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City of Montgomery
City Council Work Session Minutes
June 20, 2018

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
John Crowell, Police Chief
Gary Heitkamp, Public Works Director
Tracy Roblero, Community Development Director
Katie Smiddy, Finance Director
Matthew Vanderhorst, Community and Information Services Director
Faith Lynch, Communications and Engagement Coordinator
Kathi Ranford, Customer Service Representative

City Council Members Present

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

City Council Members Absent

Chris Dobrozi, Mayor

City Council convened in Council Chambers for the Work Session at 7:00 p.m. with Vice-Mayor Roesch presiding.

ROLL CALL

Vice-Mayor Roesch asked for a motion excusing Mayor Dobrozi from the meeting because he is on vacation. Mr. Margolis made the motion and Mr. Cappel seconded.

The roll was called and showed the following vote:

AYE: Cappel, Bissmeyer, Harbison, Roesch, Suer, Margolis	(6)
NAY:	(0)
ABSENT: Dobrozi	(1)

SPECIAL PRESENTATION

Jacque Webb from the Beautification and Tree Commission accepted the Certificate of Appreciation on behalf of Lindy Miller and Chuck Hong, winners of the Spring Seasons of Beauty Award.

ESTABLISHING AN AGENDA FOR JULY 11, 2018 BUSINESS SESSION

PENDING LEGISLATION

An Ordinance Enacting New Section 150.0205, Medical Marijuana, of the City of Montgomery Zoning Code

Vice-Mayor Roesch explained that this is the third reading of this Ordinance and asked if there were any updates.

Ms. Roblero replied there were no updates.

An Ordinance Amending the Land Usage Code to Enact New Regulations for the Old Montgomery Gateway District

Vice-Mayor Roesch explained that this is the third reading of the Ordinance and asked if there were any updates.

Ms. Roblero replied there were no updates.

An Ordinance Amending Chapter 151.30 of the Code of Ordinance Regulating Signs

Vice-Mayor Roesch explained that this is the third reading of this Ordinance and asked if there were any updates.

Ms. Roblero replied there were no updates.

58 **An Ordinance Rezoning a Portion of Montgomery Road North of Hopewell Road to the Residential C Single**
59 **and Two-Family District with a Planned Development Overlay**

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61 Vice-Mayor explained that this is the second reading of this Ordinance and asked if there were any updates.

62
63 Ms. Roblero responded that letters were sent to all affected residents that property owners in the corridor informing
64 them that the City is considering re-zoning their property.

65
66 **NEW LEGISLATION**

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68 **A Resolution Adopting a Tax Budget for 2019**

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70 Vice-Mayor Roesch assigned this Resolution to Mr. Suer. She explained that this legislation is for the proposed
71 2019 Tax Budget, was prepared and presented by Katie Smiddy, Finance Director, at the Public Hearing held prior
72 to the Work Session meeting this evening.

73
74 **A Resolution Authorizing a Purchase Agreement with Hunting Hill, LLC and an Assignment from MB Land**
75 **Company to Acquire Certain Real Property within the Vintage Club Development**

76
77 Mr. Donnellon explained that this legislation is being requested for consideration this evening to authorize the first
78 stage purchase of land within the Vintage Club-North development to allow construction of the public
79 improvements under the TIF. This parcel represents the large parking field north of Vintage Club Boulevard of
80 approximately 1.9123 acres. The purchase price as previously negotiated is \$1,356,420.

81
82 This parking field abuts The Wicks residential development, surrounds Building C of the development, and provides
83 access north of Vintage Club Boulevard to all the commercial and retail properties. The property currently is owned
84 by Hunting Hill and is under contract for purchase by MB Land Company. The transaction would assign the
85 purchase rights for that parcel from MB Land Company to the City and the City would then complete the purchase
86 from Hunting Hill. In conjunction with the purchase of the City property, MB Land Company would purchase the
87 two out lots fronting Montgomery Road and Traditions would purchase the remaining property for a private
88 development.

89
90 There is no specific scheduled closing date at this time as the Purchase Agreement is conditioned upon a number of
91 Easements and Restrictions being released from the City property. Once the parties have resolved those title issues
92 and once funding has been completed through the sale of the TIF bonds, this Resolution will authorize the City
93 Manager to close on the property and acquire the land necessary for stage one of the improvements.

94
95 There will be a second purchase of land in approximately six months. This smaller parcel fronting Vintage Club
96 Boulevard will allow the City to complete the parking field once a temporary roadway and Easement are removed.

97
98 Mr. Margolis moved to add the Resolution to the Agenda for this evening. Mrs. Bissmeyer seconded the
99 motion. City Council unanimously agreed.

100
101 Mr. Suer moved that the Resolution be read by title only. Mr. Margolis seconded. City Council unanimously agreed.

102
103 Mr. Suer read the Resolution by title only and moved passage. Mr. Margolis seconded the motion. City Council
104 unanimously agreed.

105
106 The roll was called and showed the following vote:

107
108 AYE: Cappel, Bissmeyer, Harbison, Roesch, Suer, Margolis (6)
109 NAY: (0)
110 ABSENT: Dobrozsi (1)

111
112 Mr. Donnellon explained that the three companion pieces of legislation allowing for the acquisition of property
113 south of the Boulevard from Traditions, acquiring additional easement rights and authorizing the second phase of

114 the purchase as explained above would all be deferred. As these pieces of legislation had not been added to the
115 Agenda, no further action was required at this time.

116
117 **ADMINISTRATION REPORT**

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119 Mr. Riblet, City Manager, gave the following report:

- 120
121 • City Council Business Session is scheduled for Wednesday, July 11 @ 7:00 p.m.

122
123 **City Council Committees for Monday, July 2, 2018**

- 124
125 • Law and Safety, Financial Planning and Planning, Zoning and Landmarks have cancelled their meetings
126 for the month of July.

127
128 **City Council Committees meetings for Monday, July 9, 2018**

- 129
130 • The Government Affairs Committee will meet on July 9, 2018 at 4:30 p.m. The Parks and Recreation and
131 Public Works Committees have cancelled their meeting for the month of July.

- 132
133 • The Planning Commission met on Monday night to consider two applications. The first application was
134 from Stir at 7813 Ted Gregory Lane for Final Development Site Plan approval for a mobile tiny house that
135 can be rented on or off-site for events. After much discussion and debate, the Planning Commission voted
136 to make a finding that the mobile tiny house is a trailer and should be treated as such. Therefore, the mobile
137 tiny house will be permitted to remain on-site as long it is licensed, parked on a paved surface and does not
138 block ingress, egress or required parking spaces. The Planning Commission also considered a request from
139 Twin Lakes Senior Living Community for a modification of the Final Development approval for the retail
140 building at 9856 Montgomery Road to allow for an additional 3,400 square feet of restaurant space with a
141 shared parking arrangement. The proposed restaurant is a breakfast lunch concept which closes at 3 p.m.
142 on weekdays and 4 p.m. on weekends. After listening to the testimony and discussing the application, the
143 Planning Commission voted unanimously to approve the application with conditions.

- 144
145 • Brian Riblet, Terry Donnellon, Katie Smiddy, Tracy Roblero and Frank Davis met with representatives
146 from Brandicorp on Tuesday afternoon for a status update on the Gateway Redevelopment Area. Bi-weekly
147 meetings have been scheduled to keep this important project on the front-burner and moving forward.

- 148
149 • The HCBC has started its annual process of soliciting quotes from insurance carriers for group health
150 insurance.

- 151
152
153 • The Montgomery Municipal pool was nominated for the Warm 98.5 Pool Patrol and were selected. Warm
154 98.5 will be at the pool on Thursday, July 21 at 12:30 p.m. and will provide a Plinko game for kids with
155 prizes.

- 156
157 • The annual Safety Village program is underway and will conclude at the end of next week. The event was
158 moved this year to Montgomery Elementary which has worked out wonderfully. There are at total of 98
159 participants and 31 volunteers in this year's program. Thanks to the Police Department, Fire Department
160 and Public Works for their efforts and specifically to Officer James Martin for coordinating and managing
161 the program.

- 162
163 • Part-time Firefighter Paramedic Mike Young will transition to a full-time employee beginning this Sunday,
164 July 24.

- 165
166 • Interview teams are being finalized for the Public Works Supervisor and Service Worker I positions. First
167 round phone interviews will begin in early to mid-July and will include seven candidates for the supervisor
168 position and seventeen for the Service Worker I position.

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- The Ground-Breaking Ceremony for the Vintage Club North project is scheduled for Monday, July 2 at 10:00 a.m. If you haven't already received your invitation you should be receiving it very soon.
 - The annual July 3rd BAMSO Concert will begin at 7:30 p.m. in Montgomery Park.
 - The July 4th Parade will begin at 10:00 a.m., followed by the July 4th Festival in Montgomery Park from 11:00 a.m. to 2:00 p.m.
 - City Office will be closed in observance of the July 4th holiday.
 - We wish Council person Bissmeyer a very Happy Birthday on Monday, July 2nd. Due to the absence of the Mayor and Connie we will defer to our July 11 meeting for cake.
 - On Saturday, June 9 our Planning Commission Chairman, Mike Harbison, was inducted into the OHSAA Hall of Fame for his decades of refereeing and umpiring for football, baseball and basketball.
 - Lastly, I will be on vacation next week and Ms. Tracy Roblero will serve as the Acting City Manager in my absence.

189 **LAW DIRECTOR REPORT**

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191 No report

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193 **CITY COUNCIL REPORT**

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195 Mr. Cappel reported that the Environmental Advisory Commission (EAC) held their monthly "adopt a spot" clean-up effort.

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198 Mrs. Bissmeyer attended the Ohio Municipal League conference and found it very informative.

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200 Mrs. Harbison stated the Government Affairs Committee made a recommendation to award the contract for the Brand and Image RFP to Razor Communications Marketing Communications + Kolar. Mrs. Harbison said that

201 Razor Marketing Communications + Kolar had an excellent presentation. Mrs. Harbison states that as this is a

202 Committee recommendation, so there is no need for a motion or second by City Council.

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205 Mrs. Harbison also reported the following items as discussed at the Government Affairs and Sisters Cities

206 Commission meetings:

- 207
- Mrs. Harbison stated there was also a discussion regarding newspapers and solicitations and how to unsubscribe.
 - Mrs. Harbison stated there was also an update on the Hopewell Haunting scheduled for Saturday, October 27.
 - Mrs. Harbison stated there will be a meeting on July 30 with SORTA regarding public transit.
 - The date for the Diversity dinner will be October 6 at Montgomery Park.
 - On July 13, we will have three visitors from Montgomery, NY and a reception will be held at the Montgomery Inn in their honor.
 - Mrs. Harbison noted that Matthew Vanderhorst would be dressed as Napoleon Bonaparte for the Sister Cities July 4 parade float.

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224 Mr. Suer had no report

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Mr. Margolis had no report

Vice Mayor Roesch reminded everyone of the Garden Tour that will be held this Sunday, June 25 from 2:00 to 5:00 p.m. and stated it would be a very good way to spend a Sunday afternoon.

APPROVAL OF MINUTES

Vice-Mayor Roesch moved to approve the minutes of the June 6, Business Session meeting. Mrs. Harbison seconded. City Council unanimously agreed.

MAYOR'S COURT REPORT

No report

OTHER BUSINESS

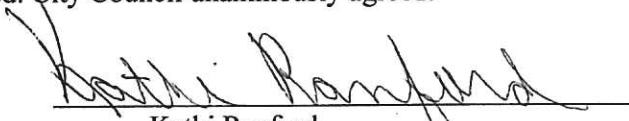
Chief Crowell explained that the City has received a notice from the Ohio Department of Liquor Control inquiring if City Council wishes to request a hearing on the transfer of an existing D2, D2X, D3, D3A and D6 permit application received from 1001 E. McMillan, LLC. dba McLevys Pub, at 8512 Market Place Lane and the transfer of an existing D1, D2, D3, and D6 permit applicant received from Forno Osteria & Bar, 9415 Montgomery Rd. These requests are results of the sale of the businesses. Chief Crowell stated that he sees no need to request a hearing.

Mr. Cappel made a motion to not request a hearing. Mr. Margolis seconded. City Council unanimously agreed.

Vice-Mayor Roesch asked if there was anything further to discuss. There being none, she asked for a motion to adjourn.

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

City Council adjourned at 7:46 p.m.


Kathi Ranford
Acting Clerk of Council