numbers were based on 2021 costs, which he felt would be accurate for 2021 and 2022. He said some years include unnamed streets, which were expected to be revisited, and said the plan outlines the priorities to ensure the Village was held accountable. He agreed to ask CT Consultants about the potential impact of inflation.

Ms. Conway said the Finance Committee had reviewed several funding options, including a tax increase, a levy and alternative funding, and gave kudos for the creative funding that was adopted.

Ms. Kamine asked Mr. Lahrmer if the intention was to communicate the program as a branded plan, and stated she wanted to encourage resident participation by offering a branded rollout on an annual basis to encourage support. Mr. Lahrmer agreed and said branding would be forthcoming.

Mr. Warren agreed with Ms. Kamine regarding the branding, and said he felt it was important to address capital improvements rather than waiting to face a crisis. He said this methodology has been very successful for the Village, and he appreciated the methodical, deliberate way in which Amberley Village has dealt with its infrastructure.

Mayor Muething said the plan should be viewed as a living plan for review at least once a year, and to include ongoing tracking.

PUBLIC OUTREACH COMMITTEE

Chairperson Wolf reported the committee was working on the finalization of guidelines for public discourse.

POLICE FIRE COMMITTEE

Chairperson Conway said the committee had met to discuss the need for a new police cruiser, as currently there are three vehicles with more than 100,000 miles on them. She said funds that were freed up as a result of CARES Act funds would be utilized to assist in the purchase of the cruiser under consideration, and that two cruisers would be included in the 2021 budget. She then read and introduced Resolution 2020-35, authorizing the purchase of a police cruiser and moved to adopt the resolution. Seconded by Ms. Wolf, the resolution passed unanimously.

HEALTH, EDUCATION & WELFARE COMMITTEE

Chairperson Wolf deferred her report until the January meeting.

PUBLIC BUILDINGS & PARKS COMMITTEE

Chairperson Conway reported the committee had been discussing Dogs Under Control at Amberley Green, and that discourse had been very productive. She said there were varying points of view, however, the committee was considering designating hours for off-leash use. She said there was a need for clarifying signage, and to better define the desired uses of Amberley Green. Ms. Conway stated the committee would reconvene on December 21, 2020 for further discussion.

VILLAGE MANAGER'S REPORT

Mr. Lahrmer reported that the 2018-19 audit that was conducted and included in the council packet was a positive reflection on Amberley Village.

Mr. Lahrmer reported on the Village efforts to keep residents informed regarding COVID-19 before the holidays, which included social media posts, E-Newsletters and a special edition print newsletter. He said staff would continue to provide information to residents as the pandemic continues

Mr. Lahrmer then referenced a list of proposed dates for the 2021 council meetings that was included in the packet. He asked council members to review the dates for potential conflicts, and said he hoped to finalize the calendar in January.

CHIEF'S REPORT

Chief Wallace gave a departmental update, and said there had been a sergeant position created to provide trainings which would satisfy mandates on law enforcement. He said Sgt. Brandon Gehring will fill the training position, and that Officer Brian Baker had been promoted to fill Gehring's sergeant position. He said the CARES Act had resulted in a reduction to the fire budget.

Ms. Conway said Chief Wallace had been modest regarding the internal promotional process, and commended him for its thoroughness and innovation.

MAYOR'S REPORT

Mayor Muething reported that Rumpke would begin accepting additional items for recycling in January, including yogurt and butter containers and other plastics. He said he was hoping for detailed guidance and education to support resident participation.

Mayor Muething wished residents happy holidays, and asked that everyone follow the guidance of state and local government and the medical profession to ensure safety through the season. He said residents should remain vigilant as we enter into the new year. The Mayor then thanked staff for its efforts and ongoing commitment during what had been a very difficult year.

EXECUTIVE SESSION

Mayor Muething moved that council enter into executive session to conduct the annual Village Manager review, including compensation and employment. He said results of the executive session would be reported at the January meeting of council. Seconded by Ms. Kamine, the roll call showed the following vote:

AYE: Bardach, Conway, Hattenbach, Kamine, Muething, Wolf, Warren	(7)
NAY:	(0)

The public session ended at 7:53 p.m., and all members exited the Zoom meeting into a private meeting room to convene executive session.

Mayor Muething made a motion to reconvene to the regular session of council.
Seconded by Ms. Conway, the roll call showed the following vote:

AYE: Bardach, Conway, Hattenbach, Kamine, Muething, Wolf, Warren (7)
NAY: (0)

The regular session reconvened at 8:54 p.m. Mayor Muething said Mr. Lahrmer had had an outstanding year despite a challenging series of events in 2020. He said he would have more to share at the January meeting.

There being no further business, the Mayor adjourned the meeting at 8:55 p.m.

Tammy Reasoner, Clerk of Council

Thomas C. Muething, Mayor

TO: Village Council

FROM: Scot F. Lahrmer, Village Manager

DATE: January 4, 2021

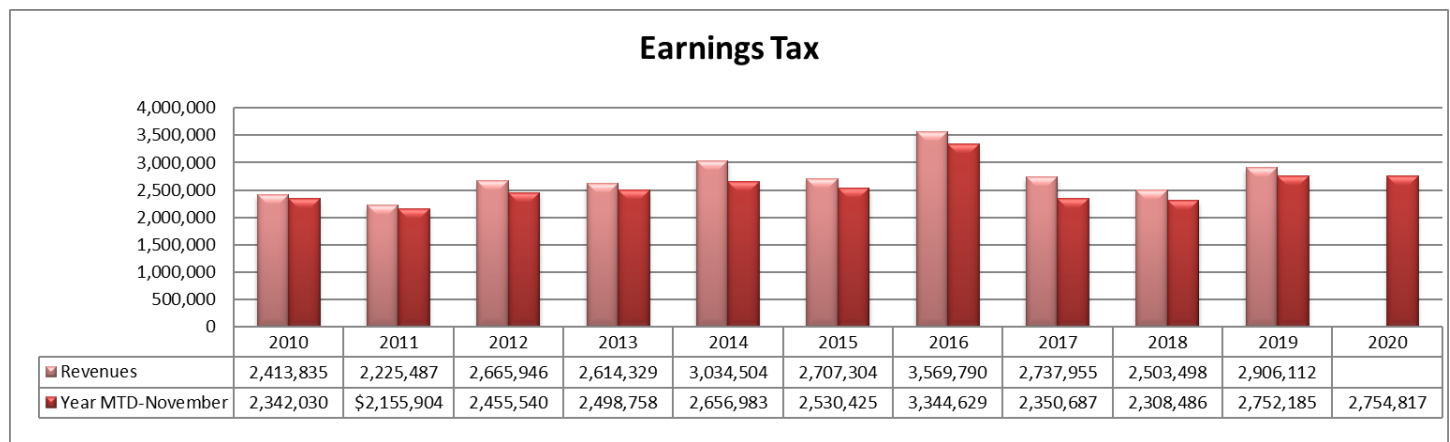
RE: Finance Report for November 2020

The UAN report has been included in your packet. Some of the highlights from the General Fund have been summarized and described below:

General Fund Revenue

Earnings Tax

Earnings Tax collections for the month of November totaled \$150,149. This is up 21.16% from November 2019's collection of \$123,926. The earnings tax collection estimate for 2020 is \$3,000,000. Earnings tax continues to be the Village's primary revenue source. This chart shows how the earnings tax has tracked since 2010 and also reflects the amount collected year to date for each of the last 10 years.

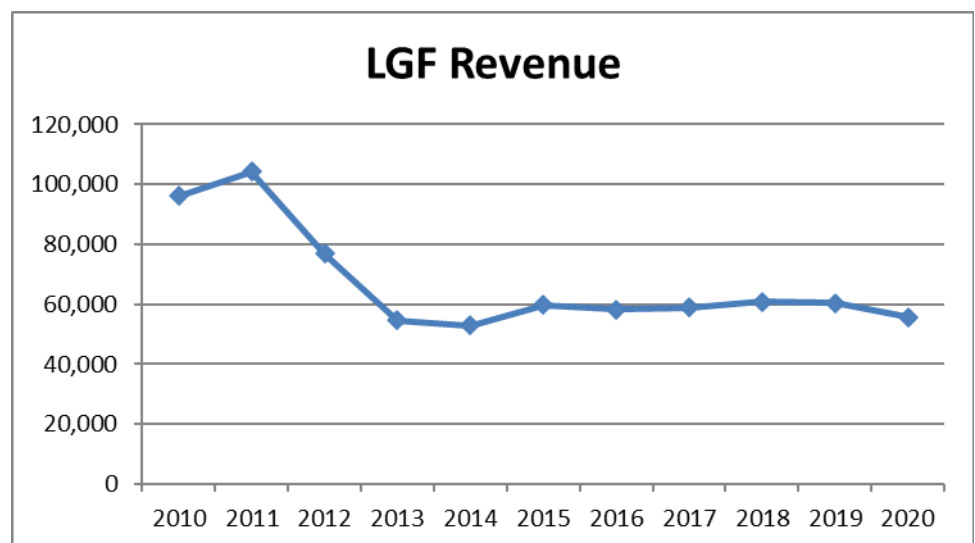


Property Tax

The Village received no property tax revenue in the month of November.

Local Government Fund

The Local Government Fund netted \$5,567 for November. The graph highlights the LGF Revenue for the years 2010-November 2020. The projection for 2020 is \$64,118.



General Fund Summary

Revenue for the month of November totaled \$276,831

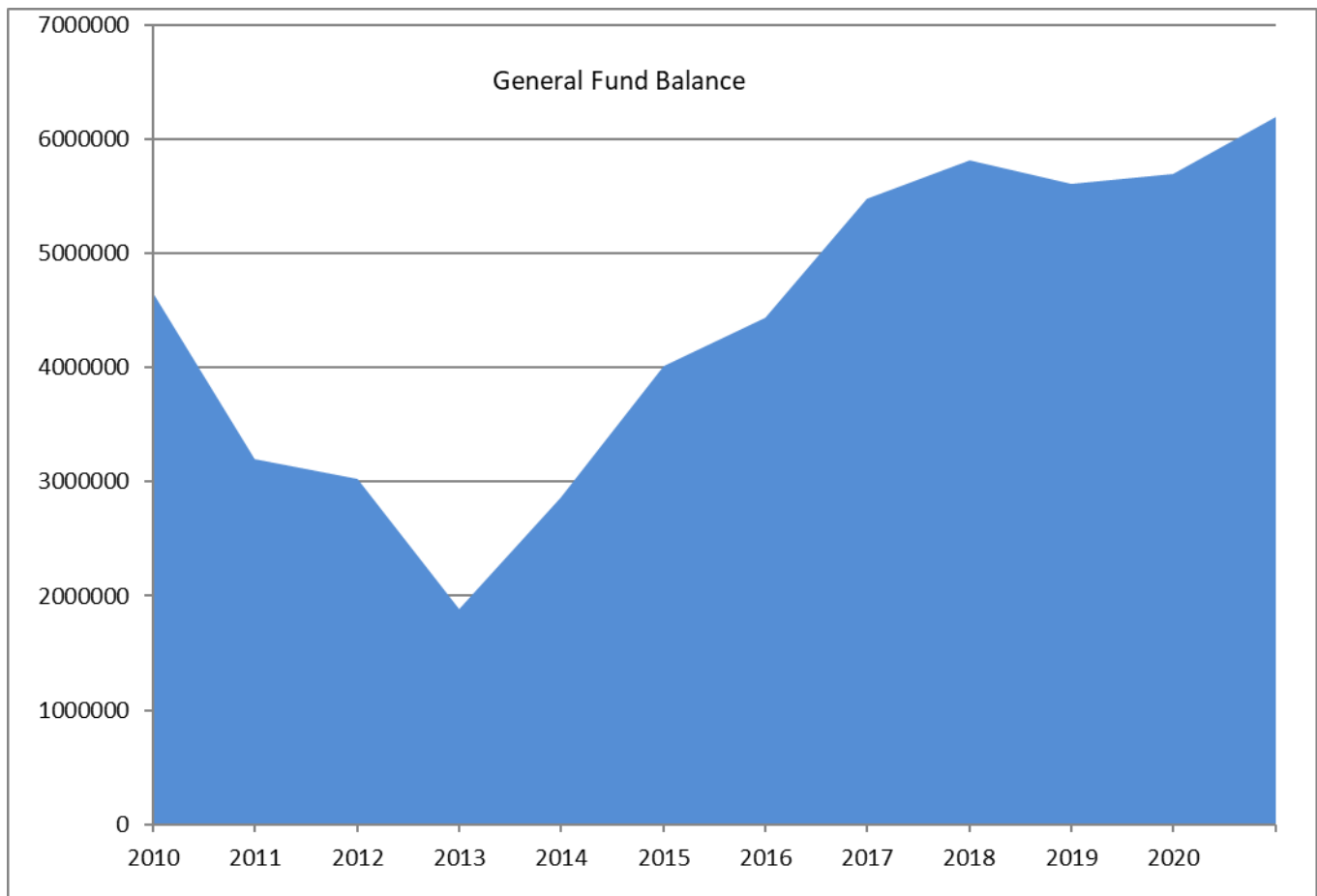
2020 Earnings Tax Estimate:	\$3,000,000	
Earnings Tax Collected (as of 11/30/20)	\$2,754,822	91.827% collected

2020 Revenue Estimate:	\$5,621,752	
Revenue Collected (as of 11/30/20)	\$5,453,725	97.011% collected

Expenses for November totaled:	\$ 340,540
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2020 Budget:	\$5,647,500	
Expenditures (as of 11/30/20)	\$4,690,049	83.046% spent

The unencumbered General Fund balance as of the end of November is \$6,197,729.



Revenue Status

UAN v2021.1

By Fund Then Revenue

As Of 11/30/2020

Fund: 1000 General

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
1000-110-0000	General Property Tax - Real Estate	\$1,014,715.00	\$1,054,813.40	-\$40,098.40	103.952%
1000-120-0000	Tangible Personal Property Tax	\$0.00	\$0.00	\$0.00	0.000%
1000-130-0000	Municipal Income Tax	\$3,000,000.00	\$2,754,822.81	\$245,177.19	91.827%
	Property and Other Local Taxes Sub-Total:	\$4,014,715.00	\$3,809,636.21	\$205,078.79	94.892%
1000-211-0000	Local Government Distribution	\$64,118.41	\$58,613.93	\$5,504.48	91.415%
1000-224-0000	Liquor and Beer Permit Fees	\$1,500.00	\$595.00	\$905.00	39.667%
1000-231-0000	Property Tax Allocation	\$157,115.00	\$156,459.93	\$655.07	99.583%
1000-290-0000	Other - State Shared Taxes and Permits	\$15,000.00	\$12,579.62	\$2,420.38	83.864%
1000-290-0011	Other - State Shared Taxes and Permits{JEDZ}	\$120,000.00	\$111,280.74	\$8,719.26	92.734%
	State Shared Taxes and Permits Sub-Total:	\$357,733.41	\$339,529.22	\$18,204.19	94.911%
1000-390-0000	Other - Special Assessments	\$0.00	\$0.00	\$0.00	0.000%
1000-390-0071	Other - Special Assessments{Property Maintenance}	\$0.00	\$1,679.36	-\$1,679.36	0.000%
	Special Assessments Sub-Total:	\$0.00	\$1,679.36	-\$1,679.36	0.000%
1000-411-0000	Federal - Restricted	\$0.00	\$2,003.00	-\$2,003.00	0.000%
1000-422-0000	State - Restricted	\$0.00	\$5,636.70	-\$5,636.70	0.000%
1000-422-0015	State - Restricted{HTF COMMANDER}	\$11,000.00	\$35,458.49	-\$24,458.49	322.350%
1000-422-0021	State - Restricted{OAC 109:2-18-04 TRAINING}	\$0.00	\$0.00	\$0.00	0.000%
1000-422-0022	State - Restricted{FIRE TRAINING}	\$0.00	\$0.00	\$0.00	0.000%
1000-422-0041	State - Restricted{K-9}	\$0.00	\$0.00	\$0.00	0.000%
1000-440-0000	Grants or Aid (Non-Federal and Non-State)	\$43,200.00	\$43,200.00	\$0.00	100.000%
1000-440-0041	Grants or Aid (Non-Federal and Non-State){K-9}	\$0.00	\$0.00	\$0.00	0.000%
1000-490-0000	Other - Intergovernmental	\$13,000.00	\$14,188.67	-\$1,188.67	109.144%
1000-490-0015	Other - Intergovernmental{HTF COMMANDER}	\$113,000.00	\$73,223.23	\$39,776.77	64.799%
1000-490-0017	Other - Intergovernmental{HC REA DISTRIBUTION}	\$0.00	\$0.00	\$0.00	0.000%
	Intergovernmental Sub-Total:	\$180,200.00	\$173,710.09	\$6,489.91	96.398%
1000-512-0000	Contracts for Police Protection	\$8,500.00	\$14,558.57	-\$6,058.57	171.277%
1000-514-0000	Garbage and Trash	\$226,000.00	\$196,263.03	\$29,736.97	86.842%

Revenue Status

UAN v2021.1

By Fund Then Revenue

As Of 11/30/2020

Fund: 1000 General

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
1000-523-0000	Recreation Entry Fees	\$1,800.00	\$1,869.00	-\$69.00	103.833%
1000-529-0000	Other - Cultural and Recreational Programs	\$1,800.00	\$700.00	\$1,100.00	38.889%
1000-541-0000	Consumer Rent	\$220,000.00	\$229,505.01	-\$9,505.01	104.320%
1000-541-0025	Consumer Rent{Mercy Land Lease}	\$12,500.00	\$6,250.00	\$6,250.00	50.000%
1000-541-0035	Consumer Rent{COMMUNITY ROOM}	\$0.00	\$0.00	\$0.00	0.000%
1000-590-0000	Other - Charges for Services	\$3,000.00	\$130.00	\$2,870.00	4.333%
	Charges for Services Sub-Total:	\$473,600.00	\$449,275.61	\$24,324.39	94.864%
1000-612-0000	Court Fines	\$70,000.00	\$58,493.10	\$11,506.90	83.562%
1000-612-0051	Court Fines{MAYOR'S COURT CREDIT CARD FEES}	\$700.00	\$1,068.00	-\$368.00	152.571%
1000-619-0000	Other - Fines and Forfeitures	\$0.00	\$200.00	-\$200.00	0.000%
1000-624-0000	Street Opening	\$0.00	\$0.00	\$0.00	0.000%
1000-625-0000	Cable Franchise Fees	\$59,000.00	\$59,320.39	-\$320.39	100.543%
1000-629-0000	Other - Licenses and Permits	\$55,000.00	\$54,175.95	\$824.05	98.502%
1000-629-0027	Other - Licenses and Permits{CELLULAR UNITS-ALARMS}	\$4,000.00	\$2,992.00	\$1,008.00	74.800%
1000-690-0000	Other - Fines, Licenses and Permits	\$0.00	\$0.00	\$0.00	0.000%
	Fines, Licenses and Permits Sub-Total:	\$188,700.00	\$176,249.44	\$12,450.56	93.402%
1000-701-0000	Interest	\$120,000.00	\$109,310.45	\$10,689.55	91.092%
	Earnings on Investments Sub-Total:	\$120,000.00	\$109,310.45	\$10,689.55	91.092%
1000-820-0000	Contributions and Donations	\$0.00	\$960.00	-\$960.00	0.000%
1000-820-0023	Contributions and Donations{HC DIVE TEAM}	\$0.00	\$0.00	\$0.00	0.000%
1000-820-0030	Contributions and Donations{ICE CREAM SOCIAL}	\$8,000.00	\$13,250.00	-\$5,250.00	165.625%
1000-820-0032	Contributions and Donations{BENCH & TREE MEMORIALS}	\$0.00	\$1,500.00	-\$1,500.00	0.000%
1000-820-0041	Contributions and Donations{K-9}	\$0.00	\$409.00	-\$409.00	0.000%
1000-892-0000	Other - Miscellaneous Non-Operating	\$3,000.00	\$188,462.09	-\$185,462.09	6282.070%
	Miscellaneous Sub-Total:	\$11,000.00	\$204,581.09	-\$193,581.09	1859.828%
1000-931-0000	Transfers - In	\$0.00	\$0.00	\$0.00	0.000%
1000-961-0000	Sale of Fixed Assets	\$275,804.00	\$189,754.40	\$86,049.60	68.800%

Revenue Status

UAN v2021.1

By Fund Then Revenue

As Of 11/30/2020

Fund: 1000 General

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
1000-981-0000	Special Items	\$0.00	\$0.00	\$0.00	0.000%
1000-982-0000	Extraordinary Items	\$0.00	\$0.00	\$0.00	0.000%
1000-999-0000	Other - Other Financing Sources	\$0.00	\$0.00	\$0.00	0.000%
Other Financing Sources Sub-Total:		\$275,804.00	\$189,754.40	\$86,049.60	68.800%
Fund 1000 Sub-Total:		\$5,621,752.41	\$5,453,725.87	\$168,026.54	97.011%
Report Total:		\$5,621,752.41	\$5,453,725.87	\$168,026.54	97.011%

AMBERLEY VILLAGE, HAMILTON COUNTY

12/18/2020 12:33:51 PM

Fund Summary

UAN v2021.1

November 2020

Fund #	Fund Name	Starting Fund Balance	Month To Date Revenue	Year To Date Revenue	Month To Date Expenditures	Year To Date Expenditures	Ending Fund Balance	Current Reserve for Encumbrance	Unencumbered Fund Balance
1000	General	\$6,596,501.96	\$276,831.47	\$5,453,725.87	\$340,540.65	\$4,690,049.69	\$6,532,792.78	\$335,062.80	\$6,197,729.98
2011	Street Construction, Maint. and Repair	\$865,673.89	\$124,038.98	\$523,734.13	\$4,133.94	\$52,089.36	\$985,578.93	\$107,533.12	\$878,045.81
2051	Federal Grant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2081	Equitable Sharing Fund	\$1,492.18	\$0.00	\$1,492.18	\$0.00	\$0.00	\$1,492.18	\$0.00	\$1,492.18
2091	Law Enforcement Trust	\$31,052.27	\$395.00	\$13,782.00	\$0.00	\$15,177.53	\$31,447.27	\$7,239.81	\$24,207.46
2101	Permissive Motor Vehicle License Tax	\$38,027.64	\$2,784.80	\$27,676.30	\$0.00	\$0.00	\$40,812.44	\$0.00	\$40,812.44
2131	Police Disability and Pension	\$32,425.63	\$0.00	\$54,236.14	\$24,589.15	\$51,998.05	\$7,836.48	\$0.00	\$7,836.48
2151	Coronavirus Relief Fund	\$118,281.87	\$3,670.74	\$248,072.43	\$12,353.00	\$138,472.82	\$109,599.61	\$91,763.71	\$17,835.90
2901	MAYOR'S COURT COMPUTER FUND	\$3,087.25	\$560.00	\$5,820.00	\$0.00	\$5,778.30	\$3,647.25	\$1,070.68	\$2,576.57
2902	POLICE LEVY FUND	\$356,855.94	\$299.94	\$1,346,474.15	\$156,302.88	\$1,146,669.76	\$200,853.00	\$21,507.56	\$179,345.44
2903	PSAP 911 FUND	\$438.39	\$0.00	\$0.00	\$0.00	\$0.00	\$438.39	\$0.00	\$438.39
2904	EMPLOYEE SEVERANCE FUND	\$208,591.23	\$40,000.00	\$40,000.00	\$6,980.60	\$13,567.18	\$241,610.63	\$140.38	\$241,470.25
2905	WE THRIVE GRANT FUND	\$3,121.71	\$0.00	\$0.00	\$0.00	\$0.00	\$3,121.71	\$0.00	\$3,121.71
2906	NATURE WORKS GRANT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2907	Mercy Tax Increment Equivalent Fund	\$97,660.46	\$125.10	\$84,563.99	\$0.00	\$28,127.67	\$97,785.56	\$0.00	\$97,785.56
3101	Bond Retirement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4901	CAPITAL PROJECTS	\$109,447.99	\$0.00	\$200,000.00	\$0.00	\$126,308.91	\$109,447.99	\$0.00	\$109,447.99
4902	Capital Projects-PUBLIC FACILITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4903	Capital Projects-VILLAGE LAND	\$1,204.12	\$0.00	\$0.00	\$0.00	\$0.00	\$1,204.12	\$0.00	\$1,204.12
5901	STORM WATER UTILITY	\$188,168.31	\$224.47	\$182,370.07	\$19,069.08	\$110,084.11	\$169,323.70	\$15,208.24	\$154,115.46
9101	Unclaimed Monies	\$15,267.33	\$0.00	\$0.00	\$0.00	\$0.00	\$15,267.33	\$0.00	\$15,267.33
9901	MAYOR'S COURT Agency	\$7,673.52	\$7,325.00	\$90,380.00	\$9,309.00	\$92,426.00	\$5,689.52	\$0.00	\$5,689.52
9902	EMPLOYEES HEALTH INSURANCE Agency	\$0.00	\$5,637.32	\$57,219.14	\$5,637.32	\$57,219.14	\$0.00	\$0.00	\$0.00
9903	VALLEY BAND ESCROW	\$20,284.63	\$0.00	\$0.00	\$122.03	\$883.36	\$20,162.60	\$616.64	\$19,545.96
9904	Kenwood SWJEDZ Agency	\$213,319.12	\$67,152.88	\$897,156.52	\$215,298.15	\$972,808.90	\$65,173.85	\$74.10	\$65,099.75
9905	Kenwood SWJEDZ Escrow Agency	\$10,317.32	\$4,308.53	\$30,794.52	\$0.00	\$22,107.79	\$14,625.85	\$0.00	\$14,625.85
9906	Kenwood SWJEDZ Long-Term Maint. Agency	\$4,936.00	\$2,154.26	\$3,678.81	\$0.00	\$4,088.60	\$7,090.26	\$0.00	\$7,090.26
Report Total:		\$8,923,828.76	\$535,508.49	\$9,261,176.25	\$794,335.80	\$7,527,857.17	\$8,665,001.45	\$580,217.04	\$8,084,784.41

Last reconciled to bank: 10/31/2020 – Total other adjusting factors: \$183.56

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	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
1000 - General								
Security of Persons and Property								
Police Enforcement								
Personal Services	\$4,501.00	\$1,110,982.00	\$1,115,483.00	\$40,896.20	\$1,072,562.42	\$6,669.32	\$36,251.26	96.152%
Employee Fringe Benefits	\$0.00	\$454,882.70	\$454,882.70	\$3,945.60	\$420,213.02	\$3,813.33	\$30,856.35	92.378%
Contractual Services	\$1,267.80	\$190,895.00	\$192,162.80	\$9,383.77	\$137,858.93	\$13,645.21	\$40,658.66	71.741%
Supplies and Materials	\$1,880.68	\$143,984.30	\$145,864.98	\$3,390.18	\$119,023.71	\$24,725.84	\$2,115.43	81.599%
Capital Outlay	\$0.00	\$48,914.00	\$48,914.00	\$0.00	\$36,490.79	\$12,423.21	\$0.00	74.602%
Total Police Enforcement	\$7,649.48	\$1,949,658.00	\$1,957,307.48	\$57,615.75	\$1,786,148.87	\$61,276.91	\$109,881.70	
Fire Fighting, Prevention and Inspection								
Personal Services	\$0.00	\$245,940.00	\$245,940.00	\$13,857.86	\$161,699.33	\$2,246.43	\$81,994.24	65.747%
Employee Fringe Benefits	\$0.00	\$54,469.00	\$54,469.00	\$3,296.51	\$31,625.81	\$0.00	\$22,843.19	58.062%
Contractual Services	\$1,329.01	\$44,765.00	\$46,094.01	\$3,706.32	\$30,595.95	\$7,678.58	\$7,819.48	66.377%
Supplies and Materials	\$279.14	\$42,500.00	\$42,779.14	\$1,148.84	\$28,178.43	\$4,677.60	\$9,923.11	65.870%
Capital Outlay	\$768.00	\$4,500.00	\$5,268.00	\$0.00	\$4,544.00	\$0.00	\$724.00	86.257%
Total Fire Fighting, Prevention and Inspection	\$2,376.15	\$392,174.00	\$394,550.15	\$22,009.53	\$256,643.52	\$14,602.61	\$123,304.02	
Total Security of Persons and Property	\$10,025.63	\$2,341,832.00	\$2,351,857.63	\$79,625.28	\$2,042,792.39	\$75,879.52	\$233,185.72	
Public Health Services								
Payment to County Health District								
Contractual Services	\$0.00	\$11,906.00	\$11,906.00	\$0.00	\$11,905.92	\$0.00	\$0.08	99.999%
Total Payment to County Health District	\$0.00	\$11,906.00	\$11,906.00	\$0.00	\$11,905.92	\$0.00	\$0.08	
Other Public Health Services								
Contractual Services	\$0.00	\$180,000.00	\$180,000.00	\$0.00	\$135,000.00	\$45,000.00	\$0.00	75.000%
Total Other Public Health Services	\$0.00	\$180,000.00	\$180,000.00	\$0.00	\$135,000.00	\$45,000.00	\$0.00	
Total Public Health Services	\$0.00	\$191,906.00	\$191,906.00	\$0.00	\$146,905.92	\$45,000.00	\$0.08	
Leisure Time Activities								
Other Leisure Time Activities								
Contractual Services	\$0.00	\$2,550.00	\$2,550.00	\$0.00	\$437.24	\$750.00	\$1,362.76	17.147%
Total Other Leisure Time Activities	\$0.00	\$2,550.00	\$2,550.00	\$0.00	\$437.24	\$750.00	\$1,362.76	
Total Leisure Time Activities	\$0.00	\$2,550.00	\$2,550.00	\$0.00	\$437.24	\$750.00	\$1,362.76	
Basic Utility Services								
Waste Collection - Refuse Collection and Disp								
Contractual Services	\$6,796.00	\$225,960.00	\$232,756.00	\$0.00	\$210,195.44	\$22,560.56	\$0.00	90.307%
Total Waste Collection - Refuse Collection and Disp	\$6,796.00	\$225,960.00	\$232,756.00	\$0.00	\$210,195.44	\$22,560.56	\$0.00	
Total Basic Utility Services	\$6,796.00	\$225,960.00	\$232,756.00	\$0.00	\$210,195.44	\$22,560.56	\$0.00	
Transportation								
Other Transportation								
Personal Services	\$1,850.00	\$448,139.00	\$449,989.00	\$39,972.93	\$374,116.76	\$5,723.82	\$70,148.42	83.139%
Employee Fringe Benefits	\$0.00	\$184,922.11	\$184,922.11	\$12,573.04	\$141,543.96	\$2,179.91	\$41,198.24	76.542%
Contractual Services	\$1,580.01	\$125,940.00	\$127,520.01	\$1,512.81	\$66,136.43	\$34,104.58	\$27,279.00	51.864%
Supplies and Materials	\$3,795.59	\$239,750.00	\$243,545.59	\$7,583.46	\$191,317.03	\$28,935.45	\$23,293.11	78.555%
Capital Outlay	\$827.75	\$14,500.00	\$15,327.75	\$0.00	\$0.00	\$827.75	\$14,500.00	0.000%
Total Other Transportation	\$8,053.35	\$1,013,251.11	\$1,021,304.46	\$61,642.24	\$773,114.18	\$71,771.51	\$176,418.77	

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	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
Total Transportation	\$8,053.35	\$1,013,251.11	\$1,021,304.46	\$61,642.24	\$773,114.18	\$71,771.51	\$176,418.77	
General Government								
Mayor and Administrative Offices								
Personal Services	\$600.00	\$385,553.00	\$386,153.00	\$27,237.90	\$328,230.19	\$4,109.63	\$53,813.18	85.000%
Employee Fringe Benefits	\$0.00	\$115,879.35	\$115,879.35	\$7,286.64	\$93,097.51	\$516.72	\$22,265.12	80.340%
Contractual Services	\$621.18	\$112,353.00	\$112,974.18	\$3,701.28	\$89,848.08	\$7,328.33	\$15,797.77	79.530%
Supplies and Materials	\$0.00	\$5,300.00	\$5,300.00	\$178.37	\$3,490.97	\$1,568.91	\$240.12	65.867%
Total Mayor and Administrative Offices	\$1,221.18	\$619,085.35	\$620,306.53	\$38,404.19	\$514,666.75	\$13,523.59	\$92,116.19	
Legislative Activities								
Personal Services	\$0.00	\$10,800.00	\$10,800.00	\$838.00	\$9,520.00	\$80.00	\$1,200.00	88.148%
Employee Fringe Benefits	\$0.00	\$1,985.00	\$1,985.00	\$107.13	\$1,077.04	\$0.00	\$907.96	54.259%
Contractual Services	\$6,700.00	\$68,075.00	\$74,775.00	\$254.42	\$47,700.13	\$6,481.87	\$20,593.00	63.792%
Supplies and Materials	\$0.00	\$14,750.00	\$14,750.00	\$200.00	\$13,989.30	\$760.41	\$0.29	94.843%
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Legislative Activities	\$6,700.00	\$95,610.00	\$102,310.00	\$1,399.55	\$72,286.47	\$7,322.28	\$22,701.25	
Mayor's Court								
Contractual Services	\$2,000.00	\$27,350.00	\$29,350.00	\$135.57	\$17,284.20	\$6,815.80	\$5,250.00	58.890%
Supplies and Materials	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Mayor's Court	\$2,000.00	\$27,350.00	\$29,350.00	\$135.57	\$17,284.20	\$6,815.80	\$5,250.00	
Clerk - Treasurer								
Personal Services	\$0.00	\$1,500.00	\$1,500.00	\$122.50	\$1,357.50	\$17.50	\$125.00	90.500%
Employee Fringe Benefits	\$0.00	\$257.00	\$257.00	\$19.31	\$214.70	\$0.00	\$42.30	83.541%
Contractual Services	\$0.00	\$1,150.00	\$1,150.00	\$0.00	\$0.00	\$0.00	\$1,150.00	0.000%
Total Clerk - Treasurer	\$0.00	\$2,907.00	\$2,907.00	\$141.81	\$1,572.20	\$17.50	\$1,317.30	
Lands and Buildings								
Personal Services	\$0.00	\$54,000.00	\$54,000.00	\$2,753.89	\$30,014.37	\$387.97	\$23,597.66	55.582%
Employee Fringe Benefits	\$0.00	\$9,118.00	\$9,118.00	\$336.56	\$4,888.89	\$0.00	\$4,229.11	53.618%
Contractual Services	\$5,575.72	\$252,329.00	\$257,904.72	\$7,601.63	\$157,771.71	\$53,610.01	\$46,523.00	61.174%
Supplies and Materials	\$24,330.63	\$118,173.00	\$142,503.63	\$1,299.48	\$105,420.46	\$26,936.21	\$10,146.96	73.977%
Capital Outlay	\$0.00	\$45,500.00	\$45,500.00	\$0.00	\$27,516.57	\$0.00	\$17,983.43	60.476%
Total Lands and Buildings	\$29,906.35	\$479,120.00	\$509,026.35	\$11,991.56	\$325,612.00	\$80,934.19	\$102,480.16	
Boards and Commissions								
Personal Services	\$0.00	\$800.00	\$800.00	\$65.36	\$724.04	\$9.32	\$66.64	90.505%
Employee Fringe Benefits	\$0.00	\$124.00	\$124.00	\$10.28	\$103.76	\$0.00	\$20.24	83.677%
Total Boards and Commissions	\$0.00	\$924.00	\$924.00	\$75.64	\$827.80	\$9.32	\$86.88	
Solicitor								
Contractual Services	\$11,272.50	\$53,633.00	\$64,905.50	\$0.00	\$45,543.90	\$7,728.60	\$11,633.00	70.170%
Total Solicitor	\$11,272.50	\$53,633.00	\$64,905.50	\$0.00	\$45,543.90	\$7,728.60	\$11,633.00	
Income Tax Administration								
Personal Services	\$250.00	\$84,867.00	\$85,117.00	\$5,052.42	\$67,419.57	\$697.56	\$16,999.87	79.208%
Employee Fringe Benefits	\$0.00	\$34,384.54	\$34,384.54	\$1,837.50	\$27,199.36	\$325.83	\$6,859.35	79.103%
Contractual Services	\$78.77	\$13,660.00	\$13,738.77	\$234.89	\$8,415.72	\$1,094.74	\$4,228.31	61.255%
Supplies and Materials	\$0.00	\$650.00	\$650.00	\$0.00	\$18.20	\$631.80	\$0.00	2.800%
Total Income Tax Administration	\$328.77	\$133,561.54	\$133,890.31	\$7,124.81	\$103,052.85	\$2,749.93	\$28,087.53	

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	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
Tax Refunds								
Other	\$0.00	\$100,000.00	\$100,000.00	\$0.00	\$76,233.35	\$0.00	\$23,766.65	76.233%
Total Tax Refunds	\$0.00	\$100,000.00	\$100,000.00	\$0.00	\$76,233.35	\$0.00	\$23,766.65	
Other General Government								
Employee Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Supplies and Materials	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Other	\$0.00	\$1,050.00	\$1,050.00	\$0.00	\$1,025.00	\$0.00	\$25.00	97.619%
Total Other General Government	\$0.00	\$1,050.00	\$1,050.00	\$0.00	\$1,025.00	\$0.00	\$25.00	
Total General Government	\$51,428.80	\$1,513,240.89	\$1,564,669.69	\$59,273.13	\$1,158,104.52	\$119,101.21	\$287,463.96	
Other Financing Uses								
Transfers - Out	\$0.00	\$340,000.00	\$340,000.00	\$140,000.00	\$340,000.00	\$0.00	\$0.00	100.000%
Contingencies	\$0.00	\$18,760.00	\$18,760.00	\$0.00	\$18,500.00	\$0.00	\$260.00	98.614%
Other - Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Financing Uses	\$0.00	\$358,760.00	\$358,760.00	\$140,000.00	\$358,500.00	\$0.00	\$260.00	
Total 1000 - General	\$76,303.78	\$5,647,500.00	\$5,723,803.78	\$340,540.65	\$4,690,049.69	\$335,062.80	\$698,691.29	
2011 - Street Construction, Maint. and Repair								
Transportation								
Other Transportation								
Contractual Services	\$3,097.09	\$50,000.00	\$53,097.09	\$4,133.94	\$23,516.92	\$580.17	\$29,000.00	44.290%
Capital Outlay	\$135,525.39	\$597,000.00	\$732,525.39	\$0.00	\$28,572.44	\$106,952.95	\$597,000.00	3.901%
Total Other Transportation	\$138,622.48	\$647,000.00	\$785,622.48	\$4,133.94	\$52,089.36	\$107,533.12	\$626,000.00	
Total Transportation	\$138,622.48	\$647,000.00	\$785,622.48	\$4,133.94	\$52,089.36	\$107,533.12	\$626,000.00	
Total 2011 - Street Construction, Maint. and Repair	\$138,622.48	\$647,000.00	\$785,622.48	\$4,133.94	\$52,089.36	\$107,533.12	\$626,000.00	
2051 - Federal Grant								
Community Environment								
Other Community Environment								
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Community Environment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Community Environment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 2051 - Federal Grant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2081 - Equitable Sharing Fund								
Security of Persons and Property								
Police Enforcement								
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Police Enforcement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Security of Persons and Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 2081 - Equitable Sharing Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2091 - Law Enforcement Trust

Report reflects selected information.

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Security of Persons and Property								
Police Enforcement								
Contractual Services	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0.000%
Other	\$202.00	\$43,500.00	\$43,702.00	\$0.00	\$15,177.53	\$7,239.81	\$21,284.66	34.730%
Total Police Enforcement	\$202.00	\$44,000.00	\$44,202.00	\$0.00	\$15,177.53	\$7,239.81	\$21,784.66	
Total Security of Persons and Property	\$202.00	\$44,000.00	\$44,202.00	\$0.00	\$15,177.53	\$7,239.81	\$21,784.66	
Total 2091 - Law Enforcement Trust	\$202.00	\$44,000.00	\$44,202.00	\$0.00	\$15,177.53	\$7,239.81	\$21,784.66	
2101 - Permissive Motor Vehicle License Tax								
Transportation								
Other Transportation								
Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Capital Outlay	\$0.00	\$39,000.00	\$39,000.00	\$0.00	\$0.00	\$0.00	\$39,000.00	0.000%
Total Other Transportation	\$0.00	\$39,000.00	\$39,000.00	\$0.00	\$0.00	\$0.00	\$39,000.00	
Total Transportation	\$0.00	\$39,000.00	\$39,000.00	\$0.00	\$0.00	\$0.00	\$39,000.00	
Total 2101 - Permissive Motor Vehicle License Tax	\$0.00	\$39,000.00	\$39,000.00	\$0.00	\$0.00	\$0.00	\$39,000.00	
2131 - Police Disability and Pension								
Security of Persons and Property								
Police Enforcement								
Personal Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Employee Fringe Benefits	\$0.00	\$51,350.00	\$51,350.00	\$24,589.15	\$51,350.00	\$0.00	\$0.00	100.000%
Total Police Enforcement	\$0.00	\$51,350.00	\$51,350.00	\$24,589.15	\$51,350.00	\$0.00	\$0.00	
Total Security of Persons and Property	\$0.00	\$51,350.00	\$51,350.00	\$24,589.15	\$51,350.00	\$0.00	\$0.00	
General Government								
Auditor of State Fees								
Contractual Services	\$0.00	\$650.00	\$650.00	\$0.00	\$648.05	\$0.00	\$1.95	99.700%
Total Auditor of State Fees	\$0.00	\$650.00	\$650.00	\$0.00	\$648.05	\$0.00	\$1.95	
Total General Government	\$0.00	\$650.00	\$650.00	\$0.00	\$648.05	\$0.00	\$1.95	
Total 2131 - Police Disability and Pension	\$0.00	\$52,000.00	\$52,000.00	\$24,589.15	\$51,998.05	\$0.00	\$1.95	
2151 - Coronavirus Relief Fund								
Security of Persons and Property								
Fire Fighting, Prevention and Inspection								
Personal Services	\$0.00	\$63,685.40	\$63,685.40	\$246.25	\$62,698.76	\$32.93	\$953.71	98.451%
Employee Fringe Benefits	\$0.00	\$21,375.71	\$21,375.71	\$3.63	\$20,656.60	\$0.00	\$719.11	96.636%
Total Fire Fighting, Prevention and Inspection	\$0.00	\$85,061.11	\$85,061.11	\$249.88	\$83,355.36	\$32.93	\$1,672.82	
Total Security of Persons and Property	\$0.00	\$85,061.11	\$85,061.11	\$249.88	\$83,355.36	\$32.93	\$1,672.82	
General Government								
Mayor and Administrative Offices								
Employee Fringe Benefits	\$0.00	\$3,000.00	\$3,000.00	\$794.46	\$2,950.85	\$0.00	\$49.15	98.362%
Total Mayor and Administrative Offices	\$0.00	\$3,000.00	\$3,000.00	\$794.46	\$2,950.85	\$0.00	\$49.15	

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	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
Total General Government	\$0.00	\$3,000.00	\$3,000.00	\$794.46	\$2,950.85	\$0.00	\$49.15	
Other Financing Uses								
Other - Other Financing Uses	\$0.00	\$156,062.49	\$156,062.49	\$11,308.66	\$52,166.61	\$91,730.78	\$12,165.10	33.427%
Total Other Financing Uses	\$0.00	\$156,062.49	\$156,062.49	\$11,308.66	\$52,166.61	\$91,730.78	\$12,165.10	
Total 2151 - Coronavirus Relief Fund	\$0.00	\$244,123.60	\$244,123.60	\$12,353.00	\$138,472.82	\$91,763.71	\$13,887.07	
2901 - MAYOR'S COURT COMPUTER FUND								
Security of Persons and Property								
Police Enforcement								
Contractual Services	\$0.00	\$2,835.00	\$2,835.00	\$0.00	\$2,835.00	\$0.00	\$0.00	100.000%
Supplies and Materials	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$500.00	\$0.00	\$900.00	35.714%
Capital Outlay	\$0.00	\$3,765.00	\$3,765.00	\$0.00	\$2,443.30	\$1,070.68	\$251.02	64.895%
Total Police Enforcement	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$5,778.30	\$1,070.68	\$1,151.02	
Total Security of Persons and Property	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$5,778.30	\$1,070.68	\$1,151.02	
Total 2901 - MAYOR'S COURT COMPUTER FUND	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$5,778.30	\$1,070.68	\$1,151.02	
2902 - POLICE LEVY FUND								
Security of Persons and Property								
Police Enforcement								
Personal Services	\$0.00	\$1,050,274.96	\$1,050,274.96	\$131,526.44	\$960,814.95	\$21,507.56	\$67,952.45	91.482%
Employee Fringe Benefits	\$0.00	\$232,794.00	\$232,794.00	\$24,776.44	\$169,799.77	\$0.00	\$62,994.23	72.940%
Contractual Services	\$0.00	\$16,055.04	\$16,055.04	\$0.00	\$16,055.04	\$0.00	\$0.00	100.000%
Total Police Enforcement	\$0.00	\$1,299,124.00	\$1,299,124.00	\$156,302.88	\$1,146,669.76	\$21,507.56	\$130,946.68	
Total Security of Persons and Property	\$0.00	\$1,299,124.00	\$1,299,124.00	\$156,302.88	\$1,146,669.76	\$21,507.56	\$130,946.68	
Total 2902 - POLICE LEVY FUND	\$0.00	\$1,299,124.00	\$1,299,124.00	\$156,302.88	\$1,146,669.76	\$21,507.56	\$130,946.68	
2903 - PSAP 911 FUND								
Security of Persons and Property								
Police Enforcement								
Contractual Services	\$0.00	\$438.39	\$438.39	\$0.00	\$0.00	\$0.00	\$438.39	0.000%
Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Police Enforcement	\$0.00	\$438.39	\$438.39	\$0.00	\$0.00	\$0.00	\$438.39	
Total Security of Persons and Property	\$0.00	\$438.39	\$438.39	\$0.00	\$0.00	\$0.00	\$438.39	
Total 2903 - PSAP 911 FUND	\$0.00	\$438.39	\$438.39	\$0.00	\$0.00	\$0.00	\$438.39	
2904 - EMPLOYEE SEVERANCE FUND								
Security of Persons and Property								
Police Enforcement								
Personal Services	\$0.00	\$245,000.00	\$245,000.00	\$6,878.82	\$6,878.82	\$140.38	\$237,980.80	2.808%
Employee Fringe Benefits	\$0.00	\$3,577.00	\$3,577.00	\$101.78	\$101.78	\$0.00	\$3,475.22	2.845%
Total Police Enforcement	\$0.00	\$248,577.00	\$248,577.00	\$6,980.60	\$6,980.60	\$140.38	\$241,456.02	
Total Security of Persons and Property	\$0.00	\$248,577.00	\$248,577.00	\$6,980.60	\$6,980.60	\$140.38	\$241,456.02	

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	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
Transportation								
Other Transportation								
Personal Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Employee Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
General Government								
Income Tax Administration								
Personal Services	\$0.00	\$6,500.00	\$6,500.00	\$0.00	\$6,492.44	\$0.00	\$7.56	99.884%
Employee Fringe Benefits	\$0.00	\$100.00	\$100.00	\$0.00	\$94.14	\$0.00	\$5.86	94.140%
Total Income Tax Administration	\$0.00	\$6,600.00	\$6,600.00	\$0.00	\$6,586.58	\$0.00	\$13.42	
Total General Government	\$0.00	\$6,600.00	\$6,600.00	\$0.00	\$6,586.58	\$0.00	\$13.42	
Other Financing Uses								
Contingencies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 2904 - EMPLOYEE SEVERANCE FUND	\$0.00	\$255,177.00	\$255,177.00	\$6,980.60	\$13,567.18	\$140.38	\$241,469.44	
2905 - WE THRIVE GRANT FUND								
Community Environment								
Other Community Environment								
Other	\$0.00	\$3,121.00	\$3,121.00	\$0.00	\$0.00	\$0.00	\$3,121.00	0.000%
Total Other Community Environment	\$0.00	\$3,121.00	\$3,121.00	\$0.00	\$0.00	\$0.00	\$3,121.00	
Total Community Environment	\$0.00	\$3,121.00	\$3,121.00	\$0.00	\$0.00	\$0.00	\$3,121.00	
Total 2905 - WE THRIVE GRANT FUND	\$0.00	\$3,121.00	\$3,121.00	\$0.00	\$0.00	\$0.00	\$3,121.00	
2906 - NATURE WORKS GRANT								
Leisure Time Activities								
Other Leisure Time Activities								
Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Leisure Time Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Leisure Time Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 2906 - NATURE WORKS GRANT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2907 - Mercy Tax Increment Equivalent Fund								
General Government								
Other General Government								
Contractual Services	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$892.87	\$0.00	\$107.13	89.287%
Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Other	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$27,234.80	\$0.00	\$2,765.20	90.783%
Total Other General Government	\$0.00	\$31,000.00	\$31,000.00	\$0.00	\$28,127.67	\$0.00	\$2,872.33	
Total General Government	\$0.00	\$31,000.00	\$31,000.00	\$0.00	\$28,127.67	\$0.00	\$2,872.33	
Capital Outlay								

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	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
Capital Outlay								
Capital Outlay	\$0.00	\$70,000.00	\$70,000.00	\$0.00	\$0.00	\$0.00	\$70,000.00	0.000%
Total Capital Outlay	\$0.00	\$70,000.00	\$70,000.00	\$0.00	\$0.00	\$0.00	\$70,000.00	
Total Capital Outlay	\$0.00	\$70,000.00	\$70,000.00	\$0.00	\$0.00	\$0.00	\$70,000.00	
Total 2907 - Mercy Tax Increment Equivalent Fund	\$0.00	\$101,000.00	\$101,000.00	\$0.00	\$28,127.67	\$0.00	\$72,872.33	
4901 - CAPITAL PROJECTS								
Capital Outlay								
Capital Outlay								
Capital Outlay	\$0.00	\$220,000.00	\$220,000.00	\$0.00	\$126,308.91	\$0.00	\$93,691.09	57.413%
Total Capital Outlay	\$0.00	\$220,000.00	\$220,000.00	\$0.00	\$126,308.91	\$0.00	\$93,691.09	
Total Capital Outlay	\$0.00	\$220,000.00	\$220,000.00	\$0.00	\$126,308.91	\$0.00	\$93,691.09	
Total 4901 - CAPITAL PROJECTS	\$0.00	\$220,000.00	\$220,000.00	\$0.00	\$126,308.91	\$0.00	\$93,691.09	
4902 - Capital Projects-PUBLIC FACILITIES								
Capital Outlay								
Capital Outlay								
Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 4902 - Capital Projects-PUBLIC FACILITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
4903 - Capital Projects-VILLAGE LAND								
Capital Outlay								
Capital Outlay								
Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 4903 - Capital Projects-VILLAGE LAND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5901 - STORM WATER UTILITY								
Transportation								
Storm Sewers and Drains								
Personal Services	\$0.00	\$3,780.00	\$3,780.00	\$185.90	\$3,062.41	\$29.60	\$687.99	81.016%
Employee Fringe Benefits	\$0.00	\$580.00	\$580.00	\$17.18	\$448.41	\$0.00	\$131.59	77.312%
Contractual Services	\$20,111.00	\$35,000.00	\$55,111.00	\$18,866.00	\$38,877.81	\$99.19	\$16,134.00	70.545%
Supplies and Materials	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$1,396.58	\$1,603.42	\$0.00	46.553%
Capital Outlay	\$69,936.03	\$157,640.00	\$227,576.03	\$0.00	\$66,298.90	\$13,476.03	\$147,801.10	29.133%
Total Storm Sewers and Drains	\$90,047.03	\$200,000.00	\$290,047.03	\$19,069.08	\$110,084.11	\$15,208.24	\$164,754.68	
Total Transportation	\$90,047.03	\$200,000.00	\$290,047.03	\$19,069.08	\$110,084.11	\$15,208.24	\$164,754.68	
Total 5901 - STORM WATER UTILITY	\$90,047.03	\$200,000.00	\$290,047.03	\$19,069.08	\$110,084.11	\$15,208.24	\$164,754.68	

Report reflects selected information.

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	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
9101 - Unclaimed Monies								
Fiduciary Distributions								
Distributions of Unclaimed Monies								
Other	\$0.00	\$15,267.00	\$15,267.00	\$0.00	\$0.00	\$0.00	\$15,267.00	0.000%
Total Distributions of Unclaimed Monies	\$0.00	\$15,267.00	\$15,267.00	\$0.00	\$0.00	\$0.00	\$15,267.00	
Total Fiduciary Distributions	\$0.00	\$15,267.00	\$15,267.00	\$0.00	\$0.00	\$0.00	\$15,267.00	
Total 9101 - Unclaimed Monies	\$0.00	\$15,267.00	\$15,267.00	\$0.00	\$0.00	\$0.00	\$15,267.00	
9901 - MAYOR'S COURT Agency								
Fiduciary Distributions								
Distributions to Other Governments								
Other	\$0.00	\$25,000.00	\$25,000.00	\$2,136.00	\$22,341.00	\$0.00	\$2,659.00	89.364%
Total Distributions to Other Governments	\$0.00	\$25,000.00	\$25,000.00	\$2,136.00	\$22,341.00	\$0.00	\$2,659.00	
Distributions to Other Funds (Primary Gov't)								
Other	\$0.00	\$89,950.00	\$89,950.00	\$7,173.00	\$70,046.00	\$0.00	\$19,904.00	77.872%
Total Distributions to Other Funds (Primary Gov't)	\$0.00	\$89,950.00	\$89,950.00	\$7,173.00	\$70,046.00	\$0.00	\$19,904.00	
Other Distributions								
Other	\$0.00	\$50.00	\$50.00	\$0.00	\$39.00	\$0.00	\$11.00	78.000%
Total Other Distributions	\$0.00	\$50.00	\$50.00	\$0.00	\$39.00	\$0.00	\$11.00	
Total Fiduciary Distributions	\$0.00	\$115,000.00	\$115,000.00	\$9,309.00	\$92,426.00	\$0.00	\$22,574.00	
Other Financing Uses								
Transfers - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 9901 - MAYOR'S COURT Agency	\$0.00	\$115,000.00	\$115,000.00	\$9,309.00	\$92,426.00	\$0.00	\$22,574.00	
9902 - EMPLOYEES HEALTH INSURANCE Agency								
Fiduciary Distributions								
Distributions on Behalf of Employees								
Other	\$0.00	\$60,000.00	\$60,000.00	\$5,637.32	\$57,219.14	\$0.00	\$2,780.86	95.365%
Total Distributions on Behalf of Employees	\$0.00	\$60,000.00	\$60,000.00	\$5,637.32	\$57,219.14	\$0.00	\$2,780.86	
Total Fiduciary Distributions	\$0.00	\$60,000.00	\$60,000.00	\$5,637.32	\$57,219.14	\$0.00	\$2,780.86	
Total 9902 - EMPLOYEES HEALTH INSURANCE Agency	\$0.00	\$60,000.00	\$60,000.00	\$5,637.32	\$57,219.14	\$0.00	\$2,780.86	
9903 - VALLEY BAND ESCROW								
Fiduciary Distributions								
Other Distributions								
Contractual Services	\$0.00	\$1,500.00	\$1,500.00	\$122.03	\$883.36	\$616.64	\$0.00	58.891%
Total Other Distributions	\$0.00	\$1,500.00	\$1,500.00	\$122.03	\$883.36	\$616.64	\$0.00	
Total Fiduciary Distributions	\$0.00	\$1,500.00	\$1,500.00	\$122.03	\$883.36	\$616.64	\$0.00	
Other Financing Uses								
Transfers - Out	\$0.00	\$19,545.96	\$19,545.96	\$0.00	\$0.00	\$0.00	\$19,545.96	0.000%

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	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
Total Other Financing Uses	\$0.00	\$19,545.96	\$19,545.96	\$0.00	\$0.00	\$0.00	\$19,545.96	
Total 9903 - VALLEY BAND ESCROW	\$0.00	\$21,045.96	\$21,045.96	\$122.03	\$883.36	\$616.64	\$19,545.96	
9904 - Kenwood SWJEDZ Agency								
Fiduciary Distributions								
Distributions to Other Governments								
Other	\$0.00	\$827,000.00	\$827,000.00	\$184,026.90	\$826,420.63	\$0.00	\$579.37	99.930%
Total Distributions to Other Governments	\$0.00	\$827,000.00	\$827,000.00	\$184,026.90	\$826,420.63	\$0.00	\$579.37	
Distributions to Other Funds (Primary Gov't)								
Contractual Services	\$0.00	\$120,000.00	\$120,000.00	\$24,808.46	\$111,914.94	\$74.10	\$8,010.96	93.262%
Total Distributions to Other Funds (Primary Gov't)	\$0.00	\$120,000.00	\$120,000.00	\$24,808.46	\$111,914.94	\$74.10	\$8,010.96	
Total Fiduciary Distributions	\$0.00	\$947,000.00	\$947,000.00	\$208,835.36	\$938,335.57	\$74.10	\$8,590.33	
Other Financing Uses								
Transfers - Out	\$0.00	\$103,000.00	\$103,000.00	\$6,462.79	\$34,473.33	\$0.00	\$68,526.67	33.469%
Total Other Financing Uses	\$0.00	\$103,000.00	\$103,000.00	\$6,462.79	\$34,473.33	\$0.00	\$68,526.67	
Total 9904 - Kenwood SWJEDZ Agency	\$0.00	\$1,050,000.00	\$1,050,000.00	\$215,298.15	\$972,808.90	\$74.10	\$77,117.00	
9905 - Kenwood SWJEDZ Escrow Agency								
Fiduciary Distributions								
Other Distributions								
Other	\$0.00	\$25,000.00	\$25,000.00	\$0.00	\$22,107.79	\$0.00	\$2,892.21	88.431%
Total Other Distributions	\$0.00	\$25,000.00	\$25,000.00	\$0.00	\$22,107.79	\$0.00	\$2,892.21	
Total Fiduciary Distributions	\$0.00	\$25,000.00	\$25,000.00	\$0.00	\$22,107.79	\$0.00	\$2,892.21	
Other Financing Uses								
Transfers - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 9905 - Kenwood SWJEDZ Escrow Agency	\$0.00	\$25,000.00	\$25,000.00	\$0.00	\$22,107.79	\$0.00	\$2,892.21	
9906 - Kenwood SWJEDZ Long-Term Maint. Agency								
Fiduciary Distributions								
Other Distributions								
Contractual Services	\$0.00	\$4,088.60	\$4,088.60	\$0.00	\$4,088.60	\$0.00	\$0.00	100.000%
Total Other Distributions	\$0.00	\$4,088.60	\$4,088.60	\$0.00	\$4,088.60	\$0.00	\$0.00	
Total Fiduciary Distributions	\$0.00	\$4,088.60	\$4,088.60	\$0.00	\$4,088.60	\$0.00	\$0.00	
Other Financing Uses								
Transfers - Out	\$0.00	\$3,411.40	\$3,411.40	\$0.00	\$0.00	\$0.00	\$3,411.40	0.000%
Total Other Financing Uses	\$0.00	\$3,411.40	\$3,411.40	\$0.00	\$0.00	\$0.00	\$3,411.40	
Total 9906 - Kenwood SWJEDZ Long-Term Maint. Agency	\$0.00	\$7,500.00	\$7,500.00	\$0.00	\$4,088.60	\$0.00	\$3,411.40	
Report Totals:	\$305,175.29	\$10,054,296.95	\$10,359,472.24	\$794,335.80	\$7,527,857.17	\$580,217.04	\$2,251,398.03	

Report reflects selected information.

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INVESTMENT LISTING

November 30, 2020

		INTERST	YEAR TO DATE	TOTAL	PURCHASE	MATURITY	
TYPE	DESCRIPTION	CURRENT VALUE	RATE	INTEREST	INTEREST	DATE	DATE
CD	FLAGSTAR BANK	\$ 250,000.00	2.00%	\$ 5,013.70		7/17/2019	1/19/2021
CD	GREAT NORTH BANK	\$ 250,000.00	2.80%	\$ 6,443.82		8/31/2018	2/26/2021
CD	EAGLEBANK	\$ 250,000.00	2.60%	\$ 5,431.49		3/15/2019	3/15/2021
CD	SYNOVUS BANK	\$ 250,000.00	2.40%	\$ 6,016.44		4/17/2019	4/16/2021
CD	FIRST FEDERAL SAVINGS BANK	\$ 250,000.00	2.40%	\$ 5,013.70		4/29/2019	5/28/2021
CD	BANK OZK	\$ 250,000.00	1.05%	\$ 1,539.05		4/8/2020	6/8/2021
CD	LAKELAND BANK	\$ 250,000.00	0.15%	\$ -		6/10/2020	6/10/2021
CD	TIAA FSB HOLDINGS INC	\$ 250,000.00	2.75%	\$ 6,893.83		1/18/2019	7/19/2021
CD	MIDFIRST BANK	\$ 250,000.00	0.15%	\$ -		7/22/2020	7/22/2021
CD	PLAINS CAPITAL BANK	\$ 250,000.00	0.15%	\$ -		7/22/2020	7/22/2021
CD	NICOLET NAT'L BANK	\$ 250,000.00	1.15%	\$ 1,441.44		4/17/2020	10/18/2021
CD	UBS BANK	\$ 250,000.00	3.15%	\$ 6,580.50		10/30/2018	10/28/2021
CD	CROSS RIVER BANK	\$ 250,000.00	1.80%	\$ 4,512.33		11/13/2019	11/15/2021
CD	MORGAN STANLEY PRIVATE BANK	\$ 250,000.00	3.25%	\$ 4,051.37		11/29/2018	11/29/2021
CD	SAFRA NATIONAL BANK	\$ 250,000.00	15.00%	\$ -		10/22/2020	12/22/2021
CD	WELLS FARGO WEST	\$ 250,000.00	1.80%	\$ 1,109.58		1/29/2020	1/31/2022
CD	MORTON COMMUNITY BANK	\$ 250,000.00	2.70%	\$ 5,640.41		3/15/2019	3/21/2022
CD	ALLY BANK	\$ 250,000.00	2.25%	\$ 2,820.21		6/27/2019	6/27/2022
CD	CIT BANK	\$ 250,000.00	1.95%	\$ 4,888.35		8/23/2019	8/23/2022
CD	GOLDMAN SACHS BANK	\$ 250,000.00	1.85%	\$ 4,637.68		10/30/2019	10/31/2022
Other	STAR OHIO	\$ 1,500,834.08	0.14%	\$ 834.08		7/30/2020	NONE
CD	NEW YORK COMMUNITY BANK	\$ 250,000.00	0.20%	\$ -		11/9/2020	11/9/2022
				\$ 72,867.98	ACTIVE		
				\$ 45,356.59	MATURED		
TOTAL		\$ 6,750,834.08		\$ 118,224.57			

TO: Village Council
FROM: Scot F. Lahrmer, Village Manager
DATE: January 8, 2021
RE: Approval of Resolution 2021-1 adopting the MKSK Conservation Study for Amberley Green

ITEM: Resolution 2021-1, Adopting the MKSK Conservation Study of Amberley Green

ACTION REQUESTED: By motion, **adopt Resolution 2021-1**, adopting the MKSK Conservation Study of Amberley Green.

PURPOSE: To identify areas of Amberley Green that should be protected and other areas that could be developed.

One of the objectives in establishing zoning text for Amberley Green was to identify and preserve heavy growth of trees, significant slopes and natural areas like ponds. Village Staff and Council, with the assistance of Bryan Snyder of the Hamilton County Building Department, had been working to create an environment to maintain green space while enabling development to occur on Amberley Green property. While zoning language had been included to identify the emphasis on open space and natural features, Village Council sought additional protections to delineate those areas of the 133-acre property that lends itself to conservation.

The Village contracted with MKSK to study the property to determine areas that should be reserved as green space and other areas that could be developed. MKSK's work on the property included some of these steps and strategies:

- examining some of the analysis previously done.
- further refining and determining the most likely candidate development sites pivoting from previous development suitability overlay.
- nailing down the candidate development sites because what remains after that is free for conservation and open space programming and features.
- looking at numerous factors to identify what areas would be most suitable for development and also most suitable for conservation/preservation as open space.
- including the portions of the site with significant slope challenges, the significant natural areas (ponds, heavy growth of trees and vegetation), prominent viewpoints, a primary path network, and buffers from the surrounding neighborhoods.

The study (attached) presented to Council's Public Buildings and Parks Committee showed a near 50% preserved and 50% development use of the property.

MKSK also presented possible recreation uses for the property, such as a dog park, picnic areas, observation areas, pavilions, and areas for Village special events, some of which could be within identified conservation areas.

As discussions and public hearings continued about establishment of the Amberley Green Zoning District (AGD) zoning text, the Public Buildings and Parks Committee recommended to Council to incorporate the MKSK Conservation Study into the Amberley Green Zoning District

however, the question was how to best do this. The concern was to make the study content meaningful while still allowing some flexibility in the future. Mr. Snyder suggested that it be incorporated by reference into the conditions for approval in the zoning text. Potential developers and BZA/Council would then need to consider it as part of the approval process but the study itself could still be updated or augmented in the future.

The intent of adopting the study and referencing it in the AGD zoning text is to bind a potential developer and BZA/Council, so the MKSK Study would be taken into consideration. If a developer or Village didn't take it into consideration, it would also give the Village the ability to deny a development that does not meet the goals of the Village.

The preferred method to achieve the incorporation into the AGD text is by referencing it into the conditions for approval section of the zoning text (154.84.8 (C)). The recommendation also allows Council to amend the conservation plan and not follow it if Council determines there is a development that does not warrant it or it is not feasible to do so.

The purpose of adopting Resolution 2021-1 , which is recommended by the Public Buildings and Parks Committee, is to establish the Amberley Green Conservation Study. The next step is incorporating it into the AGD text by reference.

If you have any questions, please let me know.

PASSED:
BY:

RESOLUTION NO. 2021-1

RESOLUTION ADOPTING MKSK CONSERVATION STUDY FOR AMBERLEY GREEN

WHEREAS, the Village, with the assistance of the Hamilton County Regional Planning Commission (“HCRPC”), created a special zoning district for the Village-owned Amberley Green property that would allow for potential mixed-uses, to preserve green space, create recreational and residential areas, while also allowing the potential opportunity for revenue-generating businesses to locate at the site, which would add to the tax base of the Village;

WHEREAS, Village Staff and Council have been working to create an environment to maintain green space for Amberley Green while enabling development to occur if the Village Council finds such a proposed use acceptable;

WHEREAS, the Village contracted with MKSK Design (“MKS”) to study the Amberley Green property to determine which areas which should be reserved as green space and which areas might be appropriate for development;

WHEREAS, MKSK presented a Conservation Study to Village Council, a copy of which is attached hereto and incorporated herein, which showed proposed uses that would preserve approximately 50% of Amberley Green for preservation and green space, with the remaining 50% of the property being suitable for potential development. The MKSK Study also presented possible recreational uses for the property, such as a dog park, picnic areas, pavilions, areas for food truck access, and entertainment spaces for special Village events;

WHEREAS, Staff and the Public Buildings and Parks Committee have reviewed the MKSK Study and find that it maintains an appropriate balance between potential development and green space and, therefore, recommend that the MKSK Study’s guidelines be adopted by Council for consideration in any future development of Amberley Green;

WHEREAS, Council finds that adopting the MKSK Study, as recommended by Staff and the Public Buildings and Parks Committee, further serves to protect and ensure the balance between green space and areas for potential future economic development of the property;

NOW, THEREFORE, BE IT RESOLVED BY THE Council of Amberley Village, State of Ohio, six (6) members elected thereto concurring:

SECTION 1: That the MKSK Conservation Study, a copy of which is attached

to and incorporated herein, is hereby adopted by the Village of Amberley and is to be taken into consideration in any potential development or use of the Amberley Green property, as set forth more fully in the Amberley Green Zoning Text.

SECTION 2: This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

Passed this _____ day of _____, 2021.

Mayor Thomas C. Muething

Attest:

Tammy Reasoner, Clerk of Council

Resolution Vote:

Moved: _____ Second: _____

I, Clerk of Council of Amberley Village, Ohio, certify that on the ____ day of _____ 2021, the foregoing Resolution was published pursuant to Article IX of the Home Rule Charter by posting true copies of said Resolution at all of the places of public notice as designated by Sec. 31.40(B), Code of Ordinances.

Tammy Reasoner, Clerk of Council



AMBERLEY GREEN

CONSERVATION STUDY PLAN

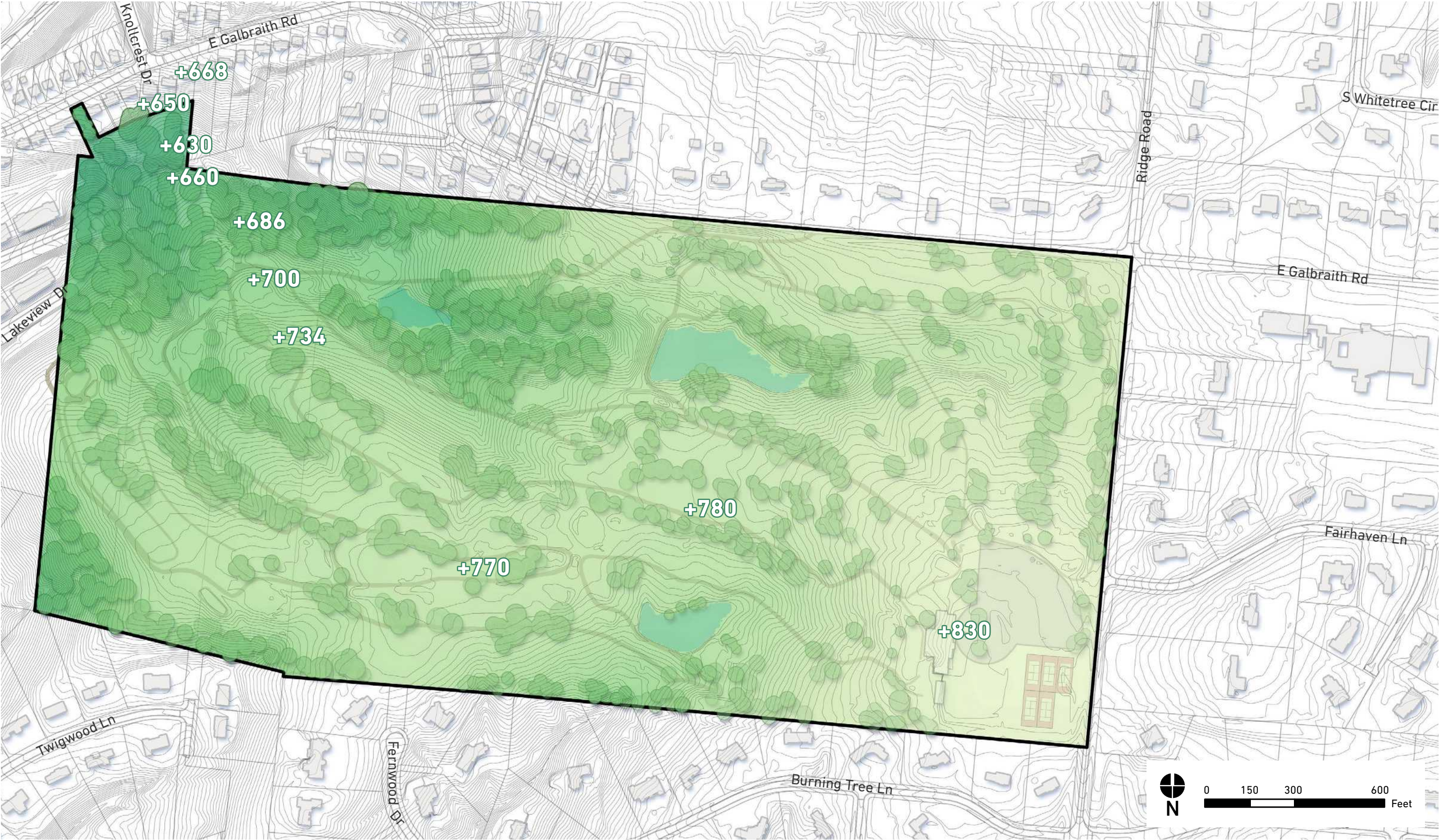
FALL 2020



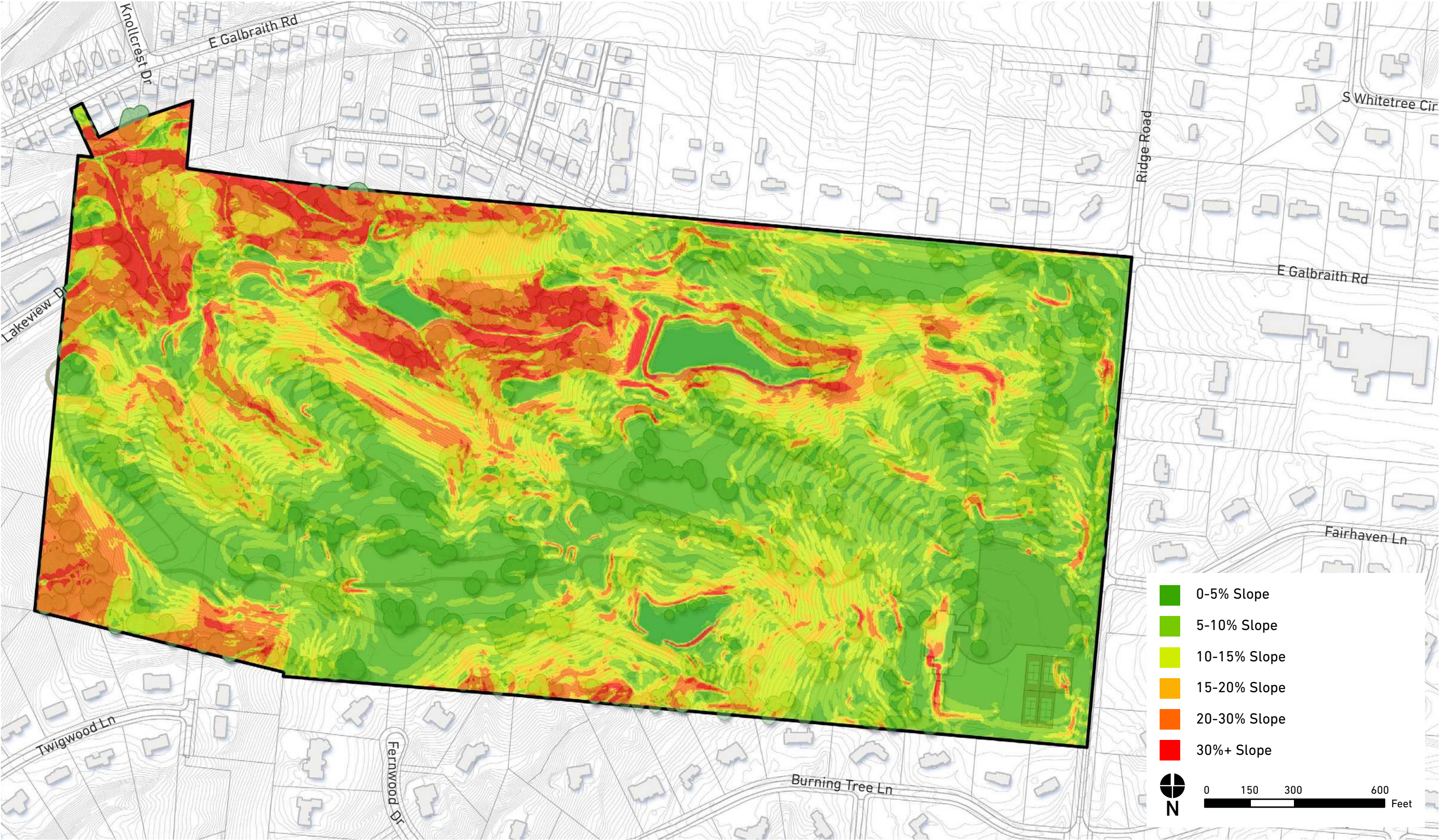
EXISTING CONDITIONS



ELEVATION



SLOPE ANALYSIS



INITIAL DEVELOPMENT SUITABILITY FROM 2018



CONNECTIVITY STUDY (2019)



Twigwood / Willowbrook
Connection

Fernwood Connection

Ridge Road Multi-Use Path

- In 2019, a study was conducted to evaluate strategies for improving pedestrian and bicycle mobility throughout the village.
- The study proposed a multi-use path along Ridge Road that would provide access to the Green.
- Additionally, the study examined possible alignment of paths that would connect the residential neighborhoods to the south and west to the Green.



FRAMEWORK | SIGNIFICANT SLOPES



FRAMEWORK | ENVIRONMENTALLY SENSITIVE AREAS



FRAMEWORK | NOTABLE VIEWSHEDS



FRAMEWORK | PRIMARY PATH NETWORK



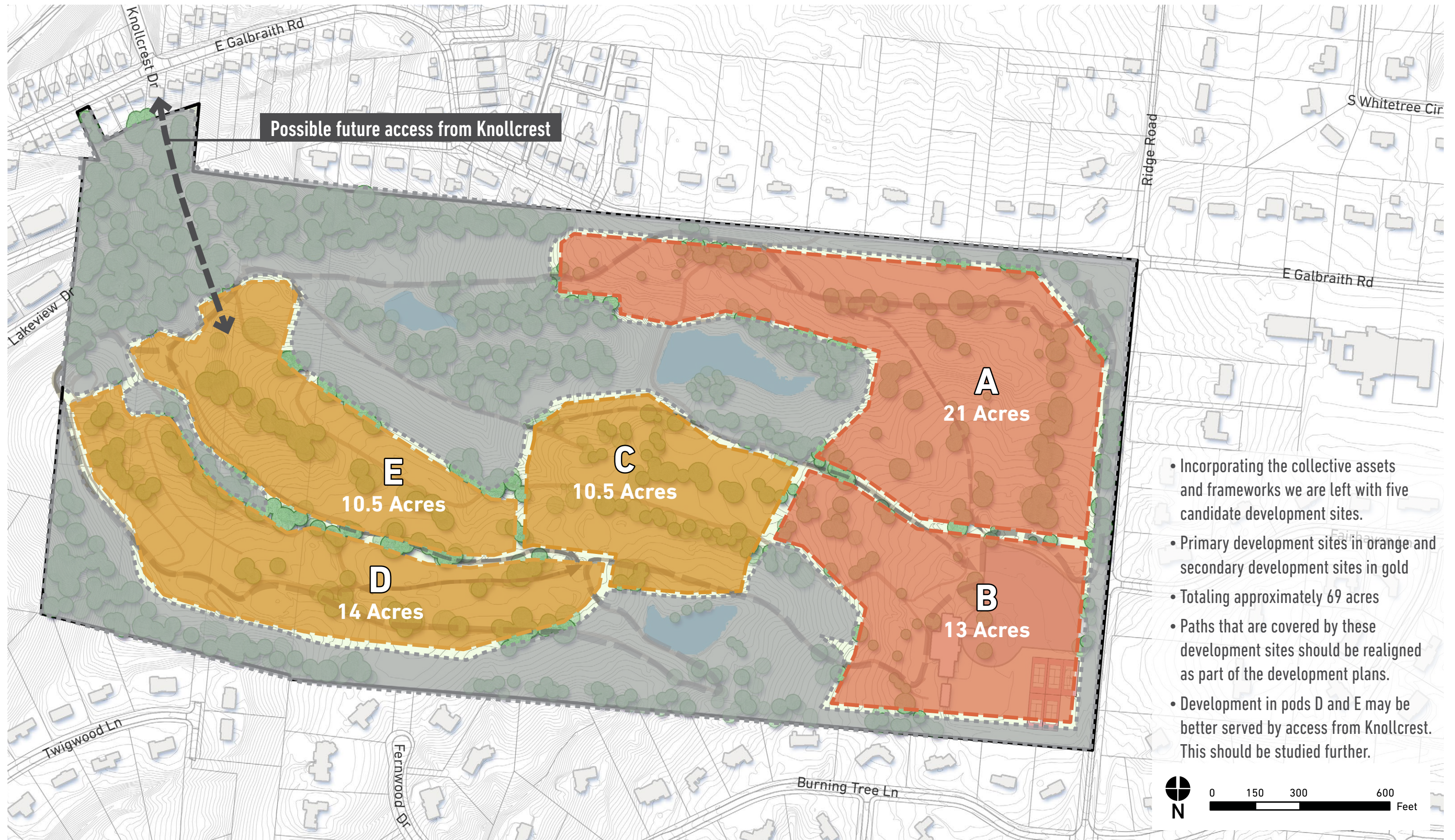
FRAMEWORK | NEIGHBORHOOD BUFFERS



• A perimeter buffer of 50' helps to preserve the Green's natural aesthetic and recognizes the sensitivity that potential future development could have with surrounding residential properties.



FRAMEWORK | DEVELOPMENT SITES



- Incorporating the collective assets and frameworks we are left with five candidate development sites.
- Primary development sites in orange and secondary development sites in gold
- Totaling approximately 69 acres
- Paths that are covered by these development sites should be realigned as part of the development plans.
- Development in pods D and E may be better served by access from Knollcrest. This should be studied further.

OUTPUT | CONSERVATION GREEN SPACE



CONSERVATION & OPEN SPACE

USES & PROGRAMMING





- The path network will continue to support the bulk of user activity on the site.
- The Path network should include preserving a perimeter loop path as well as other paths to promote interconnectivity.
- Any development that disturbs the existing paths should realign the paths to keep the connections open.

PROGRAMMING & USES | PLANTINGS



PROGRAMMING & USES | SIGNAGE & EDUCATION



Educational Signage



Seating Area

- The pink icons denote possible locations for educational opportunities.
- Possible focuses:
 - Plant identification and education
 - Site and Community History
 - Explaining prominent views
- Creating signage could be a partnership opportunity



PROGRAMMING & USES | PLAYGROUND



OTHER POSSIBLE ELEMENTS

- Other Possible Elements for Discussion:
 - Village Commons or Community Gathering Space
 - Fishing Pier/Designation
 - Dog Run
 - Pavilions
 - Seating
 - Art Installations/Sculptures



TO: Village Council
FROM: Scot F. Lahrmer, Village Manager
DATE: January 8, 2021
RE: Amberley Green Zoning Code Text

ITEM: Sixth Reading: Ordinance 2020-16, Adding Chapter 154.84 to Title IV of the Village of Amberley Codified Ordinances Regarding Amberley Green Zoning District Regulations

ACTION REQUESTED: By motion, adopt **Ordinance 2020-16**, adopting Chapter 154.84 to create the Amberley Green Zoning District (AGD).

PURPOSE: Adoption of the Amberley Green District (AGD) Zoning Code Text.

In order to effectively consider any type of development of the Village-owned Amberley Green (AG) property, the zoning must be changed from the current restrictive Residence A zoning (single-family, 1 acre lots). However, the Village does not have any other zoning district that would accomplish what residents and Council believe should be permitted on Amberley Green. Village Staff and Council have been working to create an environment to maintain green space for Amberley Green while enabling development to occur if the Village Council finds proposed uses acceptable for the 133-acre property. These efforts have culminated in a special zoning district being proposed for adoption by Village Council.

Creating the special zoning district would allow for mixed-uses, to preserve green space, create recreational, and residential areas while allowing limited opportunity for revenue-generating businesses to locate at the site, which will add to the tax base of the Village.

The Village entered into an agreement for professional services with the Hamilton County Regional Planning Commission (HCRPC) to assist in creating this special district. As part of this contract, Bryan Snyder, Development Services Administrator of HCRPC, met with Village staff to outline the objectives of the new zoning text. After a draft was secured, staff along with Mr. Snyder, worked extensively with Village Council, to further define new regulations. All of this discussion took place in Village Council work sessions.

The purpose of the new zoning regulations (attached) is to create and add Code Sections 154.84 through 154.84.8 specifically for the Amberley Green property.

Since Amberley Green is zoned for single-family residential (Residence A) and that is solely not what the Village would like to see on the property, zoning text is being created that would enable a variety of uses on the property. However, since the Village owns the property, the zoning becomes secondary but is still necessary to guide any development.

With a strong preference to maximize open space and walking trails with any development, Council set out to create a zoning code for Amberley Green for the simple purpose of protecting the health, safety and welfare of our residents. The benefits of establishing zoning on Amberley Green include:

- Protects existing property values by preventing incompatible uses

- Preserves recreational area and allows for more open spaces
- Enforces restrictions like height limitations, space requirements, building size and other development standards
- Keeps buildings from being built too close to each other
- Provides systematic lot arrangement
- Enhances the beauty of our community by requiring landscaping, buffers and parking lot improvements
- Protects residential properties from commercial development
- Facilitates attractive growth with community involvement

While the Village is safeguarded by ownership of the property and the Village has a strong preference for open space and walking trails, it was necessary to identify the principal uses that would be permitted on the property. Any use would require Village approval due to our ownership of the property and due to zoning.

The principal permitted uses discussed at the public meetings were incorporated into the proposed zoning text and include the following:

- Active and passive recreational uses including pools, splash parks, sports fields and courts, outdoor amphitheaters, public parks and walking trails, dog parks, and woodland preservation areas.
- Single-family dwellings.
- Community Gardens/Agriculture.
- Banquet/Event Center.
- Government/Public buildings and facilities.
- Other institutional uses including religious institutions, daycare centers, hospitals, schools, universities, and other educational related research facilities, and non-profit event centers, summer camps, and day camps.
- Nursing homes, assisted living facilities, and continuing care retirement facilities.
- Offices, including professional business offices, medical/dental offices, accounting services, banking/financial institutions, legal services, professional consulting/counseling services, real estate and securities brokering, hotels, and tax preparation services.
- Restaurants (without drive-thrus)
- Retail uses and/or facilities within a mixed-used building and not to exceed 20% of the total building square footage, including, but not limited to restaurants, baked goods, cheeses, fruits and vegetables, meats, ice cream, beer, wine, liquor, confectioneries, flowers and plants, pharmacies, cosmetics, photographic equipment, and supplies, pets and pet supplies, clothing, jewelry, sporting goods, bicycles, toys, music and musical instruments, luggage, books, glassware, medical and surgical equipment, office furniture equipment and supplies, appliances, business machines.
- Other similar uses determined to be compatible with the uses listed above and approved as part of the AGD district approval per the procedures outlined in this chapter.

The balance of the code spells out setbacks, site development regulations, landscaping, signage and architectural regulations as well as procedures for approval. Additionally, this zoning district would be tailored to the proximity of Ridge Road and Galbraith Road, therefore would not apply to other sites in the Village.

Text changes to the Zoning Code must first be considered by the Planning Commission following a public hearing. Village Council approved Resolution 2020-17 in May referring the zoning text to Planning Commission. The AGD zoning text was presented to the Planning Commission which held public hearings on July 8 and August 3. The July 8 hearing resulted in the Planning Commission requesting additional information from Village staff (attached), which was presented at the August 3 public hearing.

After the public hearing on August 3, the Planning Commission voted 3 to 1 to recommend Council amend the zoning code text to maintain the current land usage classifications as written, with the exception of the 20% mixed-use facilities. The Planning Commission also recommended removing all other requirements to be included as part of the concept plan submission, to allow a developer to be able to proceed without having to acquire additional variances.

While Planning Commission didn't have the opportunity to have the same discussions Council did with Mr. Snyder as the AGD was conceived, their recommendations to not include any regulations or stipulations would be different from other zoning districts in the Village. Although there is nothing that would require the Village to include anything other than use restrictions in a zoning plan for Amberley Green, it seems counterproductive to talk about the zoning on the property without any minimum requirements or restrictions. Without minimum requirements, it seems there could be a lack of consistency without such guiding principles. Granted, the Village has two "levels" of protection with respect to the development. The first being the Village owns the property and has a lot of discretion in how it is used/developed. The second are the restrictions imposed by the zoning code.

Planning Commission also expressed concerns about any developers having to seek variances, however, the concept of variances is baked into the approval process set forth in the zoning code. Specifically, Section 154.84.8(B), which states that:

"The Commission shall have categorical ability to recommend varying or relaxing the standards of this chapter and the Zoning Ordinance as a part of the recommendation provided that any such request is found to meet the intent of the AGD district."

Likewise, Section 154.84.8(D)(1) gives Village Council the same authority.

Beyond any initial development, if the Village does not adopt some minimum zoning requirements, it could create some issues. And while it may be viewed as taking away the ability for any developers to be creative, the Village needs to think beyond the initial development. If a developer were to lease/purchase and develop a piece of Amberley Green, the opportunity for restrictions on the second or third use could be limited. Having some basic restrictions in place would be helpful.

Staff does not believe having those basic restrictions/rules in place are likely to be a deterrent to any serious developer because the designation process gives the Planning Committee and Council the authority to grant exceptions as a part of the process. And any developer with any experience is going to understand that there may be some restrictions that need to be worked through. Granted the zoning code text may appear as cumbersome, and may need tweaked as time goes on, but getting zoning text in place at least enables discussions with interested parties.

Case in point, when the Scottish Rites was interested in redeveloping the former clubhouse, our single family zoning on the property prevented the Scottish Rites from investing several million dollars into the clubhouse.

In regards to the 20% limit on retail, Planning Commission preferred this to be lifted. As this topic was vetted during council work sessions, it was Council's belief that free-standing retail wasn't desired but if the retail co-located with another use, it would be more desirable.

In keeping with the spirit of Council's intentions to create a zoning code text, staff's recommendation is to consider Planning Commission's recommendations but adopt zoning code text that enables the Village to consider zoning on the property that fits within our objectives.

In anticipation of the public hearings for Planning Commission, staff met with the Public Outreach Committee of Council to formulate an outline of approaches to inform residents about what the AGD means. The result was a series of communication tools that were shared with residents including:

1. A series of short instructional videos regarding the proposed changes, why they are needed and what comes next

[#1: Why Do We Need Changes?](#)

[#2: What's Included in the Zoning Text?](#)

[#3: The Process: What Comes Next?](#)

2. A postcard mailer to direct residents to a dedicated “one-stop” webpage
3. The “one-stop” webpage itself, which includes links to the videos (and scripts), the postcard mailer, a spot for posting meeting dates, as well as links to background information and zoning language
4. Social media posts utilizing the instructional videos, animated memes and links back to the dedicated webpage

<https://www.amberleyvillage.org/2020/06/12/amberley-green-zoning-information/>

These resources have been available throughout the process, and were reactivated through print and digital newsletters and meeting notices in anticipation of Council holding a public hearing.

At the September 14 meeting, Council conducted a first reading of the ordinance and set the public hearing for October 12. Council conducted a third reading of the ordinance on November 9 and held a public hearing, and announced an additional public hearing for November 16 at a Special Meeting of Council, where a fourth reading was conducted. A Council Work Session was held on November 30 to allow Council members to review and consider resident and Planning Commission feedback, after which Ordinance 2020-16 was referred to the Public Buildings and Parks Committee to discuss protocol for utilizing the property for public events and how to incorporate the MKSK Conservation Study into the zoning text regulations.

The Public Buildings and Parks Committee has reviewed both items. The first was a clarification about temporary uses when the Village wants to hold special events on the property. The temporary uses language in the AGD zoning text allows for certain kinds of events to be

approved by the BZA. The Committee also discussed the possibility of changing our existing code to allow staff to administratively approve some events similar to our current process like garage sales and tents in yards. Bryan Snyder of Hamilton County explained that however the Village arranges events currently can continue with the AGD zoning because the zoning designation only changes when someone requests it. Staff suggested that the existing code be amended to allow staff to approve events of a week or less in duration. The Committee concurred with this approach and will put forth legislation in the future.

The second item was how to incorporate the MKSK Conservation Study into AGD zoning. The concern was to make the study content meaningful while still allowing some flexibility in the future. Mr. Snyder suggested that it be incorporated by reference into the conditions for approval in the zoning text. Potential developers and BZA/Council would then need to consider it as part of the approval process but the study itself could still be updated or augmented in the future. The Committee recommended language be drafted that could be introduced as an amendment to the AGD proposed regulations. Here is how the text could read as a condition of approval:

7. That the development is consistent or can be made consistent with the MKSK Conservation Study adopted by Village Council in Resolution 2021-1, and any and all other land use, comprehensive, connectivity, environmental, or slope analysis study or plan duly adopted by Village Council, unless upon review, it is found that consistency should not be required due to new information not available when the plan(s) was adopted or detailed sub-area studies indicate that compliance is not practical or feasible.

So as to not confuse the existing Ordinance 2020-16, the document here is what Council has been seeing all year. However, a copy of the AGD zoning text (red line version) with the changes recommended by the Public Buildings and Parks Committee, has been attached to the Village Manager's Report. If Council is supportive of the text change, a motion to amend Ordinance 2020-16 to include the additions is appropriate.

If you have any questions, please let me know.

PASSED:
BY:

ORDINANCE NO. 2020-16

ORDINANCE ADOPTING CHAPTER 154.84 TO TITLE IV OF THE VILLAGE OF
AMBERLEY CODIFIED ORDINANCES ADOPTING AMBERLEY GREEN
ZONING DISTRICT REGULATIONS

WHEREAS, in order to promote the health, safety, and welfare of residents and the community as a whole, Amberley Village maintains a Zoning Code that applies to different zoning districts within the Village to protect and enhance the attractive appearance of the community and to assist in potential economic development as evaluated and determined by Village Council;

WHEREAS, in order to effectively consider any type of development of the Village-owned Amberley Green property, the zoning had to be changed from the previous, more restrictive Residence A zoning (single-family, 1 acre lots);

WHEREAS, the Village, with the assistance of the Hamilton County Regional Planning Commission (“HCRPC”), created a special zoning district for Amberley Green that would allow for potential mixed-uses, to preserve green space, create recreational and residential areas, while also allowing the potential opportunity for revenue-generating businesses to locate at the site, which would add to the tax base of the Village.

WHEREAS, Village Staff and Council have been working to create an environment to maintain green space for Amberley Green while enabling development to occur if the Village Council finds such a proposed use acceptable;

WHEREAS, in accordance with the Village Charter and Ordinances, Village Council referred proposed zoning text for the Amberley Green Zoning District to the Planning Commission for the purpose of reviewing and making recommendations to Village Council concerning changes and adoption of the zoning regulations proposed for Amberley Green;

WHEREAS, the proposed zoning text was presented to the Planning Commission, which held public hearings on July 8, 2020 and August 3, 2020. Bryan Snyder from the HCRPC attended and made a presentation at the July 8, 2020 Planning Commission hearing, at which the Planning Commission requested additional information from Village staff. The additional information was presented at the August 3, 2020 public hearing;

WHEREAS, at the public hearing on August 3, 2020, the Planning Commission voted 3 to 1 to recommend that Council amend the proposed zoning code text for Amberley Green to maintain the current land usage classifications as written, with the

Sixth Reading

exception of the 20% limitation on retail use in mixed-use facilities. The Planning Commission also recommended removing all other proposed zoning requirements, including those relating to set-backs, site development, landscaping, signage, and architectural design in the interest of allowing potential developers to proceed without having to acquire additional variances;

WHEREAS, the Amberley Green Zoning Regulations as reviewed and recommended by the Planning Commission are attached and incorporated into this Ordinance;

WHEREAS, Council finds that the Amberley Green Zoning Regulations as recommended by the Planning Commission serve to protect and enhance the appearance of use of the Amberley Green property, while also allowing for potential future economic development of the property;

NOW, THEREFORE, BE IT ORDAINED BY THE Council of Amberley Village, State of Ohio, seven (7) members elected thereto concurring:

SECTION 1: Title IV of the Village of Amberley Codified Ordinances is hereby amended to add Code Sections 154.84 and 154.84.1, as set forth in more detail in the attached Zoning Regulations

SECTION 2: This Ordinance shall take effect and be enforced from and after the earliest period allowed by law.

Passed this ____ day of _____, 2021.

Mayor Thomas C. Muething

Attest:

Tammy Reasoner, Clerk of Council

Ordinance Vote:

Moved: ____ Seconded: ____

Muething _____
Wolf _____
Bardach _____

Sixth Reading

Conway _____
Hattenbach _____
Kamine _____
Warren _____

I, Clerk of Council of Amberley Village, Ohio, certify that on the ____ day of _____, 2021, the foregoing Ordinance was published pursuant to Article IX of the Home Rule Charter by posting true copies of said Ordinance at all of the places of public notice as designed by Sec. 31.40(B), Code of Ordinances.

Tammy Reasoner, Clerk of Council

AMBERLEY GREEN DISTRICT (AGD) REGULATIONS

154.84 PURPOSE.

In addition to the purposes listed in Section 154.05 (B), the purpose of the Amberley Green District is to encourage preservation of green space and walking trails for residents while allowing limited opportunity for new development. The area included in the district is characterized by steep slopes and unbuildable area to the west and flatter, more buildable areas to the east. The desire of the village for these potential development areas is to also include green areas beyond the unbuildable portions of the property and walking trail connections to ensure preservation of the unique and beautiful qualities of the property.

The Amberley Green District is applied to properties that have an AGD district designation. Properties in the Village that are eligible to request AGD district designation, in accordance with the regulations and procedures below, include all properties bounded by East Galbraith Road and the Village Corporate limit on the north, Ridge Road to the east, the Village Corporation Limit to the west, and the northern property lines of northernmost residential properties on Burning Tree Lane, Fernwood Drive, Willowbrook Lane, and Twigwood Lane to the south.

154.84.1 USE REGULATIONS.

- (A) *Principal Uses.* A building or lot or other land area in this district shall be used only for the following purposes.
1. Active and passive recreational uses including pools, splash parks, sports fields and courts, outdoor amphitheaters, public parks and walking trails, dog parks, and woodland preservation areas.
 2. Single-family dwellings.
 3. Community gardens/Agriculture
 4. Banquet/Event Center
 5. Government/Public buildings and facilities.
 6. Other institutional uses including religious institutions, day care centers, hospitals, schools, universities and other educational related research facilities, and non-profit event centers, summer camps, and day camps.
 7. Nursing homes, assisted living facilities, and continuing care retirement facilities.
 8. Offices, including professional business offices, medical/dental offices, accounting services, banking/financial institutions, legal services, professional consulting/counseling services, real estate and securities brokering, hotels, and tax preparation services.
 9. Restaurants (without drive throughs)
 10. Retail uses and/or facilities within a mixed-used building and not to exceed 20% of the total building square footage, including, but not

limited to restaurants, baked goods, cheeses, fruits and vegetables, meats, ice cream, beer, wine, liquor, confectioneries, flowers and plants, pharmacies, cosmetics, photographic equipment and supplies, pets and pet supplies, clothing, jewelry, sporting goods, bicycles, toys, music and musical instruments, luggage, books, glassware, medical and surgical equipment, office furniture equipment and supplies, appliances, business machines.

11. Other similar uses determined to be compatible with the uses listed above and approved as part of the AGD district approval per the procedures outlined in this chapter.

(B) *Accessory Uses.*

1. Home Occupation provided any such use shall comply with the requirements of Section 154.25(B)(1).
2. Accessory buildings and uses customarily incidental to a permitted use located on the same lot as the single-family use and subordinate in size to the single-family home and as further regulated by Section 154.12.

(C) *Temporary Uses.* Temporary uses, including but not limited to farm markets, festivals, food trucks, tree sales, community gatherings, and community commerce, may be permitted provided that such temporary use shall either be approved as part of the Concept or Final Development Plan for the principal use or shall be approved by the Zoning Board of Appeals in accordance with Section 154.66(A)(4).

154.84.2 HEIGHT REGULATIONS.

No building shall exceed two and one-half stories or 35 feet in height, whichever is the lesser height.

154.84.3 REQUIRED MINIMUM LOT AREA, WIDTH, AND SETBACK REGULATIONS.

All uses shall be setback a minimum of 50 feet from the boundaries of the Amberley Green area as described in Section 154.84 and shall also comply with the following minimum requirements.

- (A) *Lot area.* The minimum lot area for single-family detached uses shall be 8,000 square feet, and the minimum lot area for all other uses shall be 21,780 square feet.
- (B) *Ground area.* There is no maximum ground area coverage for single-family detached uses. For all other uses, the total ground area to be occupied by structures shall not exceed 50% of the lot area.
- (C) *Single-family detached residence lot width and setbacks.* Single family detached lots shall have a minimum width of 50 feet. All single-family structures shall comply with the following minimum yard requirements:

1. Front yard: 25 feet
 2. Side yard: 5 feet
 3. Rear yard: 35 feet
- (D) *Other permitted uses lot width and setbacks.* All other lots shall have a minimum lot width of 100 feet and shall comply with the following minimum yard requirements:
1. Front yard: 50 feet
 2. Side Yard: 20 feet
 3. Rear Yard: 20 feet

154.84.4 SITE DEVELOPMENT REGULATIONS.

- (A) *Off street parking.* Facilities for parking residents, employees, visitors, and business vehicles must be provided on the premises in accordance with the following uses and calculations unless modified as part of the Concept or Final Development Plan approval following submission of evidence indicating that the sufficient parking will be provided through shared parking agreements, a mix of uses with expected hours of high demand that do not overlap, or other such evidence as may be submitted to support a reduction of the spaces required in this Section. Such facilities other than those related to single-family residences, shall be setback a minimum of 50 feet from the boundaries of the Amberley Green area as described in Section 154.84 and 20 feet from all other public streets, private access easements, and interior lot lines. Parking spaces for the handicapped shall be provided in accordance with the provisions of the Ohio Basic Building Code.
1. Detached single-family residential: Two spaces for each dwelling unit
 2. Government/Public buildings and facilities: One space per 250 sq. ft. of floor area.
 3. Religious Institutions: One space per eight seats or bench seating in the main assembly area.
 4. Daycare centers: One space per employee + one space for each facility vehicle stored on the lot + one parking space for each six children.
 5. Hospitals: One space per bed.
 6. Schools, K-6: One space for each three seats in any auditorium, or one space for each classroom, whichever is greater.
 7. School, Junior High/Middle School: One space for each three seats in any auditorium, or one space for each classroom, whichever is greater.
 8. School, Senior High: One space per employee + twelve visitor spaces, plus one space per six students.
 9. School, University, Vocational/Professional, or Educational Research Facility: One space per employee + one space per two registered student capacity.

10. Amphitheater and event center: One space for each three seats or one space per 50 square feet of net floor area where fixed seating is not available.
11. Summer camp and day camp: One space per employee + one space per each camp vehicle + one space per five users at maximum capacity.
12. Swimming pools and splash parks: One space for each 50 square feet of pool or wet park surface area + one space per employee.
13. Athletic/Play field: Ten spaces per acre.
14. Tennis/Basketball/Racquet clubs and similar recreation facilities: Eight spaces for each indoor tennis/basketball court, five spaces for each outdoor tennis/basketball court, fives spaces for all other indoor and outdoor courts.
15. Parks and playgrounds: Four spaces per acre.
16. Nursing homes, assisted living facilities, and continuing care retirement facilities: One space per six residents + one space per employee.
17. Offices, excluding Medical: Three spaces for the first 1,000 sq. ft. or fraction thereof, + one space per 400 sq. ft. of floor area in excess of 1,000 sq. ft.
18. Offices, Medical: Six spaces + one space per 200 sq. ft. of floor space in excess of 1000 sq. ft.
19. Retail: One space per 200 sq. ft. of floor area.
20. Restaurant: One space per 100 sq. ft. of floor area.

(B) *Pedestrian Facilities.*

1. Sidewalks shall be a minimum of four feet wide and are required along both sides of all streets.
2. A connection shall be established from abutting streets with sidewalks to the entrance of primary structures through the use of sidewalks and special demarcation.
3. Pedestrian areas in parking lots or across interior drives shall be demarcated with special paving, color or height change, and/or striping for increased safety.

(C) *Lighting.*

1. All outdoor lighting for non-residential uses shall be designed, located, and mounted at heights no greater than 18 feet from grade, must have cutoff fixtures, and shall not shine directly onto adjacent residences.
2. All outdoor lighting for non-residential uses shall be designed and located to permit maximum light levels of 0.0 foot-candles at any residential property or lease line and 1.0 foot-candles at all other property or lease lines.

(D) *Dumpster and trash handling areas.* The following requirements shall apply to all dumpsters, trash handling areas, and related serviced entrances.

1. Dumpsters, trash handling areas and related screening, shall be located in compliance with the same minimum setbacks as a main building.

2. Any such structure shall be screened on three sides by a fence or wall from the view from public streets and any abutting properties.
 3. Any fence or wall required under this Section shall have a height no greater than seven feet and no less than five feet. Any wall shall be constructed in a durable fashion of brick, stone, or other masonry materials with no greater than 25% of the wall surface left open. Any fence shall be constructed in a durable fashion of wood posts and/or planks with minimum diameter or width of three inches and with no greater than 25% of the fence surface left open between posts and/or planks.
- (E) *Outdoor Storage.* Outdoor sales, display and storage shall be prohibited unless it is specifically permitted as part of an approved Concept or Final Development Plan or it is part of a temporary use permitted by Section 154.84.1.

154.84.5 LANDSCAPING REGULATIONS.

- (A) *Streetscape Buffer.* A Streetscape Buffer shall be installed along the property line of all non-single-family residential uses abutting all public street right-of-way and private access drives consisting of a minimum of 10 feet in depth and including a minimum of four understory or canopy trees and three shrubs per 100 linear feet of frontage.
- (B) *Boundary Buffer.* A Boundary Buffer shall be installed between any residential use and any non-residential use, including mixed use buildings consisting of a minimum of 10 feet in width and including a minimum of four canopy or evergreen trees and three shrubs per 100 linear feet of boundary length.
- (C) *Interior parking lot landscaping.* Interior parking lot landscaping shall be required for all new and expanded parking areas greater than 10 spaces in accordance with the following standards.
1. The total landscape area required in parking lot areas is 22 sq. ft. per parking space.
 2. Landscape areas shall consist of parking islands or peninsulas and all required landscape materials shall be planted within these island or peninsula areas. Best Management Practices (BMP's), such as rain gardens or bio swales are permitted.
 3. The minimum number of canopy trees is one canopy tree for each 10 parking spaces. Any fractional number of trees should be calculated to the next highest whole number.
 4. To determine the total number of required shrubs, multiply the total number of required canopy trees by three. One canopy tree may

substitute for 3 shrubs. Trees and shrubs do not have to be equally spaced and may be grouped.

(D) *General Landscaping Standards.* All required Streetscape, Boundary Buffer, and Interior parking lot landscaping shall comply with the following standards.

1. Canopy trees shall be deciduous trees with a minimum of 12 feet in overall height or a minimum caliper of 2 ½ inches when installed, and have an expected height of at least 35 feet at maturity.
2. Understory trees (flowering/ornamental trees) shall be a minimum of 5 feet in height in clump form or a minimum caliper of 1 ½ inches when installed.
3. Evergreen trees shall be a minimum of 5 feet in height when installed.
4. Shrubs shall be at least 18 inches in height or 24 inches in spread when installed.
5. Existing mature trees and shrubs that are preserved may be used to fulfill landscape requirements on a one to one basis except that any mature trees with a caliper greater than 6 inches may substitute for two required trees.

154.84.6 ARCHITECTURAL REGULATIONS.

The purpose of this section is to require architectural features for all nonresidential uses which increase visual interest, reduce undifferentiated masses and relate to the pedestrian scale, in accordance with the following standards.

- (A) Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice, in each instance appropriate to the building style.
- (B) Buildings with continuous facades that are 90 feet or greater in width shall be designed with offsets (projecting or recessed) not less than two feet deep, and over intervals between offsets of not greater than 60 feet.
- (C) Building facades may be constructed from stone, masonry, cement fiber board, wood siding, split-face, textured concrete, heavy gauge vinyl, glass or other materials which provide the same desired quality.
 1. Concrete masonry units (CMU or block) shall be textured or split-face and otherwise not smooth.
 2. Office uses may use architectural metal panels, glass (up to 75% of the façade area) and ornamental metal.
 3. Stucco, EIFS, or other similar material shall be used for trim or architectural features only.

- (D) Buildings constructed of metal shall be prohibited, except as provided in Section 154.84.6(C)(2).
- (E) Roofs may be pitched, use stepped parapet walls, three dimensional cornices, dimensioned or integrally-textured materials, or be sloped with overhangs and brackets. Parapets shall not exceed more than one-third (1/3) the height of the supporting wall.
- (F) Entryway features are required at the primary entrance to the structure and shall include elements such as: covered entries, integral planters, awnings, raised corniced parapets over the door, arches, or architectural details such as tile work and moldings that are integrated into the building structure and design.
- (G) The architectural style, materials, color and design on the front elevation shall be applied to all elevations of the structure adjacent to any public street, primary internal drive or residential use.

154.84.7 SIGNAGE REGULATIONS.

No sign may be posted on public property or within the public right-of-way along public roads, except village corporation signs, highway directional or regulatory signs and traffic safety signs erected and maintained by public agencies. All signs shall be placed in such manner that they will not obstruct the vision of drivers with regard to oncoming or intersecting traffic on any public or private roads or driveways. Only the following types of signs are permitted.

- (A) *Building Signs.* Any business or other permitted nonresidential use shall be permitted one-half (0.5) square foot of Building Sign surface area for each foot of building frontage that fronts a public right-of-way or the façade that contains the main entrance to the building and such building signage shall be located on the façade from which the measurement is taken. Building signage of a commercial or advertising nature shall not be permitted for residential uses.
- (B) *Freestanding Signs.* Businesses and/or centers containing multiple businesses shall be permitted a maximum of one monument sign for the business or center for the joint use of all tenants for which the facility is designed, including any outlots, subject to the following criteria.
 - 1. Signs shall be allowed only for parcels with at least one hundred fifty (150) feet of frontage adjoining a public street.
 - 2. All freestanding signs shall be monument style ground mounted signs.
 - 3. Freestanding signs shall not exceed 8 feet in height.

4. The sign shall be setback a minimum of 5 feet from all public rights-of way and private access easements and a minimum of 20 feet from a lot line of any residentially zoned or used property.
5. Signs shall have a message area of not more than 50 square feet for nonresidential uses or 32 square feet for attached residential developments.
6. Electronic message centers/Electronic signs and internally illuminated signs shall be prohibited.

(C) *Other Permitted Signs.*

1. Church or public building bulletin boards not exceeding 10 square feet in area.
2. Temporary signs on over 40 inches from the ground and not exceeding 6 square feet in area, the purpose of which is to communicate information about the lease or sale of a building or lot, which signs shall be removed as soon as the property is leased or sold.
3. Small announcements or professional signs not over one square foot in area.
4. Highway or directional and traffic safety signs erected and maintained by public agencies.
5. Outdoor election signs, provided that they may not be erected prior to four weeks before the day of the election and that the owner of the property on which the sign is located must cause the sign to be removed within 72 hours after the election; a sign permitted under this section shall not exceed 12 square feet in area and the aggregate of all signs placed on any parcel of real property in one ownership shall not exceed 60 square feet, nor shall they be posted such that the bottom edge of each sign is more than 40 inches from the ground. All such signs shall be placed in such manner that they will not obstruct the vision of drivers with regard to oncoming or intersecting traffic on any public or private roads or driveways.
6. Temporary signs associated with an approved temporary use not exceeding 10 square feet in area.

154.84.8 AMBERLEY GREEN DISTRICT (AGD) DESIGNATION PROCESS.

Establishment of an Amberley Green District (AGD) designation and all subsequent development and redevelopment within an established AG district shall be conducted in accordance with the following processes.

- (A) *Concept Plan Submission.* The submission of a Concept Plan is required as the initial process for establishment of the AGD district. The applicant is encouraged to engage in informal consultations with the Village Building Commissioner prior to preparing the Concept Plan, it being understood that no statement or representation by the Building Commissioner shall be binding upon the Village. The applicant shall prepare a Concept Plan and

shall submit the number of copies of this Concept Plan as specified by the Building Commissioner along with the completed application to the Planning Commission for consideration. This Concept Plan submission shall contain the following:

1. A written text setting forth in detail the criteria and conditions which the developer will follow in determining final elevations, locations of improvements, maximum slope, size, density, character and management of the development for the purposes of a Final Development Plan.
2. An existing conditions map showing existing topography, including the location of natural features such as creeks, ponds, significant stands of trees and other nature features of note requiring special consideration, as well as man-made features including easements, roads, sewer lines, adjacent property lines and all existing structures located on the property.
3. A preliminary development plan map of the property showing land use, general topography and physical features and the following information:
 - a. Property boundaries;
 - b. Proposed street plan indicating all surrounding streets and access points as well any private streets or walking trails;
 - c. Proposed pedestrian circulation system including sidewalks and hike/bike trails;
 - d. General location and size of different land use areas;
 - e. Density levels or maximum building size proposed for each area;
 - f. General location of schools, parks or other community facility sites, if any
 - g. Setback and height requirements for each area;
 - h. Proposed drainage plan;
 - i. General utility layout;
 - j. Parking layout for non-residential uses;
 - k. Preliminary geotechnical data indicating soil types for any area containing slopes in excess of 20%;
 - l. Any other information specifically requested by the Village to adequately review the proposed AGD district.
4. A written description of the management of any open spaces or common areas describing the form of organization to be followed in the establishment of a property owners' association in the event that the care and maintenance of such common areas is to be the responsibility of the property owners. This description shall also include any proposed covenants and restrictions designed to govern open spaces or other common areas.
5. Time schedule of projected development if construction is to extend beyond a two (2) year time period.

- (B) *Village Planning Commission Review and Recommendation.* The Village Planning Commission shall study the application and Concept Plan and shall hold a public hearing within thirty-five (35) days of the time of application. Following this public hearing, the Commission shall make a report to the Village Council recommending approval, approval with modification, or disapproval and the reasons therefore. The Commission may explicitly impose special conditions relating to any pertinent development characteristics as needed in making a recommendation. The Commission shall also have categorical ability to recommend varying or relaxing the standards of this chapter and the Zoning Ordinance as part of the recommendation provided that any such request is found to meet the intent of the AGD district.
- (C) *Conditions of Approval.* Upon receipt of the recommendation of the Village Planning Commission, the Village Council shall study and review the proposed Concept Plan and shall approve, modify, or disapprove the application on the basis of (1) all application requirements have been satisfied, and (2) finding that the following specific conditions are met:
1. That each individual section of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained;
 2. That the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts in these regulations;
 3. That the internal streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and that a traffic study has been completed to ensure adequate capacity for traffic in the vicinity of the development if requested by the Building Commissioner, Planning Commission, or Village Council;
 4. That any part of a development not used for structures, parking and loading areas or streets shall be landscaped or otherwise improved;
 5. The development will not impose an undue burden on public services and facilities such as fire and police protection.
 6. That the density of each individual phase of the development, as well as the density of the entire project shall not exceed the maximum allowable density as permitted in the AGD district.
- (D) *Village Council Action.* Council shall have thirty-five (35) days from the date of the report and recommendation of the Planning Commission to hold a public hearing for consideration of the Concept Plan. Action by the Village Council shall be as follows:
1. If from the facts presented, the Council is unable to make the necessary findings specified in Section 154.84.8(C), Conditions of Approval, the application shall be denied or returned to the applicant for clarification. In taking action, the Council may deny the Concept Plan or may approve said plan subject to specified amendments.

Council shall also have categorical ability to vary or relax the standards of this chapter and the Zoning Ordinance as part of the approval provided that any such request is found to meet the intent of the AGD district. If the application is approved by Council, the approval of the Concept Plan shall be limited to the general acceptability of the land uses proposed, density levels and their interrelationship, and shall not be construed to endorse precise location of uses, configuration of parcels, or engineering feasibility which are to be determined in subsequent preparation of detailed site development plans. Approval of the Concept Plan shall constitute the creation of a separate "AGD" Zoning District. The new zoning designation shall replace any existing zoning classification.

2. At the time of adopting any Ordinance establishing an "AGD" District, the Council shall make appropriate arrangements with the applicant, which will ensure the accomplishment of the public improvements and reservation of common open space of the public improvements shown on the approved Concept Plan.

(E) *Final Development Plan Approval Process.* Once the Concept Plan has been approved by the Council, a Final Development Plan for each section of the overall development must be reviewed and approved by the Building Commissioner prior to the issuance of any Zoning Certificate. The Final Development Plan shall be in accordance with the original Concept Plan; shall be prepared for the applicant by a professionally competent engineer, architect and/or landscape architect; and shall include the following:

1. Site plan indicating lot lines, building outlines, off-street parking and loading spaces, pedestrian walkways and vehicular circulation.
2. Preliminary building plans, including floor plans and exterior elevations.
3. Landscaping and buffering plans.
4. Evidence that the development will not impose an undue burden on public services and facilities such as fire and police protection.
5. Specific engineering plans, including site grading, street improvements, drainage and utility improvements and extensions as necessary.

Approval of each Final Development Plan for each unit of an AGD district shall be valid for one (1) year. No Zoning Certificate or Building Permit shall be issued for any structure within the AGD district until the final Subdivision Plat has been recorded with the County Recorder, if applicable.

(F) *Amendments to Approved Concept and Final Development Plans.* An approved Concept Plan or Final Development Plan within the AGD district may be amended by the following the procedures:

1. Minor Adjustments. Minor adjustments to an approved Concept Plan or Final Development Plan which become necessary because of field conditions, detailed engineering data, topography, or critical design criteria may be authorized by the Building Commissioner. These minor adjustments may be permitted, provided that they do not increase density, do not including any variances to the Zoning Code, decrease

the number of parking spaces, or allow buildings closer to abutting residential property lines.

2. Major Adjustments. Changes to an approved Concept Plan or Final Development Plan determined to be major adjustments not authorized above and not including any modification of written conditions of approval contained in a Village Council Ordinance shall require review and approval by the Village Planning Commission.

(G) *Appeals.*

1. Any party aggrieved by the administrative decision of the Building Official concerning a Final Development Plan or Minor Adjustment to a Final Development Plan may appeal within 30 days of the date of the decision to the Village Planning Commission.
2. Any other appeal of the legislative action of Village Council concerning a Concept Plan or the administrative action of the Planning Commission concerning a Major Adjustment may be appealed following the procedures for such appeal as outlined in the Ohio Revised Code.

PASSED:
BY:

ORDINANCE NO. 2021-1

ORDINANCE ESTABLISHING THE WeTHRIVE! HEALTH & WELLNESS
COMMITTEE

WHEREAS, WeTHRIVE! is an award-winning, community-led initiative of Hamilton County Public Health (“HCPH”) to make healthy living easier and to create a culture of health, safety, and vitality throughout Hamilton County.

WHEREAS, since 2011, Amberley Village has put those goals into practice by creating a community garden, improving access to physical activity and healthy lifestyles in the community, increased focus on the environment, and by focusing on the established “Pathways” of Chronic Disease, Emergency Preparedness, Environmental Health, Injury Prevention, Social Health, and Substance Use;

WHEREAS, each WeTHRIVE! community team is made up of residents and local leaders who want to make a difference. WeTHRIVE! helps teams assess the community’s needs, create an action plan, and find the resources to make lasting changes;

WHEREAS, the Village of Amberley wishes to establish a WeTHRIVE! Health & Wellness Committee to further advance these goals.

NOW, THEREFORE, BE IT ORDAINED BY THE Council of Amberley Village, State of Ohio, six (6) members elected thereto concurring:

SECTION 1: Title IX of the Municipal Code of Ordinances is amended to read as follows:

§103.01 Establishment of the WeTHRIVE! Health & Wellness Committee.

(A) The Council hereby establishes a WeTHRIVE! Health & Wellness Committee that will serve the mission of WeTHRIVE! in creating a healthier community in Amberley Village;

(B) The primary purpose of the We THRIVE! Health & Wellness Committee is to work collaboratively with WeTHRIVE! and HCPH to create and maintain a healthy community by assessing the community, selecting a Pathway, and working with Village Council to create systems to enhance the healthy environment in the Village.

§103.02 Objectives, Powers and Duties.

(A) To work with the HCPH community representative to study, investigate, counsel, develop or update annually and administer an action plan or healthy pathway;

(B) The WeTHRIVE! Health & Wellness Committee will serve as an advisory board to Council and the Village Manager;

(C) Participate in community events and provide opportunities for resident involvement;

(D) Designate a representative to attend and participate in WeTHRIVE! Health & Wellness Committee collaborative meetings and events;

(E) Work collaboratively with the Environmental Stewardship Committee when appropriate;

(F) Establish a culture of physical and environmental health in Amberley Village;

(G) Engage in community education emphasizing issues of Chronic Disease, Emergency Preparedness, Environmental Health, Injury Prevention, Social Health, Substance Use, and other pathways as may be implemented by HCPH;

(H) Link to Amberley Village website, newsletter, and other communication avenues with the WeTHRIVE! Health & Wellness Committee mission, events and information;

(I) Use official WeTHRIVE! logo on all communications;

(J) The Committee when requested by Council, shall consider, investigate, make findings, report and recommend upon any special matter or question regarding the health or safety of the Village.

§103.03 Membership and Terms.

(A) The WeTHRIVE! Health & Wellness Committee shall be open to any interested Amberley Village resident. Pursuant to Title III, Chapter 31, § 31.26, one member of the Village Council shall be appointed by the Mayor to be a member of the WeTHRIVE! Health & Wellness Committee.

(B) Terms.

1. All members of the Committee shall serve without compensation.

2. The Committee shall meet at least six times annually with all meetings to be called by the chairperson.

3. The Committee shall have no authority to bind the Village with respect to any matters.

4. The Committee shall make its own rules and regulations and shall keep a journal of its proceedings.

5. A simple majority of its members shall be a quorum for the transaction of business.

6. All plans, findings, reports and recommendations of the Committee shall be in writing.

7. The WeTHRIVE! Health & Wellness Committee shall keep minutes for its meetings and make these available to the Village Clerk.

8. A representative of the WeTHRIVE! Health & Wellness Committee shall report to Council twice yearly, to keep Council apprised of issues the Committee is working on.

SECTION 2: This Ordinance shall take effect and be enforced from and after the earliest period allowed by law.

Passed this _____ day of _____, 2021.

Mayor Thomas C. Muething

Attest:

Tammy Reasoner, Clerk of Council

Ordinance Vote:

Moved: _____ Seconded: _____

Muething _____
Wolf _____
Bardach _____
Conway _____

Hattenbach _____
Kamine _____
Warren _____

I, Clerk of Council of Amberley Village, Ohio, certify that on the ____ day of _____, 2021, the foregoing Ordinance was published pursuant to Article IX of the Home Rule Charter by posting true copies of said Ordinance at all of the places of public notice as designed by Sec. 31.40(B), Code of Ordinances.

Tammy Reasoner, Clerk of Council

TO: Village Council
FROM: Scot F. Lahrmer, Village Manager
DATE: January 7, 2021
RE: Amendment of the rate schedule for CT Consultants

ITEM: Resolution 2021-2, Authorizing Professional Service Rate Schedule for the Village Engineer

ACTION REQUESTED: By motion, adopt **Resolution 2021-2** approving the amended CT Consultant's fee schedule.

PURPOSE: To continue the services of CT Consultants.

The Village hired CT Consultants (formally CDS & Associates) as the Village Engineer in the early to mid-1980s. They have provided the Village with professional engineering in a broad range of services such as storm water infrastructure and street improvements, architecture, structural, acquiring grant funding in addition to general public works engineering.

Other comprehensive engineering includes site plan review, capital improvement planning, traffic studies, and signal design, subdivision regulation and review and right of way acquisitions.

The Village has adopted resolutions when the engineering rate increases. CT has submitted an average rate schedule increase of 2.60% across the board for the 2021 calendar year. The highest increase is 2.72% and the lowest increase is 2.49%.

<u>CT Consultants Titles</u>	<u>2020</u>	<u>2021</u>	<u>2021 Proposed Increase</u>
Senior Project Engineer	\$164.75	\$169	2.57%
Project Engineer	\$136.50	\$140	2.56%
Engineer 2	\$114.25	\$117.25	2.62%
Engineer 1	\$99.50	\$102	2.51%
Designer 3	\$105	\$107.75	2.61%
Designer 2	\$86.50	\$88.75	2.60%
Engineer Intern	\$55	\$56.5	2.72%
Construction Rep 3	\$86.50	\$88.75	2.60%
Technical Support	\$55	\$56.5	2.72%
Survey Crew	\$150.50	\$154.25	2.49%

The Village's annual expenditures for engineering varies depending on the projects and activity in a particular year. The Village spent an average of \$77,326 over each of the past three years, with approximately \$79,854 in 2018, \$ 102,408 in 2019, and \$61,165 (as of November 30) in 2020.

The Streets, Public Utilities and Sewer Committee reviewed and recommends approving the 2021 Engineering Fee Rates for CT Consultants.

Resolution 2021-2, is recommended. If you have any questions, please let me know.

PASSED:
BY:

RESOLUTION NO. 2020-2

RESOLUTION APPROVING AND ADOPTING PROPOSAL OF
CT CONSULTANTS TO AMEND ITS SCHEDULE OF FEES FOR 2021

WHEREAS, CT Consultants has a longstanding history of providing the Village with quality professional engineering in a broad range of services such as storm water infrastructure and street improvements, architecture, structural, acquiring grant funding, in addition to general public works engineering;

WHEREAS, the Village has previously reviewed and adopted resolutions approving CT Consultants' proposed engineering rate increases as being reasonable and in the best interests of the Village and its residents;

WHEREAS, CT Consultants has submitted an average rate schedule increase of 2.60% across the board for the 2021 calendar year.

WHEREAS, the Streets, Public Utilities and Sewer Committee has reviewed the proposal and recommends approval of CT Consultants' 2021 Engineering Fee Schedule;

WHEREAS, Council determines it is in the best interest of the Village and its residents to continue utilizing the services of CT Consultants and that the proposed fees are reasonable and acceptable;

NOW, THEREFORE, BE IT RESOLVED BY THE Council of Amberley Village, State of Ohio, six (6) members elected thereto concurring,

SECTION 1: That the fee schedule with CT Consultants, a copy of which is attached hereto and incorporated herein, is hereby approved for 2021 and thereafter until amended by Council.

SECTION 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed this ____ day of _____, 2021.

Mayor Thomas C. Muething

Attest:

Tammy Reasoner, Clerk of Council

Resolution Vote:

Moved: _____ Second: _____

I, Clerk of Council of Amberley Village, Ohio, certify that on the ____ day of _____ 2021, the foregoing Resolution was published pursuant to Article IX of the Home Rule Charter by posting true copies of said Resolution at all of the places of public notice as designated by Sec. 31.40(B), Code of Ordinances.

Tammy Reasoner, Clerk of Council



**VILLAGE OF AMBERLEY VILLAGE
2021 HOURLY FEE SCHEDULE**

Principal	\$ 219.75/hr
Senior Project Engineer/Architect	\$ 169.00/hr
Project Engineer/Architect	\$ 140.00/hr
Engineer 2/Architect 2	\$ 117.25/hr
Engineer 1/Architect 1	\$ 102.00/hr
Designer 3	\$ 107.75/hr
Designer 2	\$ 88.75/hr
Engineer Intern	\$ 56.50/hr
Construction Rep 3	\$ 88.75/hr
Word Processing & Office Support	\$ 56.50/hr
Survey Crew	\$ 154.25/hr

Expenses at Cost Plus 10%

CT CONSULTANTS, INC.

2021 AMBERLEY VILLAGE

RECEIVED

OCT 6 2020



September 30, 2020

Mr. Scot F. Lahrmer
Village Manager
Village of Amberley Village
7149 Ridge Road
Amberley Village, Ohio 45237

RE: 2021 Professional Services

Dear Scot:

The end of the year is approaching and, as always, we would like to meet with the Village of Amberley Village to discuss our performance over this past year and to see if, and how, we can improve our service to your staff and to Amberley Village in the upcoming year.

This is also the time of year when we review our annual agreement for professional services and the associated hourly fee schedule. We have attached our proposed fee schedule for 2021. As you can see, we are requesting an adjustment to the fee schedule for 2021.

I will be contacting you shortly to set up a convenient time to meet to review our proposed 2021 fee schedule and our performance for the past year.

Thank you for your long term trust.

Sincerely,

CT CONSULTANTS, INC.


Mark V. Brueggemann, P.E.
Vice President


Frank Twehues, P.E.
Village Engineer

FT:rgf

Attachment

TO: Village Council
FROM: Scot F. Lahrmer, Village Manager
DATE: January 8, 2021
RE: An adjustment to 2021 appropriations

ITEM: Ordinance 2021-2, Amended Appropriations for 2021

ACTION REQUESTED: By motion, adopt **Ordinance 2021-2** amending the 2021 appropriations for the Employee Severance Fund (2904).

PURPOSE: To reduce appropriations in the Employee Severance Fund (2904).

Each year when the Village prepares the Annual Budget, the first focus is on the revenue budget. That budget, along with remaining balances in the various funds, determines the amount that may be appropriated in the fund. For good reason, the State mandates the Village may not appropriate more than its available resources.

When the Village prepares the appropriations budget, our standard practice is to appropriate the entire fund balance plus anticipated revenue in all of the non-general funds. While staff is still required to get authorization from Council to make purchases, the Village does not need to amend appropriations which requires notifying the County each time it is done. Staff used this method in preparing the appropriations budget for 2021, however, a bill was paid in December 2020, after the 2021 Budget was passed, that reduced the balance in the Employee Severance Fund (2904) below the amount used to prepare the budget. It is necessary to reduce appropriations in this fund to be in compliance with the Auditor.

The purpose of this ordinance is to reduce appropriations in the Employee Severance Fund (2904) by \$139.75.

If you have any questions, please let me know.

PASSED:
BY:

ORDINANCE NO. 2021-2

ORDINANCE AMENDING APPROPRIATIONS FOR THE FISCAL YEAR 2021

WHEREAS, a payment was made in December, 2020, that reduced available monies in the Employee Severance Fund #2904 at the end of the 2020;

WHEREAS, it being necessary to amend appropriations so that monies appropriated for 2021 do not exceed anticipated revenue;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF AMBERLEY VILLAGE, OHIO, six (6) members elected thereto concurring:

SECTION 1: That the appropriations in the #2904 Employee Severance Fund be reduced by \$139.75 for the purpose of matching appropriations to anticipated revenue:

SECTION 2: That in accordance with Village Charter Article IX, Section 1, and Article X, Section 4, this ordinance may be passed upon a single reading and shall become effective forthwith on its adoption.

Passed this _____ day of _____, 2021.

Mayor Thomas C. Muething

Attest:

Tammy Reasoner, Clerk of Council

Ordinance Vote:

Moved: _____ Seconded: _____

Muething _____
Wolf _____
Bardach _____

Conway _____
Hattenbach _____
Kamine _____
Warren _____

I, Clerk of Council of Amberley Village, Ohio, certify that on the ____ day of _____, 2021, the foregoing Ordinance was published pursuant to Article IX of the Home Rule Charter by posting true copies of said Ordinance at all of the places of public notice as designed by Sec. 31.40(B), Code of Ordinances.

Tammy Reasoner, Clerk of Council

TO: Village Council
FROM: Scot F. Lahrmer, Village Manager
DATE: January 8, 2021
RE: Motor Vehicle License Fee

ITEM: Ordinance 2021-3, Approving an Additional \$5 License Plate Fee

ACTION REQUESTED: By motion, adopt **Ordinance 2021-3** levying an additional \$5.00 annual license plate fee.

PURPOSE: To accelerate street improvements.

In 2012, the Village embarked on an assessment of the condition of our streets using our Village Engineer, CT Consultants. The conclusion was that while 85% of our lane miles were in fair to good condition, 15% were in poor condition. The estimated cost to make the necessary repairs overall was \$7.9 million with those in the poor category costing \$4.6 million.

The intent of the 2012 Street Condition Report was to provide an opportunity to not only better understand our present condition but be able to provide the ability to develop an improvement plan. Despite the value of the comprehensive analysis, the Village was fiscally constrained and unable to advance additional dollars towards our infrastructure.

In 2019, the analysis was updated as the Village had invested \$2.5 million in repaving streets since 2012. The study revealed the Village overall still had \$10.3 million of street improvements of which \$6.1 million included major rehabilitation or reconstruction. The needs of Amberley's street system far exceeds our ability to fund improvements however, between 2012 and 2019, the Village went neither forward nor backward in maintaining the condition of the streets. However, there are larger projects that need to be addressed, including the major rehabilitation and reconstruction projects.

Utilizing the 2019 Street Condition Report, staff and the Village Engineer developed an 8 Year Street Improvement Plan. The 8-year plan was reviewed by the Streets Committee and approved at the December 14, 2020 Council meeting with the adoption of Resolution 2020-34. Council and staff felt this was a necessary step to address the deterioration of many of the Village's streets and the maintenance of the balance of Village roadways. From the 2019 Street Condition Report, the extent of these improvements, with engineering, is estimated at \$6.7 million. Concern was expressed when the 8-Year Street Improvement Plan was adopted that no inflation had been built into the estimate. In conferring with our Village Engineer Frank Twehues, he indicated there is a 10% contingency on the estimates and on a yearly basis, the detailed plan for that year will be evaluated. Mr. Twehues also indicated construction costs don't always rise at the same rate of inflation as some years can be more and some years less.

The Village has explored many options in determining how to finance this ambitious plan. The Village currently receives revenue from gasoline tax and license plate fees and contributes an additional \$200,000 from the General Fund to fund street programs. The Village also utilizes funds from the Storm Water Utility to pay for the storm water portion of street programs and pursues various State and County grant opportunities when applicable. Although effective, this

is not sufficient to eliminate the backlog of streets needing to be repaved. With the annual General Fund transfer, the Village has been able to keep pace with street paving and maintenance services each year as Village Council has long held the street program as a high priority. However, an accelerated street paving program was needed in addition to our annual street paving program.

Village Council determined that a more robust street improvement program was needed to address the street conditions with the outstanding question of how to fund it. Like most communities, Amberley is challenged to meet funding needs for maintaining, operating, and improving our roadway systems.

After discussion in both the Street and Finance Committees, staff identified several financial considerations including a street levy, borrowing money, additional license plate fee, General Fund transfers, and special assessments to accomplish the \$6.7 million investment.

Ultimately, the recommendation from the Finance Committee was a multi-step approach:

1. Effectively use our Street Fund balances
2. Utilize our Storm Water Fund balance where applicable
3. Continue transfers from the General Fund into the Street Funds
4. Adopt the additional \$5 license plate fee
5. Use grants and loans
6. Utilize the Village's unencumbered General Fund Balance to cover shortfalls during this 8-year program.

With this approach, the Village would invest \$6.7 million over the 8-year period and make significant advancements on our street conditions.

The vehicle registration permissive tax (\$5 license plate fee) is an optional tax that can be levied by counties, municipalities, and townships on vehicle registrations to fund street improvement projects. Typically additional license plate fees are split with Hamilton County, of which there are four as the County has the first right of refusal on several of the levies. The fifth levy comes directly to Amberley Village.

In 2019, the State of Ohio allowed an additional \$5 to be enacted by local jurisdictions, which is what is proposed with Ordinance 2021-3. The additional levy will allow the Village to collect an estimated \$19,000 in permissive tax each year to be used only for street improvements. Motorists pay this at the time they renew their license plate fee each year. This increases the Village's direct portion of the motor vehicle license fee from \$5/year to \$10/year.

This additional levy will also benefit the Village when applying for Ohio Public Works Commission (OPWC) and Municipal Road Fund (MRF) grants, which are awarded based on a points system. The Village Engineer, Frank Twehues, indicated the Village could go from 3 to 5 points if this fee is enacted. This additional \$5 license plate fee shows our commitment to secure as much available funding as possible toward infrastructure maintenance and improvements.

According to ORC Chapter 4504, the money received from this fee may be used solely in planning, constructing, improving, maintaining and repairing public roads, highways, streets,

and for the maintaining and repair of bridges and viaducts. Although the State just authorized this additional license plate fee last year, other communities have already enacted it for collection in 2021 in Hamilton County including Cincinnati, Greenhills, Madeira, Mariemont, and Newtown, along with the townships of Anderson, Colerain and Springfield.

Attached is a plan for how the 8-Year program will be funded which includes enacting the additional \$5 license plate fee. There are several sources of funds being utilized by the Village: Street Funds, General Funds, Grants, Loans, and an additional \$5 license plate fee.

The enactment of the additional license plate fee enables implementation of the 8-year Street Improvement Plan (attached). It also represents Council's endorsement that street improvements are the Village's priority.

This ordinance was recommended for approval by the Finance Committee at their December 1, 2020 meeting. The additional \$5 license plate fee will go into effect on January 1, 2022.

If you have any questions, please let me know.

PASSED:
BY:

ORDINANCE NO. 2021-3

ORDINANCE TO LEVY A PERMISSIVE MOTOR VEHICLE FEE PURSUANT TO
OHIO REVISED CODE SECTION 4504.173

WHEREAS, the Village of Amberley has the authority, pursuant to the Ohio legislature's passage of Ohio Revised Code Sec. 4504.173, to approve an additional Five Dollar (\$5.00) per motor vehicle license fee;

WHEREAS, this fee must be expended on road maintenance and repairs within the Village;

WHEREAS, the District Two Integrating Committee of the Ohio Public Works Commission requires, in order for a municipality to receive the maximum amount of points for State Capital Improvement Program funding application, the local jurisdiction is to have approved the additional Five Dollar (\$5.00) license fee;

WHEREAS, it is recognized and acknowledged that the receipt of this additional funding to be expended on the Village's streets and roads would be a great benefit to the Village, as road maintenance is a high priority for retaining and improving the Village's infrastructure for the benefit of residents;

WHEREAS, the Finance Committee has discussed this issue on a number of occasions, most recently on December 7, 2020, and recommends that Council approve the implementation of the additional license fee.

NOW, THEREFORE, BE IT ORDAINED BY THE Council of Amberley Village, State of Ohio, six (6) members elected thereto concurring:

SECTION 1: There is hereby levied an annual license tax upon the operation of motor vehicles on the public roads and highways of the Village of Amberley, pursuant to Section 4504.173 of the Ohio Revised Code, for purposes of planning, constructing, improving, maintaining, and repairing public roads, highways, and streets, and to provide additional revenue for the purposes authorized by Section 4504.173(A)(2) of the Ohio Revised Code, and to supplement revenues already available for such purpose.

SECTION 2: The license fee referenced above in Section 1 shall be at the rate of Five Dollars (\$5.00) per motor vehicle per year, on each and every motor vehicle registered within a district of registration that is located within the Village of Amberley, as determined by Section 4503.10(A)(3), subject to reductions in the manner provided in Sections 4503.16, 4503.17, 4503.172, 4503.173, 4503.18, 4503.41, 4503.46, and 4503.571 of the Ohio Revised Code.

SECTION 3: As used in this ordinance, the term "motor vehicle" shall include all vehicles so defined in Section 4505.01 of the Ohio Revised Code.

SECTION 4: The annual fee imposed by this ordinance shall apply to and be in effect for the registration year commencing on January 1, 2022, and shall continue in effect and application during each registration year thereafter.

SECTION 5: The annual fee imposed by this ordinance shall be paid to the Registrar of Motor Vehicles of the State of Ohio, or to the Deputy Registrar, at the time application for registration of a motor vehicle is made, as provided in Section 4503.01 of the Ohio Revised Code.

SECTION 6: All revenues derived from the annual fee levied by this Ordinance shall be used by the Village of Amberley for the purposes authorized herein and in accordance with Section 4504.173, or any other purpose authorized by state law.

SECTION 7: That this Ordinance shall take effect and in force effective January 1, 2022.

Passed this _____ day of _____, 2021.

Mayor Thomas C. Muething

Attest:

Tammy Reasoner, Clerk of Council

Ordinance Vote:

Moved: _____ Seconded: _____

Muething	_____
Wolf	_____
Bardach	_____
Conway	_____
Hattenbach	_____
Kamine	_____
Warren	_____

I, Clerk of Council of Amberley Village, Ohio, certify that on the ____ day of _____, 2021, the foregoing Ordinance was published pursuant to Article IX of the Home Rule Charter by posting true copies of said Ordinance at all of the places of public notice as designed by Sec. 31.40(B), Code of Ordinances.

Tammy Reasoner, Clerk of Council

STREETS--SOURCE & USE STATEMENT 2021-2028															
	2021		2022/2023		2024		2025		2026		2027		2028		TOTALS
SOURCE	STREET	STORM	STREET	STORM	STREET	STORM	STREET	STORM	STREET	STORM	STREET	STORM	STREET	STORM	
BALANCE FROM PRIOR YEAR	\$ 1,021,000.00	\$ 200,975	\$ 791,553	\$ 349,375	\$ 530,847	\$ 287,025	\$ 326,647	\$ 441,575	\$ 467,003	\$ 655,075	\$ 323,328	\$ 843,175	\$ 357,165	\$ 954,675	
#2011 FUND: GASOLINE EXCISE TAX/REGISTRATIONS	\$ 239,116.00		\$ 465,042		\$ 239,116		\$ 239,116		\$ 239,116		\$ 239,116		\$ 239,116		\$ 1,899,738
#2101 FUND: REGISTRATION/LICENSE TAX	\$ 29,378.00		\$ 97,170		\$ 48,585		\$ 48,585		\$ 48,585		\$ 48,585		\$ 48,585		\$ 369,473
WPCLF LOAN			\$ 217,345												
STORM WATER FEES		\$ 213,500		\$ 427,000		\$ 213,500		\$ 213,500		\$ 213,500		\$ 213,500		\$ 213,500	\$ 1,708,000
GRANTS			\$ 70,909												\$ 70,909
TIF							\$ 204,106	\$ 7,850							\$ 211,956
GENERAL FUND TRANSFER	\$ 200,000.00		\$ 400,000		\$ 200,000		\$ 200,000		\$ 200,000		\$ 200,000		\$ 200,000		\$ 1,600,000
TOTAL	\$ 1,489,494.00	\$ 414,475	\$ 2,042,019	\$ 776,375	\$ 1,018,548	\$ 500,525	\$ 1,018,454	\$ 662,925	\$ 954,704	\$ 868,575	\$ 811,029	\$ 1,056,675	\$ 844,866	\$ 1,168,175	
PROGRAM COST	\$ (697,941.00)	\$ (65,100)	\$ (1,511,172)	\$ (489,350)	\$ (691,901)	\$ (58,950)	\$ (334,106)	\$ (7,850)	\$ (631,376)	\$ (25,400)	\$ (453,864)	\$ (102,000)	\$ (1,498,880)	\$ (196,800)	
LOAN REPAYMENT							\$ (217,345)								
BALANCE	\$ 791,553.00	\$ 349,375	\$ 530,847	\$ 287,025	\$ 326,647	\$ 441,575	\$ 467,003	\$ 655,075	\$ 323,328	\$ 843,175	\$ 357,165	\$ 954,675	\$ (654,014)	\$ 971,375	
TOTAL EXPENDED EACH YEAR	\$ (763,041.00)		\$ (2,000,522)		\$ (750,851)		\$ (341,956)		\$ (656,776)		\$ (555,864)		\$ (1,695,680)		\$ (6,764,690)
Engineering costs included in street costs.															
Does not include cost for construction observation.															

AMBERLEY VILLAGE MULTI-YEAR STREET PROGRAM
2021 - 2028

DATE: 10/29/20
PROJECT: 190553



Item No.	Spec. No.	Item	Length		Construction Cost	Storm Cost	Roadway Cost
		2021					
		SECTION ROAD - Aracoma to Knoll	5,860		\$318,300.00		\$318,300.00
		WINDING WAY	3,140		\$171,450.00	\$2,500.00	\$168,950.00
		ESTHER DRIVE	849		\$130,200.00	\$60,000.00	\$70,200.00
		FAIR ACRES DRIVE	1,160		\$69,900.00	\$2,600.00	\$67,300.00
		PREVENTATIVE MAINTENANCE (CRACK SEALING & PAVEMENT REJUVENATION)			\$30,000.00		\$30,000.00
		ENGINEERING			\$43,191.00		
		TOTAL 2021			\$763,041.00	\$65,100.00	\$654,750.00
		2022 - 2023					
		N FARMCREST (\$145,000 OPWC Grant - Pending - Amount Not Removed from Construction Costs)	1,540		\$725,000.00	\$197,600.00	\$527,400.00
		S FARMCREST	1,380		\$659,200.00	\$193,700.00	\$465,500.00
		KINCAID ROAD - N Farmcrest to S Farmcrest (\$70,909) MRF Grant - Successful - Amount Removed from Construction Costs & \$76,817 OPWC Grant - Pending - Amount Not Removed from Construction Costs)	295		\$140,100.00	\$77,700.00	\$62,400.00
		ELBROOK AVENUE - Section Road to S Corp Line - In Conjunction with WM Replacement	1,680		\$94,100.00	\$6,750.00	\$87,350.00
		BLUEGRASS LANE - In Conjunction with WM Replacement	640		\$43,600.00	\$6,400.00	\$37,200.00
		MEADOW RIDGE LANE - In Conjunction with WM Replacement	1,800		\$101,000.00	\$7,200.00	\$93,800.00

AMBERLEY VILLAGE MULTI-YEAR STREET PROGRAM
2021 - 2028

DATE: 10/29/20
PROJECT: 190553



Item No.	Spec. No.	Item	Length		Construction Cost	Storm Cost	Roadway Cost
		PREVENTATIVE MAINTENANCE (CRACK SEALING & PAVEMENT REJUVENATION)			\$30,000.00		\$30,000.00
		ENGINEERING (Does not include Construction Inspection)			\$207,522.00		
		TOTAL 2022 - 2023			\$2,000,522.00	\$489,350.00	\$1,303,650.00
		2024					
		ROLLMAN ESTATES DRIVE	3,777		\$204,000.00	\$15,100.00	\$188,900.00
		GLENFARM COURT	890		\$48,050.00	\$3,600.00	\$44,450.00
		BEECH HOLLOW DRIVE	1,630		\$88,100.00	\$6,550.00	\$81,550.00
		CLEARWOOD COURT	407		\$22,000.00	\$1,750.00	\$20,250.00
		AMBERCREEK DRIVE	2,855		\$261,400.00	\$28,550.00	\$232,850.00
		ROLLING RIDGE COURT	368		\$29,300.00	\$1,500.00	\$27,800.00
		RIDGEWAY CLOSE	472		\$25,500.00	\$1,900.00	\$23,600.00
		PREVENTATIVE MAINTENANCE (CRACK SEALING, PAVEMENT REPAIR & PAVEMENT REJUVENATION)			\$30,000.00		\$30,000.00
		ENGINEERING			\$42,501.00		
		*Does not include Legacy Trace, French Park Place					
		TOTAL 2024			\$750,851.00	\$58,950.00	\$649,400.00

AMBERLEY VILLAGE MULTI-YEAR STREET PROGRAM
2021 - 2028

DATE: 10/29/20
PROJECT: 190553



Item No.	Spec. No.	Item	Length		Construction Cost	Storm Cost	Roadway Cost
		2025					
		AMBERLEY VILLAGE SERVICE DRIVE - Ridge to the Service Garage	1,960		\$192,600.00	\$7,850.00	\$184,750.00
		UNIDENTIFIED STREET IMPROVEMENTS			\$100,000.00		\$100,000.00
		PREVENTATIVE MAINTENANCE (CRACK SEALING & PAVEMENT REJUVENATION)			\$30,000.00		\$30,000.00
		ENGINEERING			\$19,356.00		
		TOTAL 2025			\$341,956.00	\$7,850.00	\$314,750.00
		2026					
		ELBROOK AVENUE - Section Road North to Cul-de-Sac	4,420		\$365,400.00	\$17,700.00	\$347,700.00
		TWIGWOOD LANE	1,920		\$92,200.00	\$7,700.00	\$84,500.00
		LARKFIELD DRIVE	800		\$32,000.00		\$32,000.00
		UNIDENTIFIED STREET IMPROVEMENTS			\$100,000.00		\$100,000.00
		PREVENTATIVE MAINTENANCE (CRACK SEALING & PAVEMENT REJUVENATION)			\$30,000.00		\$30,000.00
		ENGINEERING			\$37,176.00		
		TOTAL 2026			\$656,776.00	\$25,400.00	\$594,200.00

AMBERLEY VILLAGE MULTI-YEAR STREET PROGRAM
2021 - 2028

DATE: 10/29/20
PROJECT: 190553



Item No.	Spec. No.	Item	Length		Construction Cost	Storm Cost	Roadway Cost
		2027					
		SAGAMORE - Galbriath to Lansdowne	2,250		\$394,400.00	\$102,000.00	\$292,400.00
		UNIDENTIFIED STREET IMPROVEMENTS			\$100,000.00		\$100,000.00
		PREVENTATIVE MAINTENANCE (CRACK SEALING & PAVEMENT REJUVENATION)			\$30,000.00		\$30,000.00
		ENGINEERING			\$31,464.00		
		TOTAL 2027			\$555,864.00	\$102,000.00	\$422,400.00
		2028					
		FARM ACRES	460		\$200,000.00	\$28,400.00	\$171,600.00
		W FARM ACRES	1,480		\$642,000.00	\$84,200.00	\$557,800.00
		E FARM ACRES	1,480		\$642,000.00	\$84,200.00	\$557,800.00
		PREVENTATIVE MAINTENANCE (CRACK SEALING & PAVEMENT REJUVENATION)			\$30,000.00		\$30,000.00
		ENGINEERING			\$181,680.00		
		TOTAL 2028			\$1,695,680.00	\$196,800.00	\$1,317,200.00
TOTAL COST					\$6,764,690	\$945,450	\$5,256,350

TO: Village Council
FROM: Scot F. Lahrmer, Village Manager
DATE: January 8, 2021
RE: Ordinance to Correct Inconsistency in Amberley Village Zoning Code

ITEM: Ordinance 2021-4, Repealing Section 95.61 and Amending Section 159.168 of the Amberley Village Zoning Code

ACTION REQUESTED: By motion, **adopt Ordinance 2021-4** to repeal Section 95.61 and amend Section 159.168 of the Amberley Village Code.

PURPOSE: To correct inconsistencies in the Village Code.

The Village maintains a Zoning and Property Maintenance Code, to promote the health, safety and welfare of residents and community, as well as to protect and preserve property values and the quality of the life. To that end, the Village makes every effort to be consistent and clear in its expectations of properties in the Village.

While researching sections of the Village code in need of updating, staff discovered a redundancy and possible conflict between two sections of the Village's Code in regards to inoperable vehicles in the Village. In reviewing the Village Zoning Code it was determined that there were two sections of the code that address inoperative motor vehicles, including Section 95.61 (passed via Ordinance 1998-18), and Section 159.168 (passed via Ordinance 2007-16).

Both sections of the current Village Code are included below for reference:

95.61 PROHIBITION CONCERNING MOTOR VEHICLES.

It shall be unlawful, and is declared to be a nuisance, for any person to store, place or allow to remain any motor vehicle in an inoperative condition or unlicensed motor vehicle or trailer or automobile parts on any parcel of land or lot within the corporate limits of the village other than in a completely enclosed building.

(A) In the event of a violation of § 95.61, the Village Manager shall give notice to the owner, occupant, or person having charge of the premises upon which the violation occurs to cease such violation. This notice shall be in writing and shall be served personally upon the owner, occupant, or person having charge of the premises by a member of the Police Department, or served upon such owner, occupant or person having charge of the premises by registered or certified mail directed to such person's last known place of residence.

(B) If the person served with the notice as provided in division (A) fails to cause such violation to cease within ten days of the date upon which the notice has issued, such person shall be subject to the penalty provided in § 95.99, and a separate offense shall be deemed committed upon each and every day during or on which the violation occurs or continues beyond the ten-day period; however, no additional notice of violation is required to be given for the subsequent days.

(Ord. 1998-18, passed 9-14-98) Penalty, see § 95.99

159.168 MOTOR VEHICLES.

(A) Except as provided for in other regulations, no inoperative or unlicensed motor vehicle

shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

(B) No motor vehicle shall be parked on the grass or any other non-paved surface or any place not specifically designed for motor vehicle traffic or parking at any time, except, motor vehicles may be parked on grass for a period of time not to exceed six hours for parties, events or religious observances in which case they may be parked on grass only for the duration of the party, event or religious observance.
(Ord. 2007-16, passed 7-16-07).

The intent of both sections of the code is to place restrictions on inoperative and unlicensed vehicles to be stored on any parcel in the Village unless stored in a completely enclosed structure. However, code section 95.61 (B) provides a means of penalizing an occupant for a violation of the Village Code, and section 159.168 (B) provides a means of restricting vehicles from being parked on a non-dedicated surface.

The purpose of the code modification is to provide staff with the means of upholding the intent of the Village Zoning and Property Maintenance Codes, to be consistent, and clarify the intent of the code. The modification would repeal Section 95.61 of the Municipal Code of Ordinances, updating the more recent Section 159.168 to include language previously found under Section 95.61, and clearly defining penalties associated with inoperable vehicles in one section of the Village Code.

The Amberley Village Law Committee, in consultation with staff, reviewed and recommends the adoption of Ordinance 2021-4. If you have any questions, please let me know.

PASSED:
BY:

ORDINANCE NO. 2021-4

**ORDINANCE TO REPEAL SECTION 95.61 AND AMEND SECTION 159.168
OF THE VILLAGE ZONING CODE**

WHEREAS, the Village of Amberley maintains a Zoning Code in order to promote the health, safety, and welfare of residents and the community and to protect and preserve property values and the quality of the residential environment;

WHEREAS, during staff's review and readings of changes to other portions of the Zoning Code, it has been discovered that there is some duplication and possible conflict between two sections of the Village's Zoning Code relating to the presence of inoperable motor vehicles on residential property;

WHEREAS, the Village desires to maintain consistency in the adoption and implementation of its Zoning Code;

WHEREAS, the Law Committee, in consultation with staff, recommended adopting changes to the Zoning Code to eliminate duplication and inconsistency;

WHEREAS, Council finds and determines that the proposed changes serve the public interest and protect the health, safety, and welfare of the residents and community;

WHEREAS, Council finds and determines that the proposed changes eliminate duplication, promote consistency, and constitute measured and reasonable restrictions on the use of one's property in order to balance and protect the rights of residents, neighboring property owners, and the community as a whole;

NOW, THEREFORE, BE IT ORDAINED BY THE Council of Amberley Village, State of Ohio, seven (7) members elected thereto concurring:

SECTION 1: Section 95.61 of the Municipal Code of Ordinances titled "Prohibition Concerning Motor Vehicles" is repealed in its entirety.

SECTION 2: Section 159.168 of the Municipal Code of Ordinances, titled "Motor Vehicles" is amended to state as follows:

§ 159.168 MOTOR VEHICLES.

(A) Except as provided for in other regulations, no inoperative or unlicensed motor vehicle, vehicle in a state of disassembly or disrepair, trailer, or automobile parts shall be parked, kept, or stored on any premises unless they are

contained in a completely enclosed building. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

(B) No motor vehicle shall be parked on the grass, any other non-paved surface, or any place not specifically designed for motor vehicle traffic or parking at any time, except, motor vehicles may be parked on grass for a period of time not to exceed six hours for parties, events or religious observances in which case they may be parked on grass only for the duration of the party, event or religious observance.

(C) Violations of the provisions contained in this Section will be addressed through the notice, enforcement, and penalty provisions contained in §§ 159.030 – 159.037, §§ 159.06 – 159.064, and §§ 159.080 – 159.084 of the Village Code.

SECTION 3: This Ordinance shall take effect and be enforced from and after the earliest period allowed by law.

Passed this _____ day of _____, 2021.

Mayor Thomas C. Muething

Attest:

Tammy Reasoner, Clerk of Council

Ordinance Vote:

Moved: _____ Seconded: _____

Muething	_____
Wolf	_____
Bardach	_____
Conway	_____
Hattenbach	_____
Kamine	_____
Warren	_____

I, Clerk of Council of Amberley Village, Ohio, certify that on the ____ day of _____, 2021, the foregoing Ordinance was published pursuant to Article IX of

the Home Rule Charter by posting true copies of said Ordinance at all of the places of public notice as designed by Sec. 31.40(B), Code of Ordinances.

Tammy Reasoner, Clerk of Council

**VILLAGE MANAGER'S REPORT
JANUARY 11, 2021 COUNCIL MEETING**

Dear Mayor and Council Members:

Developments

Zoning

There were no cases for review in January, so there was no meeting of the Planning Commission/Board of Zoning Appeals. The next meeting is tentatively scheduled for February 1, 2021, which would set the filing deadline on Monday, January 11, 2020.

Since the last Council meeting, one property maintenance violation letter was issued to a resident on Dot Drive. There was a significant amount of debris on and around the front porch of the residence. Two residents on Burning Tree Lane have been issued a final warning about a nuisance tree for which no one wants to take responsibility.

There was a total of eight (8) zoning approvals issued in the last month. Approvals included a large, wooden playset; two kitchen renovations, two basement renovations, a driveway extension, a deck extension, and a first-floor renovation, indicating that even during a pandemic, property owners are increasing the value of their properties. The administration also responded to a public records request about an August zoning permit approval concerning a residence on Lynnehaven.

Maintenance Department Activities

Leaf Collection

The Maintenance Department spent most of the month committed to finishing the 2020 leaf season. Leaf collection services started on October 20th with the last day of pickup on December 31, 2020, with total leaf collection during the 3-month period totaling 4,155 cubic yards. The Department utilized 335 man hours for the month of December, and a cumulative 1,278 hours for the leaf season, which included 162 man hours of overtime. Since we are in a calendar year per Ohio EPA, 280 cubic yards of leaves from last season's extended season time will be added to the season total. The grand total for leaf collection is 4,435 cubic yards of leaves.

Brush Collection

During the special Brush Lite collection for December, 6 yards of logs were collected and 32.5 cubic yards of wood chips were delivered. These totals were achieved during a 5-day pickup time frame, using 27.5 man hours.

Snow and Ice

Village Crews treated Village roadways 6 times during the month of December. On December 15, we pretreated all roads in the Village with 2,600 gallons of brine. The combined total for snow and ice on the other 5 days was 4 inches. Crews have used 60 tons of rock salt and 65 gallons of hot mix brine thus far, and the 5 storms used 15 regular man hours and 34.5-man hours of overtime.

Streets and Right of Way

Crews have collected trash on the main roads totaling 16 bags over 3 days in addition to Lenny Conover's regular collections over his 3 days of service during the week.

Other Streets and Right of Way details:

- Filled 28 potholes using 14 bags of cold patch on Village streets.
- Delivered 48 cubic yards of wood chips to Village residents.
- Picked up 4 dead animals, 3 of which were deer.
- Took delivery of a semi-truck load (20 skids) of road tar for the upcoming season. 7 skids are ours; the remaining 13 skids of tar are scheduled to be picked up by other communities who participated in the collective order to save costs.

Facilities Maintenance and Repairs

New desk/lunch tables for each employee were installed at the North Site to ensure safety for employees from COVID-19. Costs were defrayed by utilizing CARES Act funds. Additional funds were used to purchase new computers and clear Plexiglass walls. The North Site is cleaned twice a week using misting machines and trucks and workstations wiped down daily.

Other Facilities Maintenance and Repairs:

- Cleaned gutters on the North Site garage, pole barn, and back garage of the Municipal Building.
- Assisted contractor Scott Payne new computer wiring in North Site lunchroom.
- B & J Electric added new circuits to lunchroom and repaired kitchen circuits at North Site.
- Replaced chalk board in North Site lunchroom.
- Removed spray painted graffiti on Amberley Green windows in the building above the garden room and covered graffiti on walls in old pool snack room.
- Repaired cut fence and gate at Amberley Green pool area.
- Changed light bulbs in Police Department and North Site offices.
- Built new corner shelf for cable box under AV screen at North Site.
- Set up and cleaned for holiday lunch in the fire house for all employees.
- Assembled 2 new outside picnic tables on the rear patio of the Municipal Building.
- Picked up new rubber flooring for the fitness room in the lower Municipal Building. Police Department will install the flooring.
- Coordinated with Larry Lock and B & J Electric to install new locks on all doorways at the Municipal and North Site Buildings.

Equipment Maintenance

Maintenance Crews performed inspections, cleaned and made minor repairs to all trucks and equipment. Crews also performed regular weekly vehicle inspections.

Other equipment repairs:

- Replaced trailer wiring plug on Truck 420.
- Loaned backup ODB leaf machine to Symmes Township.
- Fixed spreader lights and wiring on Truck 719 from salt damage.
- Repaired brine tank hoses and broken ball valve on Truck 514 brine tank system.
- Started cleaning ODB leaf equipment.
- Replaced brine saddle tank straps on Truck 615.
- Unloaded all shoring, jacks, Finn forms, and equipment; removed cabinets and shelving from the trade-in shoring trailer.
- Picked up new 2021 Sure Trac shoring trailer from Smith Equipment, where inside trailer walls and floor were primed and painted. Shelving racks installed. All shoring replaced in trailer, with only front cabinets needing finished.
- Worked on 200-gallon brine sprayer unit, including locked pump, which may need to be sent out for repairs.
- All jacks and shoring equipment were taken to United Tool Rental for inspection and repair.
- Traded in 2 backpack blowers at Bud Herbert Motors and purchased 2 new ones at state discount.

Police Services

Police were called to 8555 Lynnehaven, where a forcible entry required Maintenance Crews to board up the rear door with plywood and screws.

Other Police Services:

- Set up scaffolding next to rear garage building for deer culling at the Municipal Building.
- Assist with deer culling program.

Police Activity

During the month of December, the Police Department received 549 calls for service. There were 63 citations issued for Mayor's Court last month, 12 of which were for Municipal Court and 1 for Juvenile Court. Vehicle accidents totaled 4 (1 claim was reported for personal injury) during the month. Minor misdemeanor citations resulted in 10 drug offenses, 1 open container and 1 disorderly conduct. K-9 activity included 3 assists to other departments, 5 drug sniffs, 1 tracking and 3 others to include training.

Fire Activity

During the month of December, there were 48 reports taken by the Fire Department. Of those reports, the department responded to hazardous conditions, power lines down, service calls, fire training, lifting assistance, smoke investigation, smoke detector, fire alarms, and fire drills.

Village Manager's Office

Meetings

Village offices were closed for the holidays and I was on vacation from December 29 to January 9, resulting in a lighter meeting schedule than usual since our last council meeting. The following meetings were conducted since the last meeting of Council on December 14, 2020:

- I held a staff meeting via Zoom to discuss council action from December 14, agendas for the upcoming committee meetings and the council agendas for January 11 and February 8, Pay Day news, and January E-News topics, office coverage over the holidays, a compliment on our recent newsletter, a special print newsletter regarding COVID, balance of CARES money, recognition of Kathy Harcourt on departments for an excellent budget, Cincinnati tax rate, and rotating return to the office.
- I met with Cincinnati Classical Academy regarding site selection.
- I attended a regular weekly community update regarding COVID-19.
- I attended a regular meeting of the Reading Road Corridor work group.
- Wes Brown and I met with Rick Puthoff of Eclipse in Reading.
- I attended a Finance Committee meeting to discuss November financials.
- I attended the Public Buildings & Parks Committee meeting regarding dog control regulations and referral of Amberley Green Zoning Development District zoning text.

Communication to Residents

Social media posts on the following topics were distributed during the month:

- Public Meeting Notices
- Holiday mask campaign banner
- Road brining video
- Last call for leaf pickup video
- Amberley Village Services Holiday Schedule
- COVID Vaccine for First Responders
- Drinking & Driving New Year's Message
- Happy New Year E-News

A Special Edition COVID-19 Print Newsletter was distributed on December 26, and included articles on the following topics:

- Mask Up
- Proactive Village Measures
- What Are YOU Doing?
- Proactive Statewide Measure
- Stay Safe Ohio Protocol
- Vaccination Program Projections
- Village Banner Featuring Chief Wallace Encourages Masks During the Holidays

January E-News was distributed on January 1 and included articles on the following topics:

- Coming Soon: Amberley Village 2020 Highlights
- Amberley Village Holiday Services Schedule
- 4th Quarter Tax Estimates Due
- Amberley Green Update
- Recycling Materials Expanded to Include Fruit and Yogurt Cups & Butter Containers (with photos)
- Keeping Trash Out of the Landfill
- Please Keep Roadways & Cul-de-Sacs Clear for Snow Plows
- Amberley Angels' Identities Revealed
- Register Your Trees
- Amberley Village Community Garden Now Accepting Plot Applications
- Wildlife in Winter
- Winterize Your Home & Vehicle
- Distracted Driving
- Holiday Mask Up Campaign & Vaccine Update
- COVID-19 Resources & Information
- New Year Tree & Bench Donation Program
- Team Creed Apparel
- In Every Issue:

Spirit Shop

Ways to Connect

Other Ways to Connect

Council E-Mail Addresses

December Legislative Action

Next Council Meeting Info

Coronavirus Update

The Village continues to monitor the spread of COVID-19 within our community and communicates information to residents. Another Special Edition Print newsletter was sent to homes the week of December 21 to further emphasize the importance of mask-wearing and social distancing during the holiday celebration season, as referenced above. A banner was also posted at the Municipal Building featuring Chief Wallace in his mask, with the tagline, "Mask Up: The Best Holiday Gift You Can Give."

The Village also continues to urge healthy practices for our employees, including wearing masks inside the building and regular reminders of our protocols through Payday News and emails. Until further notice, our Council meetings will remain being held via Zoom as are all Council Committee meetings and Planning Commission/ZBA meetings. The Administrative Office continues to work partly from home and partly from the office depending on who needs to do work from their office.

I believe the Village is doing its best in all areas to sustain our operations during this difficult

time while also providing excellent customer service.

2021 Council Meeting Dates

The following are dates for the 2021 regular council meetings occurring on the second Monday each month for Village Council. As per discussion at the December meeting of council, I would like to finalize the meeting dates unless there are identified conflicts.

2021 Council Meeting Dates

January 11

February 8.....Purim Feb 25 through Feb 26

March 8.....Passover March 27 through April 4

April 12

May 10.....Shavuot May 16 through May 18

June 14

July 12

August 9..... Rosh Hashanah September 6 through September 8

September 13.....Yom Kippur September 15 through September 16

October 11

November 8.....Hanukkah November 28 through December 6

December 13

Amberley Green Development (AGD) Zoning Text Update

The AGD text recommended change from the Public Buildings and Parks Committee regarding the incorporation of the MKSK Study of Amberley Green has been attached to the Village Manager's Report if Council wants to see and review it before offering an amendment to Ordinance 2020-16 before its adoption. The new language reads like this:

7. That the development is consistent or can be made consistent with the MKSK Conservation Study adopted by Village Council in Resolution 2021-1, and any and all other land use, comprehensive, connectivity, environmental, or slope analysis study or plan duly adopted by Village Council, unless upon review, it is found that consistency should not be required due to new information not available when the plan(s) was adopted or detailed sub-area studies indicate that compliance is not practical or feasible.

If you would like additional information or have questions, feel free to contact me.

Scot F. Lahrmer
Village Manager

AMBERLEY GREEN DISTRICT (AGD) REGULATIONS

154.84 PURPOSE.

In addition to the purposes listed in Section 154.05 (B), the purpose of the Amberley Green District is to encourage preservation of green space and walking trails for residents while allowing limited opportunity for new development. The area included in the district is characterized by steep slopes and unbuildable area to the west and flatter, more buildable areas to the east. The desire of the village for these potential development areas is to also include green areas beyond the unbuildable portions of the property and walking trail connections to ensure preservation of the unique and beautiful qualities of the property.

The Amberley Green District is applied to properties that have an AGD district designation. Properties in the Village that are eligible to request AGD district designation, in accordance with the regulations and procedures below, include all properties bounded by East Galbraith Road and the Village Corporate limit on the north, Ridge Road to the east, the Village Corporation Limit to the west, and the northern property lines of northernmost residential properties on Burning Tree Lane, Fernwood Drive, Willowbrook Lane, and Twigwood Lane to the south.

154.84.1 USE REGULATIONS.

- (A) *Principal Uses.* A building or lot or other land area in this district shall be used only for the following purposes.
1. Active and passive recreational uses including pools, splash parks, sports fields and courts, outdoor amphitheaters, public parks and walking trails, dog parks, and woodland preservation areas.
 2. Single-family dwellings.
 3. Community gardens/Agriculture
 4. Banquet/Event Center
 5. Government/Public buildings and facilities.
 6. Other institutional uses including religious institutions, day care centers, hospitals, schools, universities and other educational related research facilities, and non-profit event centers, summer camps, and day camps.
 7. Nursing homes, assisted living facilities, and continuing care retirement facilities.
 8. Offices, including professional business offices, medical/dental offices, accounting services, banking/financial institutions, legal services, professional consulting/counseling services, real estate and securities brokering, hotels, and tax preparation services.
 9. Restaurants (without drive throughs)
 10. Retail uses and/or facilities within a mixed-used building and not to exceed 20% of the total building square footage, including, but not

limited to restaurants, baked goods, cheeses, fruits and vegetables, meats, ice cream, beer, wine, liquor, confectioneries, flowers and plants, pharmacies, cosmetics, photographic equipment and supplies, pets and pet supplies, clothing, jewelry, sporting goods, bicycles, toys, music and musical instruments, luggage, books, glassware, medical and surgical equipment, office furniture equipment and supplies, appliances, business machines.

11. Other similar uses determined to be compatible with the uses listed above and approved as part of the AGD district approval per the procedures outlined in this chapter.

(B) *Accessory Uses.*

1. Home Occupation provided any such use shall comply with the requirements of Section 154.25(B)(1).
2. Accessory buildings and uses customarily incidental to a permitted use located on the same lot as the single-family use and subordinate in size to the single-family home and as further regulated by Section 154.12.

(C) *Temporary Uses.* Temporary uses, including but not limited to farm markets, festivals, food trucks, tree sales, community gatherings, and community commerce, may be permitted provided that such temporary use shall either be approved as part of the Concept or Final Development Plan for the principal use or shall be approved by the Zoning Board of Appeals in accordance with Section 154.66(A)(4).

154.84.2 HEIGHT REGULATIONS.

No building shall exceed two and one-half stories or 35 feet in height, whichever is the lesser height.

154.84.3 REQUIRED MINIMUM LOT AREA, WIDTH, AND SETBACK REGULATIONS.

All uses shall be setback a minimum of 50 feet from the boundaries of the Amberley Green area as described in Section 154.84 and shall also comply with the following minimum requirements.

- (A) *Lot area.* The minimum lot area for single-family detached uses shall be 8,000 square feet, and the minimum lot area for all other uses shall be 21,780 square feet.
- (B) *Ground area.* There is no maximum ground area coverage for single-family detached uses. For all other uses, the total ground area to be occupied by structures shall not exceed 50% of the lot area.
- (C) *Single-family detached residence lot width and setbacks.* Single family detached lots shall have a minimum width of 50 feet. All single-family structures shall comply with the following minimum yard requirements:

1. Front yard: 25 feet
 2. Side yard: 5 feet
 3. Rear yard: 35 feet
- (D) *Other permitted uses lot width and setbacks.* All other lots shall have a minimum lot width of 100 feet and shall comply with the following minimum yard requirements:
1. Front yard: 50 feet
 2. Side Yard: 20 feet
 3. Rear Yard: 20 feet

154.84.4 SITE DEVELOPMENT REGULATIONS.

- (A) *Off street parking.* Facilities for parking residents, employees, visitors, and business vehicles must be provided on the premises in accordance with the following uses and calculations unless modified as part of the Concept or Final Development Plan approval following submission of evidence indicating that the sufficient parking will be provided through shared parking agreements, a mix of uses with expected hours of high demand that do not overlap, or other such evidence as may be submitted to support a reduction of the spaces required in this Section. Such facilities other than those related to single-family residences, shall be setback a minimum of 50 feet from the boundaries of the Amberley Green area as described in Section 154.84 and 20 feet from all other public streets, private access easements, and interior lot lines. Parking spaces for the handicapped shall be provided in accordance with the provisions of the Ohio Basic Building Code.
1. Detached single-family residential: Two spaces for each dwelling unit
 2. Government/Public buildings and facilities: One space per 250 sq. ft. of floor area.
 3. Religious Institutions: One space per eight seats or bench seating in the main assembly area.
 4. Daycare centers: One space per employee + one space for each facility vehicle stored on the lot + one parking space for each six children.
 5. Hospitals: One space per bed.
 6. Schools, K-6: One space for each three seats in any auditorium, or one space for each classroom, whichever is greater.
 7. School, Junior High/Middle School: One space for each three seats in any auditorium, or one space for each classroom, whichever is greater.
 8. School, Senior High: One space per employee + twelve visitor spaces, plus one space per six students.
 9. School, University, Vocational/Professional, or Educational Research Facility: One space per employee + one space per two registered student capacity.

10. Amphitheater and event center: One space for each three seats or one space per 50 square feet of net floor area where fixed seating is not available.
11. Summer camp and day camp: One space per employee + one space per each camp vehicle + one space per five users at maximum capacity.
12. Swimming pools and splash parks: One space for each 50 square feet of pool or wet park surface area + one space per employee.
13. Athletic/Play field: Ten spaces per acre.
14. Tennis/Basketball/Racquet clubs and similar recreation facilities: Eight spaces for each indoor tennis/basketball court, five spaces for each outdoor tennis/basketball court, five spaces for all other indoor and outdoor courts.
15. Parks and playgrounds: Four spaces per acre.
16. Nursing homes, assisted living facilities, and continuing care retirement facilities: One space per six residents + one space per employee.
17. Offices, excluding Medical: Three spaces for the first 1,000 sq. ft. or fraction thereof, + one space per 400 sq. ft. of floor area in excess of 1,000 sq. ft.
18. Offices, Medical: Six spaces + one space per 200 sq. ft. of floor space in excess of 1000 sq. ft.
19. Retail: One space per 200 sq. ft. of floor area.
20. Restaurant: One space per 100 sq. ft. of floor area.

(B) *Pedestrian Facilities.*

1. Sidewalks shall be a minimum of four feet wide and are required along both sides of all streets.
2. A connection shall be established from abutting streets with sidewalks to the entrance of primary structures through the use of sidewalks and special demarcation.
3. Pedestrian areas in parking lots or across interior drives shall be demarcated with special paving, color or height change, and/or striping for increased safety.

(C) *Lighting.*

1. All outdoor lighting for non-residential uses shall be designed, located, and mounted at heights no greater than 18 feet from grade, must have cutoff fixtures, and shall not shine directly onto adjacent residences.
2. All outdoor lighting for non-residential uses shall be designed and located to permit maximum light levels of 0.0 foot-candles at any residential property or lease line and 1.0 foot-candles at all other property or lease lines.

(D) *Dumpster and trash handling areas.* The following requirements shall apply to all dumpsters, trash handling areas, and related serviced entrances.

1. Dumpsters, trash handling areas and related screening, shall be located in compliance with the same minimum setbacks as a main building.

2. Any such structure shall be screened on three sides by a fence or wall from the view from public streets and any abutting properties.
 3. Any fence or wall required under this Section shall have a height no greater than seven feet and no less than five feet. Any wall shall be constructed in a durable fashion of brick, stone, or other masonry materials with no greater than 25% of the wall surface left open. Any fence shall be constructed in a durable fashion of wood posts and/or planks with minimum diameter or width of three inches and with no greater than 25% of the fence surface left open between posts and/or planks.
- (E) *Outdoor Storage.* Outdoor sales, display and storage shall be prohibited unless it is specifically permitted as part of an approved Concept or Final Development Plan or it is part of a temporary use permitted by Section 154.84.1.

154.84.5 LANDSCAPING REGULATIONS.

- (A) *Streetscape Buffer.* A Streetscape Buffer shall be installed along the property line of all non-single-family residential uses abutting all public street right-of-way and private access drives consisting of a minimum of 10 feet in depth and including a minimum of four understory or canopy trees and three shrubs per 100 linear feet of frontage.
- (B) *Boundary Buffer.* A Boundary Buffer shall be installed between any residential use and any non-residential use, including mixed use buildings consisting of a minimum of 10 feet in width and including a minimum of four canopy or evergreen trees and three shrubs per 100 linear feet of boundary length.
- (C) *Interior parking lot landscaping.* Interior parking lot landscaping shall be required for all new and expanded parking areas greater than 10 spaces in accordance with the following standards.
1. The total landscape area required in parking lot areas is 22 sq. ft. per parking space.
 2. Landscape areas shall consist of parking islands or peninsulas and all required landscape materials shall be planted within these island or peninsula areas. Best Management Practices (BMP's), such as rain gardens or bio swales are permitted.
 3. The minimum number of canopy trees is one canopy tree for each 10 parking spaces. Any fractional number of trees should be calculated to the next highest whole number.
 4. To determine the total number of required shrubs, multiply the total number of required canopy trees by three. One canopy tree may

substitute for 3 shrubs. Trees and shrubs do not have to be equally spaced and may be grouped.

(D) *General Landscaping Standards.* All required Streetscape, Boundary Buffer, and Interior parking lot landscaping shall comply with the following standards.

1. Canopy trees shall be deciduous trees with a minimum of 12 feet in overall height or a minimum caliper of 2 ½ inches when installed, and have an expected height of at least 35 feet at maturity.
2. Understory trees (flowering/ornamental trees) shall be a minimum of 5 feet in height in clump form or a minimum caliper of 1 ½ inches when installed.
3. Evergreen trees shall be a minimum of 5 feet in height when installed.
4. Shrubs shall be at least 18 inches in height or 24 inches in spread when installed.
5. Existing mature trees and shrubs that are preserved may be used to fulfill landscape requirements on a one to one basis except that any mature trees with a caliper greater than 6 inches may substitute for two required trees.

154.84.6 ARCHITECTURAL REGULATIONS.

The purpose of this section is to require architectural features for all nonresidential uses which increase visual interest, reduce undifferentiated masses and relate to the pedestrian scale, in accordance with the following standards.

- (A) Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice, in each instance appropriate to the building style.
- (B) Buildings with continuous facades that are 90 feet or greater in width shall be designed with offsets (projecting or recessed) not less than two feet deep, and over intervals between offsets of not greater than 60 feet.
- (C) Building facades may be constructed from stone, masonry, cement fiber board, wood siding, split-face, textured concrete, heavy gauge vinyl, glass or other materials which provide the same desired quality.
 1. Concrete masonry units (CMU or block) shall be textured or split-face and otherwise not smooth.
 2. Office uses may use architectural metal panels, glass (up to 75% of the façade area) and ornamental metal.
 3. Stucco, EIFS, or other similar material shall be used for trim or architectural features only.

- (D) Buildings constructed of metal shall be prohibited, except as provided in Section 154.84.6(C)(2).
- (E) Roofs may be pitched, use stepped parapet walls, three dimensional cornices, dimensioned or integrally-textured materials, or be sloped with overhangs and brackets. Parapets shall not exceed more than one-third (1/3) the height of the supporting wall.
- (F) Entryway features are required at the primary entrance to the structure and shall include elements such as: covered entries, integral planters, awnings, raised corniced parapets over the door, arches, or architectural details such as tile work and moldings that are integrated into the building structure and design.
- (G) The architectural style, materials, color and design on the front elevation shall be applied to all elevations of the structure adjacent to any public street, primary internal drive or residential use.

154.84.7 SIGNAGE REGULATIONS.

No sign may be posted on public property or within the public right-of-way along public roads, except village corporation signs, highway directional or regulatory signs and traffic safety signs erected and maintained by public agencies. All signs shall be placed in such manner that they will not obstruct the vision of drivers with regard to oncoming or intersecting traffic on any public or private roads or driveways. Only the following types of signs are permitted.

- (A) *Building Signs.* Any business or other permitted nonresidential use shall be permitted one-half (0.5) square foot of Building Sign surface area for each foot of building frontage that fronts a public right-of-way or the façade that contains the main entrance to the building and such building signage shall be located on the façade from which the measurement is taken. Building signage of a commercial or advertising nature shall not be permitted for residential uses.
- (B) *Freestanding Signs.* Businesses and/or centers containing multiple businesses shall be permitted a maximum of one monument sign for the business or center for the joint use of all tenants for which the facility is designed, including any outlots, subject to the following criteria.
 - 1. Signs shall be allowed only for parcels with at least one hundred fifty (150) feet of frontage adjoining a public street.
 - 2. All freestanding signs shall be monument style ground mounted signs.
 - 3. Freestanding signs shall not exceed 8 feet in height.

4. The sign shall be setback a minimum of 5 feet from all public rights-of-way and private access easements and a minimum of 20 feet from a lot line of any residentially zoned or used property.
5. Signs shall have a message area of not more than 50 square feet for nonresidential uses or 32 square feet for attached residential developments.
6. Electronic message centers/Electronic signs and internally illuminated signs shall be prohibited.

(C) *Other Permitted Signs.*

1. Church or public building bulletin boards not exceeding 10 square feet in area.
2. Temporary signs on over 40 inches from the ground and not exceeding 6 square feet in area, the purpose of which is to communicate information about the lease or sale of a building or lot, which signs shall be removed as soon as the property is leased or sold.
3. Small announcements or professional signs not over one square foot in area.
4. Highway or directional and traffic safety signs erected and maintained by public agencies.
5. Outdoor election signs, provided that they may not be erected prior to four weeks before the day of the election and that the owner of the property on which the sign is located must cause the sign to be removed within 72 hours after the election; a sign permitted under this section shall not exceed 12 square feet in area and the aggregate of all signs placed on any parcel of real property in one ownership shall not exceed 60 square feet, nor shall they be posted such that the bottom edge of each sign is more than 40 inches from the ground. All such signs shall be placed in such manner that they will not obstruct the vision of drivers with regard to oncoming or intersecting traffic on any public or private roads or driveways.
6. Temporary signs associated with an approved temporary use not exceeding 10 square feet in area.

154.84.8 AMBERLEY GREEN DISTRICT (AGD) DESIGNATION PROCESS.

Establishment of an Amberley Green District (AGD) designation and all subsequent development and redevelopment within an established AG district shall be conducted in accordance with the following processes.

- (A) *Concept Plan Submission.* The submission of a Concept Plan is required as the initial process for establishment of the AGD district. The applicant is encouraged to engage in informal consultations with the Village Building Commissioner prior to preparing the Concept Plan, it being understood that no statement or representation by the Building Commissioner shall be binding upon the Village. The applicant shall prepare a Concept Plan and

shall submit the number of copies of this Concept Plan as specified by the Building Commissioner along with the completed application to the Planning Commission for consideration. This Concept Plan submission shall contain the following:

1. A written text setting forth in detail the criteria and conditions which the developer will follow in determining final elevations, locations of improvements, maximum slope, size, density, character and management of the development for the purposes of a Final Development Plan.
2. An existing conditions map showing existing topography, including the location of natural features such as creeks, ponds, significant stands of trees and other nature features of note requiring special consideration, as well as man-made features including easements, roads, sewer lines, adjacent property lines and all existing structures located on the property.
3. A preliminary development plan map of the property showing land use, general topography and physical features and the following information:
 - a. Property boundaries;
 - b. Proposed street plan indicating all surrounding streets and access points as well any private streets or walking trails;
 - c. Proposed pedestrian circulation system including sidewalks and hike/bike trails;
 - d. General location and size of different land use areas;
 - e. Density levels or maximum building size proposed for each area;
 - f. General location of schools, parks or other community facility sites, if any
 - g. Setback and height requirements for each area;
 - h. Proposed drainage plan;
 - i. General utility layout;
 - j. Parking layout for non-residential uses;
 - k. Preliminary geotechnical data indicating soil types for any area containing slopes in excess of 20%;
 - l. Any other information specifically requested by the Village to adequately review the proposed AGD district.
4. A written description of the management of any open spaces or common areas describing the form of organization to be followed in the establishment of a property owners' association in the event that the care and maintenance of such common areas is to be the responsibility of the property owners. This description shall also include any proposed covenants and restrictions designed to govern open spaces or other common areas.
5. Time schedule of projected development if construction is to extend beyond a two (2) year time period.

- (B) *Village Planning Commission Review and Recommendation.* The Village Planning Commission shall study the application and Concept Plan and shall hold a public hearing within thirty-five (35) days of the time of application. Following this public hearing, the Commission shall make a report to the Village Council recommending approval, approval with modification, or disapproval and the reasons therefore. The Commission may explicitly impose special conditions relating to any pertinent development characteristics as needed in making a recommendation. The Commission shall also have categorical ability to recommend varying or relaxing the standards of this chapter and the Zoning Ordinance as part of the recommendation provided that any such request is found to meet the intent of the AGD district.
- (C) *Conditions of Approval.* Upon receipt of the recommendation of the Village Planning Commission, the Village Council shall study and review the proposed Concept Plan and shall approve, modify, or disapprove the application on the basis of (1) all application requirements have been satisfied, and (2) finding that the following specific conditions are met:
1. That each individual section of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained;
 2. That the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts in these regulations;
 3. That the internal streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and that a traffic study has been completed to ensure adequate capacity for traffic in the vicinity of the development if requested by the Building Commissioner, Planning Commission, or Village Council;
 4. That any part of a development not used for structures, parking and loading areas or streets shall be landscaped or otherwise improved;
 5. The development will not impose an undue burden on public services and facilities such as fire and police protection.
 6. That the density of each individual phase of the development, as well as the density of the entire project shall not exceed the maximum allowable density as permitted in the AGD district.
 7. That the development is consistent or can be made consistent with the MKSK Conservation Study adopted by Village Council in Resolution 2021-1— (as may be reviewed and amended from time to time), and any and all other land use, comprehensive, connectivity, environmental, or slope analysis study(ies) or plan(s) duly adopted by Village Council, unless upon review, it is found that consistency should not be required due to new information not available when the MKSK Study or other plan(s) was adopted or detailed sub-area studies indicate that compliance is not practical or feasible.

- (D) *Village Council Action.* Council shall have thirty-five (35) days from the date of the report and recommendation of the Planning Commission to hold a public hearing for consideration of the Concept Plan. Action by the Village Council shall be as follows:
1. If from the facts presented, the Council is unable to make the necessary findings specified in Section 154.84.8(C), Conditions of Approval, the application shall be denied or returned to the applicant for clarification. In taking action, the Council may deny the Concept Plan or may approve said plan subject to specified amendments. Council shall also have categorical ability to vary or relax the standards of this chapter and the Zoning Ordinance as part of the approval provided that any such request is found to meet the intent of the AGD district. If the application is approved by Council, the approval of the Concept Plan shall be limited to the general acceptability of the land uses proposed, density levels and their interrelationship, and shall not be construed to endorse precise location of uses, configuration of parcels, or engineering feasibility which are to be determined in subsequent preparation of detailed site development plans. Approval of the Concept Plan shall constitute the creation of a separate "AGD" Zoning District. The new zoning designation shall replace any existing zoning classification.
 2. At the time of adopting any Ordinance establishing an "AGD" District, the Council shall make appropriate arrangements with the applicant, which will ensure the accomplishment of the public improvements and reservation of common open space of the public improvements shown on the approved Concept Plan.
- (E) *Final Development Plan Approval Process.* Once the Concept Plan has been approved by the Council, a Final Development Plan for each section of the overall development must be reviewed and approved by the Building Commissioner prior to the issuance of any Zoning Certificate. The Final Development Plan shall be in accordance with the original Concept Plan; shall be prepared for the applicant by a professionally competent engineer, architect and/or landscape architect; and shall include the following:
1. Site plan indicating lot lines, building outlines, off-street parking and loading spaces, pedestrian walkways and vehicular circulation.
 2. Preliminary building plans, including floor plans and exterior elevations.
 3. Landscaping and buffering plans.
 4. Evidence that the development will not impose an undue burden on public services and facilities such as fire and police protection.
 5. Specific engineering plans, including site grading, street improvements, drainage and utility improvements and extensions as necessary.
- Approval of each Final Development Plan for each unit of an AGD district shall be valid for one (1) year. No Zoning Certificate or Building Permit shall

be issued for any structure within the AGD district until the final Subdivision Plat has been recorded with the County Recorder, if applicable.

(F) *Amendments to Approved Concept and Final Development Plans.* An approved Concept Plan or Final Development Plan within the AGD district may be amended by the following the procedures:

1. Minor Adjustments. Minor adjustments to an approved Concept Plan or Final Development Plan which become necessary because of field conditions, detailed engineering data, topography, or critical design criteria may be authorized by the Building Commissioner. These minor adjustments may be permitted, provided that they do not increase density, do not including any variances to the Zoning Code, decrease the number of parking spaces, or allow buildings closer to abutting residential property lines.
2. Major Adjustments. Changes to an approved Concept Plan or Final Development Plan determined to be major adjustments not authorized above and not including any modification of written conditions of approval contained in a Village Council Ordinance shall require review and approval by the Village Planning Commission.

(G) *Appeals.*

1. Any party aggrieved by the administrative decision of the Building Official concerning a Final Development Plan or Minor Adjustment to a Final Development Plan may appeal within 30 days of the date of the decision to the Village Planning Commission.
2. Any other appeal of the legislative action of Village Council concerning a Concept Plan or the administrative action of the Planning Commission concerning a Major Adjustment may be appealed following the procedures for such appeal as outlined in the Ohio Revised Code.