

1 City of Montgomery  
2 City Council Work Session  
3 November 14, 2018  
4

5 Present

6 Brian Riblet, City Manager  
7 Terry Donnellon, Law Director  
8 John Crowell, Police Chief  
9 Tracy Roblero, Community Development Director  
10 Katie Smiddy, Finance Director  
11 Matthew Vanderhorst, Community and Information Services Director  
12 Ben Shapiro, Assistant Fire Chief  
13 Terry Willenbrink, Assistant Public Works Director  
14 Faith Lynch, Communications and Engagement Coordinator  
15 Connie Gaylor, Clerk of Council

City Council Members

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

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17 City Council convened in Council Chambers at 7: 00 p.m. for the Work Session with Mayor Dobrozsi presiding.

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19 **ROLL CALL**

20  
21 Mayor Dobrozsi asked for a motion to dispense with the roll call since everyone was in attendance.

22  
23 Mr. Cappel moved to dispense with the roll call. Mr. Margolis seconded. City Council unanimously agreed.

24  
25 **GUESTS AND RESIDENTS**

26  
27 Dan Yacavone of Cub Scout Pack #674, along with scouts and their parents, were in attendance to observe the  
28 meeting and to earn a badge to complete their Webelo status and advance in their rankings.

29  
30 Mayor Dobrozsi welcomed the boys and their parents and gave them an explanation of the process of the meeting,  
31 the type of legislation and how Council acts on the legislation.

32  
33 **LEGISLATION FOR CONSIDERATION TONIGHT**

34  
35 There was no legislation to be acted on this evening.

36  
37 **ESTABLISHING AN AGENDA FOR THE DECEMBER 5, 2018 BUSINESS SESSION**

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39 **Pending Legislation**

40  
41 **An Ordinance Creating the GRA Tax Increment Financing Fund**

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43 Mr. Suer stated that information was previously supplied that, if approved, will establish the Gateway  
44 Redevelopment Area Tax Increment Financing for receipt of tax increment financing collections, capitalized to  
45 support the initial operations of this fund, compensation payment to Sycamore School District and Hamilton County,  
46 and the Gateway Redevelopment project debt service. While the district is not yet established it is anticipated to be  
47 setup in 2019.

48  
49 Mr. Suer asked if there were any updates.

50  
51 Ms. Smiddy started there were no updates.  
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57 **An Ordinance Establishing the GRA Capital Construction Fund for Public Improvements in the Gateway**  
58 **Redevelopment Area**  
59

60 Mr. Suer stated that information was previously supplied on this Ordinance that, if approved, will establish the GRA  
61 Capital Construction Fund to account for the debt proceeds for the construction of public improvements for the  
62 Gateway project. The creation of the TIF District in 2019 and this Ordinance will allow for the fund to be established  
63 in the 2019 budget.

64  
65 Mr. Suer asked if there were any updates.

66  
67 Ms. Smiddy stated there were no updates.

68  
69 **An Ordinance Establishing A Gateway Redevelopment Area Capital Construction Fund for The Interchange**  
70 **Modification Project**  
71

72 Mr. Suer stated that information has been previously supplied on this Ordinance that, if approved, will establish a  
73 second capital construction fund for the GRA Intersection Modification Fund (RAB) for accounting for various  
74 grant funds received and expended as part of the Gateway Redevelopment project.

75  
76 Vice Mayor Roesch asked if there were any updates.

77  
78 Ms. Smiddy stated there were no updates.

79  
80 **An Ordinance Creating the Vintage Club North Tax Increment Financing Fund**  
81

82 Mr. Suer stated that information was previously supplied on this Ordinance that, if approved, will establish the VC  
83 North Tax Increment Financing fund (Fund 332), a debt service fund (TIF Fund) that will collect payments in lieu  
84 of taxes (PILOT), capitalized interest to support the initial operations of this fund, and issue compensation payment  
85 to Sycamore School District and Hamilton County, and the Vintage Club North project debt service.

86  
87 Mr. Suer asked if there were any updates.

88  
89 Ms. Smiddy stated there were no updates.

90  
91 **An Ordinance to Make Appropriations for Current Expenses and Other Expenditures of the City of**  
92 **Montgomery, State of Ohio, During the Fiscal Year Ending December 31, 2019**  
93

94 Mr. Suer stated that information has been previously supplied on this Ordinance that, if approved, establishes the  
95 City's budget for fiscal year 2019.

96  
97 Mr. Suer asked if there were any updates.

98  
99 Ms. Smiddy stated there were no updates.

100  
101 **NEW LEGISLATION**  
102

103 **A Resolution Authorizing the City Manager to Enter into a Labor Agreement with the Montgomery**  
104 **Firefighters IAFF Local 4391 for Wages and Benefits from April 1, 2018 Through March 31, 2021**  
105

106 Mr. Riblet explained that this Resolution is for the contract with the International Association of Firefighters (IAFF),  
107 Local 4391 for wage and benefits from April 1, 2018 through March 31, 2021. He explained that this contract  
108 would ensure that wages are consistent between this union and the Police, F.O.P and the Public Works,  
109 A.F.S.C.M.E. unions.

112 **A Resolution Adopting a Five-Year Capital Improvement Program for the City of Montgomery**

113  
114 Ms. Smiddy explained that this Resolution is to adopt the City's proposed Five-Year Capital Improvement Program.  
115 She stated that this was reviewed by City Council as a companion piece to the proposed 2019 Operating and Capital  
116 Budget with Four Year Forecast and represents a comprehensive planning tool for capital investment in the  
117 community over the next five years.

118  
119 Mr. Margolis stated that the review of the capital budget was conducted at the September Budget Review meeting.

120  
121 **A Resolution Authorizing the City Manager to Enter into a Contract with SwimSafe Pool Management, Inc.**  
122 **for Professional Services Related to the Operation and Management of the Montgomery Municipal Pool**

123  
124 Mr. Willenbrink explained that this Resolution is a request to enter into a contract with SwimSafe Pool Management,  
125 Inc. to cover the management of the pool, staffing of personnel and provisions for swim lessons and swim team  
126 staff. He explained that two proposals were received from pool management companies and based on staff's  
127 analysis, it is recommended that SwimSafe Pool Management, Inc. be awarded the contract to provide the  
128 management services for the 2019, 2020 and 2021 swim seasons.

129  
130 **An Ordinance Amending Portions of Chapter 97, Parks and Recreational Facilities**

131  
132 Mr. Donnellon explained that the purpose of this Ordinance is to resolve inconsistencies in Chapter 97 of our  
133 Municipal Code concerning the authority to establish rules and regulations governing the City parks and recreation  
134 activities. He stated that the rulemaking authority will rest with City Council; however, recommendations for any  
135 changes may be made by the Parks and Recreation Commission and the Council's own Parks and Recreation  
136 Committee. Mr. Donnellon stated that updating this Ordinance will give the City more flexibility in establishing  
137 rules and modifying rules as circumstances require.

138  
139 **A Resolution Authorizing A Purchase Agreement with Traditions VC Developer, LLC To Acquire Certain**  
140 **Real Property Within the Vintage Club Development**

141  
142 Mr. Donnellon explained that this Agreement will support Phase II and Phase III of the Vintage Club North project  
143 by acquiring certain land and easement rights south of Vintage Club Boulevard to be able to complete public  
144 improvements. He stated that once the land and easement rights are acquired that construction will begin next  
145 summer. He stated the purchase price of \$204,600 is based upon the same per acre price negotiated by the City to  
146 acquire the land necessary for the parking field and public improvements north of the Boulevard. He stated the  
147 monies are being drawn from the TIF fund supported by the Service Agreement and the developer's guarantee.

148  
149 **ADMINISTRATION REPORT**

150  
151 Mr. Riblet gave the following report:

- 152
- 153 • City Council Business Session is scheduled for December 5, 2018 at 7:00 p.m.
  - 154
  - 155 • Staff would like to confirm a Special meeting of City Council on December 5 beginning at 6:00 p.m.  
156 for a presentation by Rasor Marketing to present the results of the Pitchbox Session and provide an  
157 update of the branding campaign.
  - 158
  - 159 • The Financial Planning Committee will meet on Monday, December 3 at 4:30 p.m. The Law and Safety  
160 and Planning, Zoning and Landmarks Committees have cancelled their meetings for the month of  
161 December.
  - 162
  - 163 • The Parks and Recreation and Government Affairs Committees will meet on December 10 at 3:30 and  
164 4:30 p.m. respectively.
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- The Public Works Committee has cancelled their meeting for the month of December.
  - The Annual United Way Soup Kitchen Luncheon, held last Friday and was a huge success with \$350 of donations collected to towards the Carolina Hurricane Relief Fund. The campaign remains open through this Friday.
  - Assistant Chief Greg Vonden Benken and Officer Alex Janszen are travelling to Shallow Creek Kennels in Sharpsville, Pennsylvania today to select our future police K-9.
  - At your places this evening are copies of the American Structurepoint facilities assessments and 15-year capital needs report. Over the course of two meetings, Chief Crowell, Katie and myself have reviewed the report and will begin implementation of some of the minor items and you'll begin to see items related to this in future budget cycles.
  - On Wednesday, October 14, Faith Lynch and Matthew Vanderhorst started a project to record stories and memories from the 1999 tornado that devastated parts of the community. They will continue their work on Friday, November 16 and again next Monday. They are interviewing current and past employees and some residents who were here during that time. The recordings will become an audio series that will be introduced to the community next spring in remembrance of the 20<sup>th</sup> anniversary of the tornado.
  - As a reminder, the WeTHRIVE! Recognition Event will be held on Tuesday, December 4 at the Mayerson JCC. The event will begin at 5:30 and run until 8:00 p.m. Please let Connie know if would like to attend and she will make your reservation. All reservations are due by November 20.
  - Please mark your calendars for the Annual Holiday Luncheon which will be held on Friday, December 14, from 11:00 a.m. to 1:00 p.m. at Terwilliger Lodge.
  - As a reminder, City Offices will be closed on Thursday, November 22 and Friday, November 23 in observance of the Thanksgiving holiday.

## **CITY COUNCIL MEMBER REPORTS**

### **Mr. Cappel**

201 Mr. Cappel reported that the monthly recycling day was held on Saturday, October 20.

202

203 Mr. Cappel reported that the Environmental Advisory Commission (EAC) met and discussed the current building code specifications and the environmental impact of the current code.

### **Mrs. Bissmeyer**

207

208 Mrs. Bissmeyer reported that she attended the Sycamore Advisory Committee meeting at which time they focused on the lunch program and child nutrition. She reported that they also formed a subcommittee to discuss such topics as the proper use of student data, professional development of staff and teachers, the transition of students to college or a vocational school, and online educational opportunities for non-traditional students.

### **Mrs. Harbison**

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215 Mrs. Harbison shared that at the Government Affairs Committee meeting the following action was taken and/or topics discussed:

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- The Committee approved surplus of furniture that will be replaced within the next few months in the Council Chambers and the Conference room.



- 220
- The Committee discussed the review and updating of the current Council Rules, last updated in 2012.
- 221
- Jerry Newfarmer of Management Partners was in attendance to discuss the City Manager evaluation
- 222
- process. He and the Committee discussed Management Partners approach to the process. Mr. Newfarmer
- 223
- stated he would send a detailed scope to the Committee and attend a future meeting to discuss and finalize
- 224
- with the Committee.
- 225
- The Law Director Evaluation is in the process and will be concluded with recommended legislation at the
- 226
- December 5, Business Session.
- 227

228 Mrs. Harbison stated that the Diversity and Inclusion Committee hosted Jamahal C. Boyd, Sr., Director of Diversity,  
229 Inclusion and Language Services at TriHealth. She stated that Mr. Boyd shared his experiences with TriHealth and  
230 provided tips for the Montgomery Diversity and Inclusion Committee.

231

232 Mrs. Harbison stated that Arts Commission is hosting the last Live at the Uni for the year on Sunday, December 9.  
233 She stated that this holiday concert will feature Mandy Gaines and already has over 90 reservations.

234

235 Mrs. Harbison stated that First Suburbs will meet on Tuesday, January 29 at the City of Silverton City Hall. She  
236 stated that Joy Pierson will speak on Affordable Housing.

237

238 **Ms. Roesch**

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240 Ms. Roesch stated the flower selection for the 2019 hanging baskets will be done on Monday, November 19.

241

242 Ms. Roesch reported at the Parks and Recreation Committee meeting that representatives from Premiere SC and  
243 GSSA attended to follow up on the division of soccer field usage within the City Parks. Ms. Roesch reported that  
244 at the October 8 meeting, both entities were encouraged to work together to find a solution to the field use and they  
245 were unable to come to an agreement. Ms. Roesch stated that the organizations were told that staff would create a  
246 map that designated 1/3 of the fields to go to Premiere SC and the remaining to GSSA. She stated that once this was  
247 complete it would be sent to both parties in hopes that they could still come to some type of an agreement.

248

249 Ms. Roesch reported that BAMSO held two WWI Commemorative Concerts in November, and will hold their  
250 holiday concert on Sunday, December 2 at Montgomery Assembly of God.

251

252 **Mr. Margolis**

253

254 Mr. Margolis stated that he felt the MCLA 2.0 Pitchbox Session resulted with many brilliant ideas from the attendees  
255 and he looks forward to seeing how those ideas may be incorporated into the City.

256

257 **Mayor Dobrozi**

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259 Mayor Dobrozi reminded everyone about the Holiday in The Village occurring on Saturday, December 1 at  
260 Neuilly-Plaisance Plaza.

261

262 Mayor Dobrozi thanked the Montgomery Chamber of Commerce for a nicely ran Annual Chamber Dinner. He  
263 stated that Julie Isphording was a wonderful speaker.

264

265 Mayor Dobrozi displayed pictures of a Proclamation he presented to Bernice Hashimoto in honor of her 100<sup>th</sup>  
266 birthday at Twin Lakes.

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268 **APPROVAL OF MINUTES**

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270 There were no minutes to approve.

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**LIQUOR LICENSE**

Mr. Riblet explained the City received an application for Transfer of a TREX Liquor License from The European Cafe to allow an Economic Development transfer of a D-1 liquor license to their restaurant located at 9450 Montgomery Road, Montgomery, Ohio 45242. He stated that he spoke with Christine Haddad of the European Café to determine how this license would affect the economic development in the City and she explained that the restaurant recently invested \$35,000 in upgrades and plans to expand their business hours at the requests of their customers. Ms. Haddad stated that many of their customers also expressed interest in having the ability to purchase alcohol with their meals.

Mr. Margolis made a motion to approve the Trex Transfer Form. Mr. Cappel seconded. City Council unanimously agreed.

Mayor Dobrozsi stated that he would like a motion to add the Legislation for the Law Director Compensation for 2019 to the December 5 Business Session agenda. Mrs. Harbison made the motion to add the legislation to the December 5, Business Session agenda. Ms. Roesch seconded. City Council unanimously agreed. The legislation was assigned to Mrs. Harbison.

Mayor Dobrozsi stated that staff received a letter from OKI requesting City Council’s 2019 appointed representative to the OKI Board. He explained that he has served in this role for several years and is happy to continue unless there is another member of Council who would like to do so.

Mr. Cappel moved to appoint Mayor Dobrozsi as City Council’s representative to the 2019 OKI Board. Mrs. Bissmeyer seconded. City Council unanimously agreed.

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

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

City Council adjourned at 8:01 p.m.

  
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Connie Gaylor  
Clerk of Council