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City of Montgomery  
City Council Work Session Minutes  
March 21, 2018

Present

Brian Riblet, City Manager  
Terry Donnellon, Law Director  
John Crowell, Police Chief  
Gary Heitkamp, Asst. Public Works Director  
Tracy Roblero, Community Development Director  
Katie Smiddy, Finance Director  
Matthew Vanderhorst, Community and Information Services Director  
Paul Wright, Fire Chief  
Faith Lynch, Communications and Engagement Coordinator  
Connie Gaylor, Clerk of Council

City Council Members Present

Chris Dobrozsi, Mayor  
Lynda Roesch, Vice Mayor  
Lee Ann Bissmeyer  
Mike Cappel  
Gerri Harbison  
Craig Margolis  
Ken Suer

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City Council convened in Council Chambers for the Work Session at 7:04 p.m. with Mayor Dobrozsi presiding.

ROLL CALL

Mayor Dobrozsi asked for a motion to dispense with the roll call since everyone was in attendance.

Mr. Margolis moved to dispense with the roll call. Mr. Cappel seconded. City Council unanimously agreed.

SPECIAL PRESENTATION

Janet Korach

Mayor Dobrozsi presented Janet Korach, president of the Montgomery Historical Preservation Association, with a framed 2018 City Calendar and plaque honoring her for her collaboration on the 2018 City calendar and her dedication to preserving the heritage and history of the City.

Traditions Building and Development

Mr. Riblet reported to City Council that earlier in the afternoon, a final agreement was made with Traditions Building and Development for the Vintage Club North project. He thanked Staff and Traditions for working together to finalize the agreement.

Tom Humes of Traditions Building and Development added to Mr. Riblets comments that this was indeed a very special day for Traditions and for the City with the completion of the Vintage Club North Service Agreement. Mr. Humes thanked City Council for their patience and support during this part of the project. Mr. Humes provided history of the Vintage Club development for those in the audience who were not familiar with it. He stated that the property was originally owned by the Archdioceses of Cincinnati for the use of the Gate of Heaven Cemetery and was offered to Great Traditions for purchase. He explained that Homearama was built in 2007 right when the recession hit. He stated that the front portion of the property was sold to Christ Hospital for the construction of the Medical Office Building. He noted that we are now at the next phase of construction, which is the left side of Vintage Club Boulevard that reaches back to the Three Chimneys Clubhouse. He stated that this mixed-use development will have 45 luxury condominiums and 32,000 square feet of office, restaurant, and retail space. He stated that this phase will complete the vision of the Vintage Club with this new type of housing. He presented renderings of the proposed units and stated that they will be very upscale with private parking and underground garage spaces. He stated that this phase will create approximately \$70 million in residential and commercial development. He explained that this will be a five to six-year project.

Mr. Doug Hinger, president of Traditions Building Group, thanked City Council again for their patience and partnership throughout this project. He presented an overview of the housing and retail units, and also the courtyard views. He explained that each residential building would have 13 condominiums. He stated that these units were designed with the empty nester in mind and would feature two bedrooms and a study. The larger units would have

57 two bedrooms and two studies. The units range from 1,200 to 2,200 square feet. He stated that the prices would  
58 range from \$400,000 to \$600,000, with the Penthouses being higher.

59  
60 Mr. Humes explained that the project will now move ahead quickly. He anticipates they will close on the property  
61 in mid-May and construction to begin in early June for the public improvements and streetscape.

62  
63 Mrs. Bissmeyer asked when it was anticipated that the units would be ready for occupancy.

64  
65 Mr. Humes stated that they are targeting the last quarter of 2019.

66  
67 Mrs. Harbison asked if Traditions had to rely on presales in order to finance the project.

68  
69 Mr. Humes stated that they did not, but that they did intend to have presales.

70  
71 Mr. Suer stated that it was very encouraging to be moving forward with this project. He stated that he felt it would  
72 be a success and that the existing residents would be pleased.

73  
74 Mr. Margolis stated that it was 2005 when the first presentation was made on this property and that he was very  
75 glad that we will be able to see it come to fruition.

76  
77 Mayor Dobrozsi stated that this development is the City's front-door from the north and that it is good to be moving  
78 on with the completion of this project. He stated that he knows that Traditions has a high standard in placemaking  
79 as the City also has high expectations of this project.

80  
81 Mr. Laith Alfaqih asked if Traditions performed a traffic impact study.

82  
83 Mr. Hinger stated that one was done in 2006.

84  
85 Mr. Hume stated that projections were used at the time of the study by ODOT and that the number of residents will  
86 be the same as was originally included.

87  
88 Mr. Steve Silverman asked what the price points of these units were, based on the acceptable quality, and how does  
89 that compare to the Strategic Plan for land use development of price points for families who want to move into the  
90 community that can't afford this level.

91  
92 Mayor Dobrozsi replied to Mr. Silverman that these were all great questions, however there was not time in the  
93 meeting tonight to address them and encouraged him to reach out to Community Development Director Tracy  
94 Roblero for further discussion.

95  
96 Mr. Gary Gross asked if the Vintage Club North Development plans would go to the Planning Commission.

97  
98 Ms. Roblero replied that the general development plan has already been approved by the Planning Commission but  
99 all final development plans would be presented to the Planning Commission for approval in the upcoming months.

100  
101 Mr. Gross asked if the buildings being constructed were part of that plan.

102  
103 Ms. Roblero stated yes.

104  
105 **Staff update on Fire Levy**

106 Chief Wright addressed City Council to provide an update on the upcoming Fire Levy. He stated that the purpose  
107 was to bring City Council up to speed on the fire levy, communication plan and also what the fire levy committee  
108 has accomplished to this point. He explained that the internal communication team meets every two weeks. He  
109 reminded staff and Council that staff can only put out the facts during their work day and then at night they can

110 work on fund raising and levy promotion. He directed Council's attention to the City's website to show the  
111 information that is available to residents. He pointed out how to use the calculator to find how much the levy would  
112 cost a resident. He explained that the fire levy political action committee meets every two weeks in the evening.  
113 He stated that members of this committee are: Chairman PJ Wylie, Treasurer Julee Nies, Ron Messer, Benny Miles,  
114 Dave Bittinger, Martha Shields, Molly Grogan, Ben Shapiro, Brian Riblet and himself. He stated that they just  
115 finished their fund-raising campaign to pay for advertisement and signs. He stated that City funds are not used for  
116 this levy. He informed City Council that the Hamilton County Board of Elections assigned the Fire Levy with issue  
117 #5. He stated the Committee is tracking the absentee ballots so they could reach out to absentee voters. The Political  
118 Action Committee is working to establish a website just for the fire levy. He stated that this website is not funded  
119 by the City in anyway. Chief Wright stated that the Committee has scheduled several dates in which to speak about  
120 the levy. They are scheduled to speak on March 26 at the Forest Glen neighborhood, April 12 at the Neighborhood  
121 Leaders Forum at Terwilliger Lodge and then on April 23 at the Montgomery Woods neighborhood. He stated that  
122 they do meet with individuals throughout the day to answer questions when needed. He also added that the levy  
123 committee would have people at the polls to answer questions and to promote the levy.  
124

125 Mayor Dobrozsi asked if someone wanted to assist this committee, how would they do that.

126  
127 Chief Wright stated that they could contact himself, Ben Shapiro, or any other Committee member.  
128

129 Mrs. Harbison commented on the NextDoor.com comments that have been made regarding a separate election being  
130 held if this one doesn't pass. She asked if there was a way to get information out to the residents that there is a cost  
131 to holding special elections. She is also concerned with the misinformation that is being given.  
132

133 Mayor Dobrozsi asked if we could provide a link to the levy website.  
134

135 Chief Wright explained that we cannot link to the Committees website, however they could link to ours.  
136

137 Mr. Margolis thinks the Committee and staff are doing a good job in getting information out. He feels that the  
138 misinformation is an opportunity to educate further.  
139

140 Mrs. Bissmeyer asked if someone from the Committee could spearhead watching social media to address the  
141 misinformation when it occurs.  
142

143 Chief Wright stated that this would be an item of discussion at the next meeting.  
144

#### 145 **GUESTS AND RESIDENTS**

146  
147 Laith Alfaqih, 10036 Wimbledon Court- requested to address City Council to read a letter of support of the fire  
148 levy. He stated that the level of service is what makes Montgomery great.  
149

#### 150 **ESTABLISHING AN AGENDA FOR APRIL 4, 2018**

##### 151 152 **Pending Legislation**

##### 153 154 **An Ordinance Dedicating Real Property on Montgomery Road at the Safety Center for Public Use**

155  
156 Mayor Dobrozsi stated that as there are no students and this legislation has been explained before there is no reason  
157 to go into detail on this issue. Mayor Dobrozsi stated there were no updates on this legislation.  
158

159 Mr. Margolis explained that, if approved, this legislation will authorize the dedication of real property on  
160 Montgomery Road at the Safety Center for public use. This Ordinance presented for first reading will dedicate land  
161 acquired by the City from Twin Lakes to a public use. This lot of approximately .40 acres lies immediately south

162 of the Safety Center and is intended long-term to be incorporated into the Safety Center for parking or expansion of  
163 the building.

164  
165 **An Ordinance to Amend Appropriations for Current Expenses and Other Expenditures of The City of**  
166 **Montgomery, State of Ohio, During the Fiscal Year Ending December 31, 2018**

167  
168 Mr. Suer read the title of the Ordinance.

169  
170 Mr. Suer moved to suspend the rules that the Ordinance be read on three separate occasions.

171  
172 Mr. Cappel seconded.

173  
174 The roll was called.

175  
176 AYE: Cappel, Bissmeyer, Harbison, Dobrozsi, Roesch, Suer, Margolis (7)

177 NAY: (0)

178 Mr. Suer moved for passage. Mr. Margolis seconded.

179  
180 Mr. Suer explained that information has been previously supplied on this Ordinance, that if approved, will amend  
181 the 2018 Annual Appropriation Ordinance to reflect changes in the initial budget requests as the result of an  
182 unforeseen grant received by the State of Ohio for police department training and for design services provided by  
183 Strand and Associates for various improvements as part of the reconstruction of the Ronald Reagan Highway and  
184 Montgomery Road Interchange. It is requested that the 2018 budget be amended in the amount of \$8,000 from the  
185 unappropriated Law Enforcement Assistance Fund to account 220.000.5300 Law Enforcement Assistance Fund-  
186 Training and \$735,632 from the unappropriated Downtown Improvement Fund to 480.000.5401 Downtown  
187 Improvement Fund-Special Projects.

188  
189 Ms. Smiddy reminded Council that the Resolution for the agreement with Strand Associates was passed in late 2017  
190 but was not accounted for in the 2018 budget. She stated to be a good partner with Strand that staff is requesting  
191 that the readings be suspended to pay Strand in a timely manner.

192  
193 The roll was called:

194  
195 AYE: Bissmeyer, Harbison, Dobrozsi, Roesch, Suer, Margolis, Cappel (7)

196 NAY: (0)

197  
198 **New Legislation**

199  
200 **A Resolution Accepting a Bid and Authorizing the City Manager to Enter into a Contract with Strawser**  
201 **Construction, Inc. for the 2017 Onyx Mastic Surface (Black Onyx) Project through the Ohio Department of**  
202 **Transportation (ODOT) Cooperative Purchasing Program Contract #101L-19**

203  
204 Mr. Heitkamp explained that, if approved, this Resolution will authorize the City Manager to enter into a contract  
205 with Strawser Construction for the 2018 Onyx Mastic Surface (Black Onyx) project. The project includes work to  
206 micro-surface 3.85 centerline miles on the previously indicated streets. Funding for this project is programmed in  
207 the 2018 Capital Improvement Program 410-261-5470 account. It is requested that the 2018 Onyx Mastic Surface  
208 (Black Onyx) Project be approved for funding in the amount of \$96,829.88.

209  
210 Mr. Cappel asked why the City uses this type of surfacing product.

211  
212 Mr. Heitkamp replied that this type of surfacing applied in conjunction with the crack sealing program prolongs the  
213 life of the asphalt pavement.

214



215 Mr. Gary Gross, 7943 Shelldale Way- addressed City Council about his concerns for the safety of this product. He  
216 stated that in his experience as a bicyclist that this surface can be slick. He asked if this was the only economical  
217 way of preserving the asphalt and if not, then the City should consider the safety of the product.  
218

219 **An Ordinance Establishing the Schedule of Municipal Compensation for Employees**  
220

221 Mr. Riblet explained that, if approved, this Ordinance would establish a new Schedule of Municipal Compensation  
222 for non-bargaining unit employees. He explained that the schedule is adjusted annually in July to be consistent  
223 with the wages of the bargaining units. He stated that this schedule will ensure that all non-bargaining unit  
224 employees are consistent with the cost of living increases for the bargaining unit employees. He stated that consistent  
225 with the FOP there would be a 3% cost of living increase in July of this year and then consistent with the ASCME  
226 bargaining unit a 2.75% increase in 2019.  
227

228 Mr. Steve Silverman, Golf Green Drive-addressed City Council and asked how the City compensates non-  
229 bargaining unit employees for merit.  
230

231 Mr. Riblet replied that all employees are given an annual evaluation that is done by their supervisors and peers. He  
232 explained that the evaluations are based on a score that is in a range for their specific job title. He stated that it is an  
233 intense project and works very well for the City.  
234

235 **ADMINISTRATION REPORT**  
236

237 Mr. Riblet, city manager, gave the following report:  
238

- 239 • The City Council Business Session is scheduled for April 4 at 7:00 p.m.  
240
- 241 • A reminder that a Public Hearing has been scheduled for 6:00 p.m. on April 4. There was no motion to  
242 begin the meeting early to allow the Volunteer Walk of Fame Inductees time to arrive.  
243
- 244 • The Financial Planning Committee will meet on Monday, April 2 at 4:30 p.m. for the purpose for  
245 interviewing candidates for the Board of Tax Review. The Planning, Zoning and Landmarks Committee  
246 will meet at 5:30 p.m. The Law and Safety Committee has cancelled their meeting for the month of April.  
247
- 248 • The Government Affairs Committee will meet on Monday, April 9 at 3:30 p.m. The Parks and Recreation  
249 and Public Works Committees have cancelled their meetings for the month of April.  
250
- 251 • The Planning Commission met on Monday evening to consider the General Development Plan and the List  
252 of Conditions and Exceptions for the proposed Robert Lucke Homes on the east side of Montgomery Road  
253 from 10280 – 10320 Montgomery Road. After discussion, the Planning Commission voted to recommend  
254 approval of the General Development Plan and List of Conditions and Exceptions with conditions. The  
255 Planning Commission also considered the Final Development Plan from TriHealth for the new Thomas  
256 Comprehensive Care Center on the Bethesda North Campus and the associated parking garage. After  
257 hearing the evidence presented at the hearing and discussing the application, the Planning Commission  
258 voted to approve the Final Development Plan with conditions.  
259
- 260 • An internal team consisting of Brian Riblet, Gary Heitkamp, Tracy Roblero and Frank Davis met on  
261 Wednesday morning with representatives from Stand Associates Inc., to begin preparations for the  
262 upcoming Open House in May on the round-about at the intersection of Montgomery Road and Ronald  
263 Reagan Highway.  
264
- 265 • The Montgomery Fire Levy Committee held their first meeting during the evening of February 19. The  
266 committee of nine members worked on their organizational structure, confirmed the filing of their group  
267 with the Hamilton County Board of Elections, and created areas of responsibilities for the members. They

268 began their fund-raising program this week and have scheduled meetings and activities through the  
269 beginning of May.  
270

- 271 • For years, the Tax Office has had a constant backlog of delinquent tax returns requiring follow-up. This  
272 week, Katie reported that all the delinquent returns are caught-up and there is no longer a backlog – for the  
273 first time in at least seven years! This was no small task, especially considering that the finance department  
274 is short one position. This accomplishment was due in part to the hard work of Cindy Abner and Sharon  
275 Savitt. Thanks to Katie and the Finance Team for making this project a priority and seeing it to completion.  
276 Great job to all!  
277
- 278 • The Diversity and Inclusion Committee held its third meeting Tuesday evening and the group continues to  
279 be enthusiastic and involved. There are approximately 20 members including City Council and Staff. The  
280 Committee has accomplished much in a short period of time. They have conducted a review of our social  
281 media for diversity content and images, initiated the planning of a #IAMMONTGOMERY campaign with  
282 a goal of revealing this summer. The group came up with a list of ideas for future events and opportunities,  
283 all of which were voted on Tuesday with the top (4) being: a Dinner Party, a Food Truck event, the design  
284 of #IAMMONTGOMERY yard signs and an effort to have a diverse MCLA class for our 12th year. Thank  
285 you to the Committee members for their passion in recognizing and enhancing the diversity within our  
286 community.  
287
- 288 • Our newest Police Officer, Jeff Barger, will be starting April 3, 2018. Jeff has been a Norwood Police  
289 Officer for the last 17 years and he is currently assigned as a Detective. He is an experienced Crash  
290 Investigator and is looking forward to bringing his talents to the Montgomery Team. Jeff is married with 3  
291 children and resides in Liberty Township.  
292
- 293 • Invitations to the 2018 Volunteer Dinner on Wednesday, April 25, 2018, 6:30 to 8:30 p.m. at Montgomery  
294 Inn, have been sent. Reservations are due by Wednesday, April 11, 2018. Please let Connie or DeAnna  
295 know that you plan to attend.  
296
- 297 • Mr. Riblet thanked City Council for hosting the Meet and Greet reception for him this evening.  
298
- 299 • Mr. Riblet wished Mayor Dobrozsi a Happy Birthday for his March 23 birthday.  
300

301 Mr. Gross, 7943 Shelldale Way- asked City Council if there was any discussion in a public meeting to rezoning of  
302 Montgomery Road.  
303

304 Mr. Riblet replied that there is a Public Hearing scheduled in April.  
305

306 Ms. Roblero stated that the Public Hearing was scheduled for April 18 at 6:00 p.m.  
307

### 308 **LAW DIRECTOR REPORT**

309  
310 Mr. Donnellon stated to City Council that we weren't quite at the finish line with Traditions Building and  
311 Development yet. He explained that we are in the bond process at this time with Fifth Third and that in addition to  
312 bond legislation, a construction contract will need to be approved. He expected that we will have a construction  
313 contract in place by May 1.  
314

### 315 **CITY COUNCIL REPORTS**

316  
317 Mr. Cappel reported that the Environmental Advisory Commission (EAC) held their monthly cardboard recycling  
318 collection on March 21, which went well considering the not so favorable weather.  
319

320 Mrs. Bissmeyer reported that at the Law and Safety meeting held on March 5, the unofficial Juvenile Court Docket  
321 was discussed. She explained that Donnellon, Donnellon and Miller had been approached by Hamilton County to  
322 take on an additional truancy docket. She reported that the Committee approved the transition from Terry Donnellon  
323 to Meghan Donnellon Hyden as the Juvenile Court magistrate.

324  
325 Ms. Roesch reported that the Beautification and Tree Commission is seeking Garden Tour applicants for the June  
326 24 event.

327  
328 Ms. Roesch reported that the Blue Ash Montgomery Symphony Orchestra held their Young Artist concert on March  
329 11. She stated that there were four artist that performed. These artists were winners in the Jack and Lucille Wonnell  
330 Young Artist Concerto Competition.

331  
332 Mr. Suer thanked staff for their efforts in another successful year of the MCLA program.

333  
334 Mr. Margolis reported that at the last Planning Commission meeting TriHealth did a wonderful job presenting their  
335 new building. He felt that they worked well to address the concerns of their neighbors.

336  
337 Mayor Dobrozsi reported that he attended Sycamore Schools Educational Advisory Council meeting where they  
338 presented a comprehensive facility review for what the future of education will look like. He stated that they are  
339 focusing on the Junior High and the E. H Green Intermediate schools to determine how these changes may impact  
340 them. He stated that there will be several public meetings held over the next nine months.

341  
342 Mayor Dobrozsi also extended thanks to staff for the completion of this year's MCLA program.

343  
344 **APPROVAL OF MINUTES**

345  
346 Mayor Dobrozsi requested a motion to approve the March 7, 2018 City Council Business Session minutes.

347  
348 Mr. Margolis moved to approve the minutes as written. Mr. Cappel seconded. City Council unanimously agreed.

349  
350 Mayor Dobrozsi asked if there was any further business to discuss in Public Session.

351  
352 Mr. Suer asked Mr. Heitkamp about the status of the Weller Road water main project.

353  
354 Mr. Heitkamp reported that the main has been installed on Indianwoods and Weller Road and now the contractor is  
355 performing connections in the Indianwood Subdivision. He explained that the process entails testing the water main  
356 before the contractor can deactivate the existing main. He stated that the completion date is set for July 1, however,  
357 he feels they are ahead of schedule.

358  
359 Mayor Dobrozsi asked if they were anything further to discuss. There being none, he asked for a motion to adjourn.

360  
361 Mr. Cappel moved to adjourn. Mr. Margolis seconded. City Council unanimously agreed.

362  
363 City Council adjourned at 8:43 p.m.

364  
365   
\_\_\_\_\_  
Connie Gaylor, Clerk of Council