

City of Montgomery  
City Council Work Session Minutes  
February 21, 2024

Present

Brian Riblet, City Manager  
Terry Donnellon, Law Director  
Tracy Henao, Asst. City Manager  
Kevin Chesar, Community Dev. Dir.  
John Crowell, Police Chief  
Gary Heitkamp, Public Works Director  
Matthew Vanderhorst, Community and Information Serv. Dir.  
Paul Wright, Fire Chief  
Connie Gaylor, Clerk of Council

City Council Members Present

Ron Messer, Mayor  
Sasha Naiman, Vice Mayor  
Lee Ann Bissmeyer  
Catherine Mills-Reynolds  
Chris Dobrozsi  
Ken Suer  
Craig Margolis

City Council convened its Work Session for February 21, 2024 at 6:00 p.m. at City Hall with Mayor Messer presiding.

**ROLL CALL**

Mayor Messer asked for a motion to dispense of the roll call as all members were present.

Mr. Margolis made the motion to dispense with roll call. Vice Mayor Naiman seconded. City Council unanimously agreed.

**LEGISLATION FOR CONSIDERATION THIS EVENING**

There was no legislation for consideration at the meeting.

**ESTABLISHING AN AGENDA FOR MARCH 6, 2024 BUSINESS SESSION**

**PENDING LEGISLATION**

There was no pending legislation.

**NEW LEGISLATION**

**A Resolution Accepting A Bid And Authorizing The City Manager To Enter Into A Contract With John R. Jurgensen Company For The 2024 Street Resurfacing Program**

Mayor Messer assigned the legislation to Mr. Margolis.

Mr. Heitkamp welcomed Sycamore High School students Palash Kapoor, Daniel Olowokure and Srikar Konda to the meeting and explained their involvement in the scholarship contest offered by Mr. Margolis.

Mr. Heitkamp explained that each year, the City enters into contract to have various streets repaired and resurfaced as part of the Capital Improvement Program. He explained that this year's contract includes streets marked for repaving for 2024 and 2025 due to the planned Brent Spence Bridge Project beginning in 2025. He explained that it is anticipated that labor and material costs will significantly increase due to the large bridge replacement project. He explained that a street resurfacing project would not be conducted in 2025.

Mr. Heitkamp explained that the 2024 Street Resurfacing Program is programmed in the Street Maintenance and Repair Capital Projects budget (account 410-261-5470) in the amount of \$2,400,000 (which is a combination of the 2024 and 2025 Annual Resurfacing programs), of which \$200,000 is allotted for fire hydrant replacements being completed under a separate contract. It is requested that this project Base Bid and Alternates #1 and #2 be approved for funding in the amount of \$1,862,500.00. In addition, it is requested that Alternate #9, which is the resurfacing of the Weller Park parking lot, be approved for funding in the amount of \$103,800.00 which is

58 programmed in the City Parks Capital Projects budget (account 410-303-5470). Alternates #3 through #8 are  
59 private streets located within the Vintage Club Subdivision, which are being funded by the Vintage Club  
60 Homeowner's Association.

61  
62 Mrs. Bissmeyer gave staff kudos for having the foresight of increased costs and combining the projects to save  
63 significant funds for the city.

64  
65 Mrs. Mills-Reynolds asked if repaving the streets initially marked for 2025 now, would it change the future  
66 forecast for all the streets to be done in their normal cycle.

67  
68 Mr. Heitkamp replied that he felt that one year of delaying the program would not create an issue as most streets  
69 could be stretched a little longer in the repaving schedule if needed.

70  
71 Mr. Dobrozsi thanked staff for their great job creating the bid specifications for the larger number of streets  
72 included for the city as well as those private streets included as alternates for the Vintage Club.

73  
74 Vice Mayor Naiman stated that she felt the contract looked good and asked the process for notifying the property  
75 owners.

76  
77 Mr. Heitkamp replied that staff does a number of things. He explained that an article is placed in the Montgomery  
78 Bulletin the month prior to the work beginning and a letter will be hand delivered by staff to all property addresses  
79 included in the program.

80  
81 Mr. Suer stated that in the past there have been some streets that have had to be totally rebuilt. He asked if we  
82 knew of any that would be that same case.

83  
84 Mr. Heitkamp replied that he did know of a few streets that have a concrete base and those are the streets that  
85 typically can cause issues. He added that another factor is if curb has to be replaced on the streets.

86  
87 Mrs. Mills-Reynolds asked of the curbs that had street numbers painted on them would have the numbers painted  
88 on the new curb.

89  
90 Mr. Heitkamp replied that he has not had that situation yet and would have to investigate how that would be  
91 handled.

92  
93 Mr. Suer asked Chief Wright how close we were to replacing all the fire hydrants in the City as this contract  
94 normally includes the replacement of the hydrants on the streets to be repaved.

95  
96 Chief Wright replied that normally 25 are replaced each year but we would not be done with the overall  
97 replacement until 2035.

98  
99 Mr. Suer stated that he anticipated we would receive questions about the repaving of Montgomery Road in the  
100 Medical District. He asked if while we were waiting on ODOT to perform their work, do we have any plans to  
101 do a short term patch.

102  
103 Mr. Heitkamp explained that patching is something that is done continually by staff. He explained that the project  
104 is programmed to begin in 2025 by ODOT. He explained that a scoping meeting is scheduled in April with ODOT  
105 and the plans for the project will be prepared this year. He added that goal of ODOT was to bid in the Summer of  
106 2025 and to begin in the Fall of 2025.

107

108 Mr. Margolis thanked Mr. Heitkamp for working with the Sycamore High School students who were participating  
109 in a scholarship contest and walking them through the entire Street Resurfacing program process. Mr. Margolis  
110 asked the students in attendance to provide their thoughts of the process. The students all expressed their thanks  
111 for Mr. Margolis offering the opportunity and shared their thoughts about the process and how much they learned.

112  
113 Mr. Riblet thanked City Council for agreeing to combine the funding for two years of the repaving project. He  
114 complimented Mr. Heitkamp and his team as it was a tremendous amount of work. He explained that when the  
115 bulletin article goes out, he suggested including information on the status of Montgomery Road to that article to  
116 inform residents.

117  
118 Mike Cappel, 9253 Village Green- Mr. Cappel stated that it is anticipated that the Bridge construction will extend  
119 into 2026. He asked if the street resurfacing program for 2026 would be deferred again.

120  
121 Mr. Riblet replied that while the plan would be to move ahead in 2026 in our resurfacing schedule that staff will  
122 monitor the progress of the Bridge replacement and the costs for labor and material in the industry in 2025.

123  
124 **A Resolution Authorizing An Agreement With The Vintage Club Community Association, Inc. To**  
125 **Construct Roadway Improvements Within The Vintage Club Subdivision**

126  
127 Mayor Messer assigned the legislation to Mr. Margolis.

128  
129 Mr. Donnellon explained that The Vintage Club Community Association, Inc. has approached the City to once  
130 again piggy-back upon the City's road improvement contract to be able to repair and repave certain streets within  
131 the Vintage Club Subdivision solely at the cost of the Association. He stated that the City Administration has  
132 negotiated an Agreement to complete these repairs, the Agreement includes the licensed authorization to enter  
133 upon these private streets contingent upon the Association reviewing and accepting Bid Alternatives and funding  
134 the entire cost of construction with an Escrow Agent in advance of contracting. In a companion piece of legislation,  
135 the City is approving a contract for the 2024 Street Resurfacing Program. This legislation will be added to the  
136 Business Session March 6, 2024. Between now and that date, the parties will select an Escrow Agent to receive  
137 and hold the funds from the Vintage Club Community Association, Inc. This Cooperative Agreement is a benefit  
138 to the City to assure that the roadways are constructed to engineering standards similar to the engineering standards  
139 for City owned streets, and it assures appropriate continuing access and continuing use of those streets while  
140 passing the cost directly to the Association, similar to a special assessment. The unique aspect of this Agreement  
141 is the entire cost of such construction will be funded in advance with an Escrow Agent from which the City will  
142 be able to draw the funds as necessary for the approved work. The Agreement calls for a payment of \$179,300,  
143 which includes a 5% Contingency for the Bid Alternatives the Vintage Club Association has accepted.

144  
145 Mr. Margolis explained to the students in the audience the difference between a Work Session and a Business  
146 Session and that the final vote would be taken at the March 6 meeting.

147  
148 Mr. Suer stated that the Vintage Club realizes it is a good approach for them and it also benefits the City as most  
149 people do not realize the streets within the Vintage Club are private.

150  
151 Mrs. Mills-Reynolds asked if the Homeowners Association will handle notifying residents when streets are to be  
152 paved.

153  
154 Mr. Heitkamp replied that staff will coordinate with John Schumacher who is the resident contact for the Vintage  
155 Club, and between he and the HOA, the residents will be notified. He stated that last year staff supplied a letter  
156 that the HOA delivered to the residents.

157

158 **ADMINISTRATION REPORT**

159  
160 Mr. Riblet reported the following items:

- 161
- 162 • The Law and Safety and Financial Planning Committees have cancelled their meetings for the month of  
163 March.
  - 164
  - 165 • Mr. Riblet explained that the Planning, Zoning and Landmarks Committee is anticipated to meet for the  
166 purpose of interviews for vacancies on the Board of Zoning Appeals. After discussion, Council agreed to  
167 schedule the meeting for Monday, March 11 tentatively at 5:00 pm.
  - 168
  - 169 • Mr. Riblet explained that an update would be given on the Committee meetings for March 11 at the March  
170 6 meeting. However, at this time he knew there would be no agenda items for the Public Works Committee  
171 and recommended to cancel it. Mr. Riblet anticipated agenda items for the Government Affairs Committee  
172 and the meeting was tentatively scheduled for 4:00 p.m.
  - 173
  - 174 • On Monday, Planning Commission tabled a proposed façade change application from Camargo Cadillac  
175 recommending that the applicant further review the Montgomery Road Corridor Design Standards for  
176 permitted primary material types allowable. Staff will continue to work with the applicant to foster a design  
177 that meets the intent to provide a unique and attractive image for the corridor.
  - 178
  - 179 • Planning Commission also recommended to City Council a text amendment to the Planning and Zoning  
180 Code to prohibit the sale of recreational marijuana with the corporation limits. As a result of this  
181 recommendation Staff request a Public Hearing to begin this process on Wednesday, April 3 at 5:45 prior  
182 to the Business Session. City Council agreed to schedule the Public Hearing at the date and time requested.
  - 183
- 184 Mr. Margolis made a motion to commence with the Business Session at the conclusion of the Public  
185 Hearing. Mrs. Bissmeyer seconded. City Council unanimously agreed.
- 186
  - 187 • MCLA 2023 is hosting a reunion and class check-in this evening to see who has been volunteering since  
188 their graduation last year. The reunion, which was organized by the graduates, was held at MPH, and Amy  
189 Frederick is attending to represent the City.

190  
191 **Contracts**

192  
193 Mr. Riblet stated that he signed the following contracts:

- 194
- 195 • Oberson's Nursery and Landscapes, LLC, in the amount of \$54,180. Oberson's will be handling the "north"  
196 route (Weller park, Dulle Park, Pioneer Park, Pfeiffer park, Safety Center, Community pool and Hopewell  
197 Greenspace are the parcels they will be responsible for.
  - 198
  - 199 • 4 Seasons Ground Management, LLC. in the amount of \$50,840.28. They will be handling the "south"  
200 route (Swaim Park, the Montgomery Rd. roundabout and subsiding green space areas, Montgomery Park,  
201 Montgomery Rd. Islands, and Pfeiffer Island/Gateway falls are the parcels they will be responsible for.
  - 202
  - 203 • MSA Design in the amount of \$49,500 to advance concept drawings to construction drawings for  
204 modifications to the Safety Center. The goal is to bid late spring/early summer with a construction date to  
205 begin after the pool closes in September.
  - 206

207  
208  
209

210 Human Resources

- 211
- 212 • Mike Gertz will begin his employment with the City on Monday, February 26. He is currently a part-time
  - 213 employee with the City of Sharonville Parks and Recreation Department. This will be Mr. Gertz's first
  - 214 fulltime job.
  - 215
  - 216 • Initial phone interviews with 19 candidates are being conducted this week.
  - 217

218 Events

- 219
- 220 • Mr. Riblet attended the funeral for Jim Mayer's son and relayed Jim's regards to everyone. He stated he
  - 221 misses everyone and Montgomery.
  - 222
  - 223 • Mr. Riblet shared the funeral services for Jim Matre. He explained the services for Mr. Matre were on
  - 224 Thursday, February 22 at Mihovk-Rosenacker Funeral Home, 10211 Plainfield Rd. Visitation from 3:00
  - 225 PM - 5:00 PM, Memorial Service from 5:00 PM - 6:00 PM, followed by a Reception until 8:00 PM.
  - 226
  - 227 • Public Works will host this week's MCLA class on Thursday evening beginning at 5:45 p.m.
  - 228
  - 229 • This Friday, a retirement celebration will be held for Evelyn Dumont at Terwilligers Lodge from 11:00-
  - 230 1:00. City Council is invited to drop in to say goodbye and wish Evelyn the best in her retirement.
  - 231
  - 232 • The Arts Commission is hosting an Improv at the Uni at Universalist Church on Friday, March 1 at 7:00
  - 233 p.m. The Sycamore High School Improv group is performing.
  - 234
  - 235 • The spring BAMSO concert will present "From the Top XII," featuring winners of the Jack and Lucille
  - 236 Wonnell Memorial Young Artist Concerto Competition. The concert will take place at St. Barnabas
  - 237 Episcopal Church on Sunday, March 17 at 7:00 p.m.
  - 238
  - 239 • Special thanks to Council member Catherine Mills-Reynolds who suggested the City doing something for
  - 240 the Solar Eclipse on Monday, April 8. Staff took this suggestion and ran with it. Specifically, Amy
  - 241 Frederick who came up with a theme and an event using the mobile information unit (jambulance). Some
  - 242 of the details are as follows:
  - 243 ○ Theme- Total Eclipse of the Parks (MQ and Weller Park)
  - 244 ○ Viewing glasses
  - 245 ○ Jambulance – Playing Music and distributing Moon Pies, Sun Chips, T-shirts and glasses
  - 246

247 Mr. Riblet requested an Executive Session to consider the appointment, employment, and/or compensation of a

248 public employee.

249

250 CITY COUNCIL REPORTS

251

252 Mrs. Bissmeyer

253

254 No Report

255 Mrs. Mills-Reynolds

256

257 Mrs. Mills-Reynolds reported that the Beautification and Tree Commission met and are actively planning the

258 Garden Tour to be held in June. She stated that if anyone has a home to recommend to be included in the Tour to

259 let her know.

260

261

262 **Mr. Dobrozi**

263

264 Mr. Dobrozi reported that he attended the Sycamore Schools Business Advisory Council meeting where they  
265 discussed the new Strategic Plan, Website overhaul and punch list items from the various construction projects.

266

267 Mr. Dobrozi reported that the Arts Commission has scheduled all the Live at the Uni Concerts for this year. They  
268 are also sponsoring the Improv at the Uni event coming up soon as well as finalizing all the details for the Food  
269 Tour being held on April 27.

270

271 Mr. Dobrozi reported that the Sister Cities Commission is working on Bastille Day and has booked the *Cassette*  
272 *Junkies* as the headliner. He added that the Commission is planning to hold the Soiree En Blanc in 2025.

273

274 **Vice Mayor Naiman**

275

276 Vice Mayor Naiman reported that the Law and Safety Committee met and discussed the Terwilliger Run Parking  
277 situation. She stated that staff and the residents will continue to work together to bring the best possible solution to  
278 the issue.

279

280 Vice Mayor Naiman reported that the Diversity and Inclusion Commission met where inclusion in Montgomery  
281 communications was discussed. Vice Mayor Naiman added that she will be providing an update on the war in  
282 Ukraine at the February meeting.

283

284 **Mr. Suer**

285

286 No report

287

288 **Mr. Margolis**

289

290 Mayor Margolis shared his sadness in the passing of Jim Matre whom he served on the Planning Commission with  
291 and also had a longtime friendship with. He stated that Mr. Matre was a true citizen and loved everything about  
292 Montgomery.

293

294 **Mayor Messer**

295

296 Mayor Messer reiterated from his previous comments how well MCLA was and that it gets better every year. He  
297 thanked Ms. Frederick and Mr. Vanderhorst for continuing to make a great program better.

298

299 Mayor Messer reported that he attended a State of the County Meeting.

300

301 **MINUTES**

302

303 Mr. Margolis moved to accept the February 7, 2024 Business Session minutes as amended. Vice Mayor Naiman  
304 seconded. City Council unanimously agreed.

305

306 **OTHER BUSINESS**

307

308 **Liquor Permit**—Police Chief John Crowell explained that a request was received from the State of Ohio Liquor  
309 Control Board for the reissuance of an existing license for Toast & Berry Restaurant located at 9856 Montgomery  
310 Road, Suite 200. He added that the request is due to a change in stock ownership and recommends that City Council  
311 does not request a hearing with the Liquor Control Board.

312

313 Mr. Margolis made a motion to not request a hearing with the Liquor Control Board. Mrs. Bissmeyer seconded.  
314 City Council unanimously agreed.

315

316 **EXECUTIVE SESSION**

317

318 Mayor Messer asked for a motion for City Council to adjourn into Executive Session to consider the appointment,  
319 employment, and/or compensation of a public employee.

320

321 Mr. Margolis made a motion to adjourn into Executive Session to consider the appointment, employment, and/or  
322 compensation of a public employee. Vice Mayor Naiman seconded.

323

324 The roll was called and showed the following vote:

325

326 AYE: Bissmeyer, Mills-Reynolds, Dobrozsi, Messer, Naiman, Suer, Margolis (7)

327 NAY: (0)

328

329 City Council adjourned into Executive Session at 7:04 p.m.

330

331 City Council returned to Public Session at 8:57 p.m.

332

333 **ADJOURNMENT**

334

335 Mayor Messer asked if there was any further business to discuss in Public Session. There being none he asked for  
336 a motion to adjourn.

337

338 Mr. Margolis moved to adjourn. Mr. Dobrozsi seconded. City Council unanimously agreed.

339

340 City Council adjourned at 8:57 p.m.

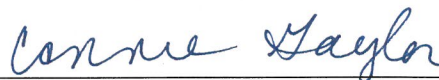
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Connie Gaylor, Clerk of Council